

20th July 2018

Dear Sir/Madam,

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2016/0827- CONDITION 3 - SUBMISSION OF DETAILED NOISE SURVEY FINDINGS AND SCHEME OF NOISE ATTENTION / INSULATION MEASURES CONDITION 4 - SUBMISSION OF SCHEME OF REASONABLE AVOIDANCE MEASURES IN RESPECT OF GREAT CRESTED NEWTS CONDITION 5 – SUBMISSION OF SAMPLES OF ALL EXTERNAL FACING AND ROOFING MATERIALS LAND ADJOINING AND EAST OF 1 BRAMBLE COURT, LLAY, WREXHAM

Thank you for consulting Natural Resources Wales about the above, which was received on 11th July 2018.

Conditions 3 and 5

We have no comment to make regarding conditions 3 and 5 for the above proposal.

Condition 4

We have no principle objection to the discharge of condition 4 for the above proposal.

NRW are satisfied that the ecological submission (reference Finnie, D. (2018). Land Adjoining and East of 1 Bramble Court, Llay, Wrexham. Derek Finnie Associates Ecological Consultants. Unpublished). Is satisfactory for the purposes of discharging Condition No. 4. Unpublished).

Please do not hesitate to contact us if you require further information or clarification of any of the above.

Our comments above only relate specifically to matters that are included on our checklist "Natural Resources Wales and Planning Consultations" (March 2015) which is published on our website:

(<https://naturalresources.wales/media/5271/150302-natural-resources-wales-and-planning-consultations-final-eng.pdf>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

Advice for the Developer:

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'R Prichard', with a stylized flourish at the end.

Ruth Prichard
Development Planning Advisor