

Matthew Phillips  
Planning Control Department  
Wrexham County Borough Council  
16 Lord Street  
Wrexham  
LL11 1LG

Date: 12<sup>th</sup> August 2016

Dear Mr Phillips,

**CONVERSION OF REDUNDANT FARM BUILDING TO 1 NO BEDROOM HOLIDAY LET AND  
SINGLE ROOM WORKSHOP / STUDIO WITH ANCILLARY WC  
CAE GLAS FARM, CAE GLAS LANE, MINERA, LL11 3DB**

Thank you for consulting us on the above application, which we received on the 3<sup>rd</sup> August 2016.

We have no objection to the application, but have the following comments:

The application has now been supported by an ecological survey (reference Bennett, D. (2015). Protected Species Survey – Cae Glas Farm. Clwydian Ecology. Unpublished).

In our view, the assessment is satisfactory for the purposes of informing the planning decision making process. We agree with the conclusions. In our view, the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of local bat populations at this site.

The applicant shall ensure that the existing foul drainage system is in a good state of repair, regularly deslugged, and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of this proposal.

The private foul drainage system associated with this development will require an Environmental Permit under the Environmental Permitting Regulations 2010, from Natural Resources Wales, unless an exemption applies. The applicant is advised to contact Natural Resources Wales on 0300 065 3000 for further advice and to discuss the issues likely to be raised. The applicant should be aware that a permit may not be granted. Additional guidance on 'Environmental Permitting' can be accessed: <https://www.gov.uk/environmental-permit-check-if-you-need-one>

The proposal is within or may affect a Landscape of Outstanding/Special Historic Interest. While this is not a statutory designation, chapter 6 of Planning Policy Wales (PPW) states that it is a material consideration in the planning process and must be given due regard when reaching a determination.

Yn gywir / Yours' faithfully,



**Mr. GARETH THOMAS**

**Swyddog Cyswilt Cynllunio / Planning Liaison Officer**

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Deialu uniongyrchol/Direct dial: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker** 