



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: ME/SJ24.7.
Eich cyf/Your ref: P/2010/0902
Ffynnon

Cyfoeth Naturiol Cymru/Natural Resources Wales
Ffordd Caer/Chester Road
Bwcle/Buckley
Sir Y Fflint/Flintshire
CH7 3AJ

Lawrence Isted
Head of Wellbeing and
Development
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Ebost/Email: matthew.ellis@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 653881

By Email to matthew.phillips@wrexham.gov.uk

For the attention of Matthew Phillips

30th June 2014

Annwyl Syr/Madam / Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
Discharge of Condition No. 1**

**PLANNING APPEAL REFERENCE: APP/H6955/A/11/2150207
PLANNING APPLICATION REFERENCE NUMBER: P/2010/0902
LOCATION: Land at Hafod Tileries , Ruabon**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which was received on 19 June 2014.

Natural Resources Wales brings together the work of the Countryside Council for Wales, Environment Agency Wales and Forestry Commission Wales, as well as some functions of Welsh Government. Our purpose is to ensure that the natural resources of Wales are sustainably maintained, used and enhanced, now and in the future.

We understand that the applicant has submitted a management plan for the ecology area to facilitate the discharge of Condition No 1.

Our comments on the submitted document are as follows:

1. We understand the applicant has submitted a proposed management plan for the ecology area. However, insufficient information is provided in respect of how this plan will be implemented in the future.
2. We understand that the applicant's agents are currently engaged in liaising with third parties regarding outstanding issues in respect of the long term implementation

of the plan. Our understanding is that negotiations have recently recommenced and are ongoing.

3. In these circumstances, we consider it to be premature to discharge Condition No. 1.
4. Appropriate completion of ongoing negotiations identified in Point 2 will address our address our outstanding concerns in respect of this proposal.

To conclude, we consider that the submission does not satisfactorily address long term issues as required by Condition No. 1. We therefore advise that it would be premature to discharge this condition at this time. However, appropriate resolution of concurrent negotiations will enable outstanding issues to be addressed and thereby facilitate the discharge of this condition.

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

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Matt Ellis', with a large, sweeping horizontal stroke underneath.

Matt Ellis
Senior Species Officer
North Wales

Encl.