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15/12/2020

Annwyl Sharon Holman,

BWRIAD / PROPOSAL: RHYDDHAU AMODAU 3 (DEUNYDDIAU), 5 (TIRLUNIO), 6 (AMNEWID FFENESTRI A DRYSAU), 7 (CYNLLUN CADWRAETH), 8 (GWAITH SAIR ALLANOL), 9 (ARCHAEOLEG), 12 (ARCHWILIAD CYDYMFFURFIO) O CANIATAD CYNLLUNIO P/2020/0198. / DISCHARGE OF CONDITIONS 3 (MATERIALS) , 5 (LANDSCAPING), 6 (REPLACEMENT WINDOWS AND DOORS), 7 (CONSERVATION PLAN), 8 (EXTERNAL JOINERY), 9 (ARCHAEOLOGY), 12 (COMPLIANCE AUDIT) OF PLANNING PERMISSION P/2020/0198

LLEOLIAD / LOCATION: KNOLTON FARM, OSWESTRY ROAD, OVERTON, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 04/12/2020.

We have significant concerns with the application as submitted. We do not recommend your Authority discharges condition 12 for the following reasons. We have no objection to the discharge of condition 7. We have no observations to make with regards to conditions 3, 5, 6, 8 and 9.

Condition 12

No information has been provided with regards to the ecological compliance audit.

Condition 7

We note the submission of the conservation plan (reference: Jones, B. (2020). Conservation Plan: Knolton Farm, Oswestry Road, Overton, Wrexham. Greenspace Environmental Ltd. Unpublished) and are satisfied with the details, therefore have no objection to the discharge of condition 7.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is

published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir,

Siôn M. Williams

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning

Cyfoeth Naturiol Cymru / Natural Resources Wales