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07/09/2020

Dear Sir/Madam,

PROPOSAL: VARIATION OF CONDITIONS 3, 4, 5 AND 30 OF APPEAL APP/H6955/A/15/3135730 (P/2013/0545) - EXTEND RESERVED MATTERS SUBMISSION DATE AND REMOVAL OF ROUNDABOUT.

LOCATION: LAND AT BANGOR ROAD, JOHNSTOWN, WREXHAM

We are in receipt of additional information from the applicant's agent (attached for convenience), received on 19th August 2020.

Condition 5 and 30

NRW wish to confirm the statements in the email dated 19 August 2020 consider and address the material point cited in our earlier response letter, as such we have no objection to the variation of condition 5 and 30 for the above proposal.

Condition 3 and 4.

We have no objection to the variation of condition 3 and 4.

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.

Yours faithfully

Ruth Prichard

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales