

Our ref: P17-277 Cinders Farm Condition 9 Letter

Your ref:

28 July 2020

Charlene Sussams-Lewis
Carter Jonas
Canon Court North
Abbey Lawn
Shrewsbury
SY2 5DE

Dear Charlene

Re: Cinders Farm, Ruabon

Indigo Planning Limited on behalf of their client, Wynnstay Home Farm Partnership, submitted a planning application to Wrexham County Borough Council (WCBC) on 12 July 2018 for:

"Erection of four agricultural buildings for rearing livestock (poultry), ancillary buildings and plant, associated infrastructure, landscaping and access arrangements".

Wrexham County Borough Council granted planning consent on 4 March 2019, subject to the discharge of twenty conditions (Ref: RUA P/2018/0577). Planning condition 9 relates to ecology and states:

"No development shall take place until there has been submitted to and approved in writing by the LPA a scheme of great crested newt mitigation, compensatory measures and management regime. The approved scheme shall make provision for a compliance audit and report and its submission to and approval in writing by the LPA. Development shall be carried out in accordance with the approved scheme of great crested newt mitigation and compensatory measures and management regime".

BSG Ecology produced a Discharge of Conditions Report (dated May 2020) in order to discharge this and other ecology related conditions.

Natural Resources Wales (NRW) provided the following comment in correspondence dated 22 June 2020:

"No detail is provided in respect of implications in changes of tenure".

BSG Ecology provided the following additional information to NRW by email on 15 July 2020.

"Further to your letter dated 22 June 2020, I have been in contact with my client on this project and have reviewed the information that we have presented in the Report to Inform Discharge of Conditions 9 and 10. Within this document we stated that "The implementation of this document will be the responsibility of the Wynnstay Home Farm Partnership". The Wynnstay Home Farm Partnership will remain the owners of the site and there will be a farm business tenancy agreement with the company that will run the site as a poultry farm; however the responsibility of implementing the plan will still fall to The Wynnstay Home Farm Partnership. It is not their intention to sell off this land and site.

In the unlikely event that the Wynnstay Home Farm Partnership did decide to sell the land and this was within the 25 year management plan period, then it would then be the responsibility of the new

land owner to implement the remaining period of the management plan. This would need to be set out within the sale agreement of the site".

NRW provided the following statement on 28 July 2020 *"I can advise that the further statement supplied by BSG is, in our view and in respect of this specific case, satisfactory in terms of consideration of long term tenure issues. Can I advise that the information is provided to the LPA in order to ensure they are aware of it and in case it is necessary for them to formally re-consult NRW on the updated information".*

From this statement from NRW we hope that all the necessary information has now been provided for planning condition 9 to be discharged. If you require any further information, please do not hesitate to contact me.

Yours sincerely

Katy Stiles

Katy Stiles MCIEEM

Principal Ecologist

For and on behalf of BSG Ecology