

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

Wrexham County Borough Council,
The Guildhall,
Wrexham,
LL11 1AY

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 3787

04/08/2020

Dear Sir/Madam,

PROPOSAL: APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2014/0905 - ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) IN RESPECT OF PHASES A2A A3A AND A7A FOR THE ERECTION OF 11 MARKET DWELLINGS AND 8 AFFORDABLE DWELLINGS (AMENDMENT PLANS)

LOCATION: LAND AT HOME FARM, GRESFORD ROAD, LLAY, WREXHAM, LL12 0NW

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 27th July 2020.

We have no objection to the substitute house types on the above mentioned plots.

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