

Wrexham County Borough Council
The Guildhall,
Wrexham
LL11 1AY

04/03/2020

FAO Matthew Phillips

Dear Matthew,

**BWRIAD / PROPOSAL: Variation Of Condition 2 Imposed Under Planning
Permission P/2019/0431 To Update The New Revised Drawings Due To Increased
Building Height
LLEOLIAD / LOCATION: TCB House, Clywedog Road, South, Wrexham**

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 02/03/2020.

We have no objection to the proposed variation of Condition 2 as submitted and provide the following advice.

Protected Species

We note that the variation of condition relates to an increase in the height of the building approved under planning permission P/2019/0431. Our advice assumes that there will be no change to the footprint of the approved building. We would refer you to our response to planning application P/2019/0431 and our request for imposition of conditions regarding great crested newt mitigation measures.

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.

Yn gywir / Yours sincerely,

Daniel Davies

Daniel Davies

Uwch Cynghorydd Cynllunio Datblygu / Senior Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales