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Wrexham County Borough Council
The Guildhall,
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19/02/2020

For the attention of Matthew Phillips

Dear Matthew,

**BWRIAD / PROPOSAL: APPLICATION FOR VARIATION OF CONDITIONS
IMPOSED UNDER PLANNING PERMISSION CODE NO P/2016/0626
CONDITION 2 - THE PERIOD WITHIN WHICH TO SUBMIT PLANS
AND PARTICULARS OF THE RESERVED MATTERS TO BE
EXTENDED FOR A FURTHER PERIOD OF 3 YEARS CONDITION 3 -
THE PERIOD WITHIN WHICH TO COMMENCE DEVELOPMENT BE
EXTENDED FOR A FURTHER PERIOD OF 3 YEARS OR BEFORE
THE EXPIRY OF 1 YEAR FROM THE DATE OF THE APPROVAL OF
THE LAST RESERVED MATTER WHICHEVER IS THE LATER
(OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT)
VACANT PLOT OF LAND OPPOSITE BRYN GWENFRO TANYFRON WREXHAM**

**LLEOLIAD / LOCATION: LAND OPPOSITE BRYN GWENFRO TANYFRON
WREXHAM**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 04/02/2019.

We have no objection to the variation of conditions as submitted and provide the following advice.

In respect of this scheme, we do not object to the variation of conditions 2 and 3.

However, for other developments on the former steels works site, and updated Great Crested Newt (GCN) mitigation strategy would be required.

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, including environmental interests of local importance.

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 faithfully,

Daniel Davies

Daniel Davies

Cynghorydd, Cynllunio Datblygu / Advisor, Development Planning

Cyfoeth Naturiol Cymru / Natural Resources Wales