



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-111506-Q7R2

Eich cyf/Your ref: P/2020/0167

Maes y Ffynnon,
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Wrexham County Borough Council
The Guildhall,
Wrexham
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14/04/2020

For the attention of Matthew Phillips:

Dear Matthew,

**PROPOSAL: APPLICATION FOR REMOVAL OR VARIATION OF CONDITIONS
IMPOSED UNDER PLANNING APPEAL REF NO. APP/H6955/A/16/3164652
(PLANNING REF NO. P/2016/0327):- CONDITION 2 - TO EXTEND THE TIME PERIOD
FOR SUBMISSION OF RESERVED MATTERS BY A FURTHER THREE YEARS
CONDITION 3 - TO EXTEND THE TIME PERIOD FOR COMMENCEMENT OF
DEVELOPMENT BY A FURTHER FIVE YEARS CONDITION 4 - TO REMOVE THE
DRAWINGS NUMBERS REFERRED TO IN THE CONDITION CONDITION 5 - TO
REMOVE THE SINGLE OCCUPIER RESTRICTION OF THE SITE CONDITION 10 - TO
REMOVE THE REQUIREMENT FOR THE PROVISION OF VISIBILITY SPLAYS
CONDITION 24 - TO REMOVE THE BREEAM ASSESSMENT AND CERTIFICATION
REQUIREMENT**

**LOCATION: LAND SOUTH OF RIDLEYWOOD LANE AND EAST OF BRYN LANE
WREXHAM INDUSTRIAL ESTATE WREXHAM**

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 16/03/2020.

We have no objection to removal / variation of the conditions considered under this application.

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 Advisor, Development Planning

Cyfoeth Naturiol Cymru / Natural Resources Wales