

FAO Philip Forster

18/12/2018

Dear Philip,

TOWN AND COUNTRY PLANNING ACT 1990
DEDDF CYNLLUNIO GWLAD A THREF 1990

**BWRIAD / PROPOSAL: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY
CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2016/0225 FOR
SIGHTING OF MOBILE HOMES**

LLEOLIAD / LOCATION: Land West of Bryn Offa, Fennant Road, Ponciau, Wrexham

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 04/12/2018. We currently consider that insufficient information is available to allow discharge of Conditions 11 and 12.

Condition 11

We note the information submitted in relation to the discharge of Condition 11 (foul and surface water drainage).

The package treatment would be acceptable subject to the unit selected being large enough to cope with the proposed number of occupants and the soakaway was correctly constructed. The documents state that the development is for two static caravans and an amenity building but gives no indication of the number of occupants. The package treatment referred to comes in units which can cope with between 6 and 30 occupants. It is key that the unit installed is the correct unit for the number of occupants intended to be on site. We request that the applicant confirms the number of occupants and the unit they intend to use.

Condition 12

NRW notes the information relating to the discharge of Condition 12. The planning submission includes

- a. Planning statement (reference Mennell, T. (2018). Removal of Conditions: Change of use of land to provide 2 no. Gypsy and traveller Pitches, Day Room and hard

Standing: Land West of Bryn Offa, Fennant Road, ponceau, Wrexham, LL14 1PL .
Trevor Mennell Planning. Unpublished
b. Proposed Block Plan (0.4001/BM)

The planning statement states that in respect of Condition no. 12 existing hedgerow are to be retained. No other detail has been provided.

In these circumstances, we consider the proposal does not include any enhancement measures as required by the condition

Consequently, we consider the submission is not satisfactory for the purposes of discharging this condition. We request that the applicant confirm what enhancements measures are proposed.

Please do not hesitate to contact us if you require further information or clarification on any of the above.

Yn gywir / Yours sincerely,

Daniel Davies

Daniel Davies
Cynghorydd Cynllunio Datblygu / Development Planning Advisor
Cyfoeth Naturiol Cymru / Natural Resources Wales