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Our Reference
60695026

Wrexham County Borough Council
Planning Service,
16 Lord Street,
Wrexham,
LL11 1LG

SUBMISSION OF APPLICATION FOR THE APPROVAL OF DETAILS RESERVED BY CONDITIONS 5, 6 AND 10 IN RELATION TO APPLICATION P/2023/0278 FOR THE DEVELOPMENT OF AN EV CHARGING SITE AND ASSOCIATED WORKS AT THE RAMADA PLAZA HOTEL, WREXHAM.

Dear Simon Greenland,

We act on behalf of IONITY GmbH and have been instructed to submit an application for the approval of details reserved by condition in relation to application reference P/2023/0278.

The application was granted approval on 01 February 2024 for the construction of an electric vehicle (EV) charging site, associated infrastructure and works to create 8no. additional parking spaces at the Ramada Plaza Hotel, Wrexham. This application relates to the approval of details reserved by Conditions 5 (Arboricultural method statement), 6 (Tree protection plan) and 10 (Net benefit for biodiversity) of application reference P/2023/0278.

The exact wording of Conditions 5,6 and 10 is set out as follows:

> *"Condition 5: No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following: a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012; b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted; c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees; d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires; e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority; f) Method for protecting retained trees during demolition works; g) Details of all proposed tree works, including felling and pruning.*
>
> *Condition 6. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.*
>
> *Condition 10: No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development."*

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Details to satisfy Conditions 5, 6 and 10 have been submitted through this condition discharge application. This application has been submitted online via the Planning Portal and has been allocated reference number PP-13087392.

In addition to this covering letter, the documentation submitted as part of this application includes the following:

- 1APP planning application form for approval of details reserved by condition;
- Arboricultural Method Statement inclusive of a tree protection plan (to support the discharge of Condition 5 and 6)
- Net Benefits for Biodiversity - Green Infrastructure Assessment (to support the discharge of Condition 10)

A fee of £115 for the application has been paid through the Planning Portal upon submission.

We trust this information is sufficient to register this planning application and look forward to receiving your formal confirmation in due course. Should there be any queries, please do not hesitate to get in contact.

Yours sincerely,

Paul McConville
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enclosures: Documents listed in this covering letter.

cc: David Metcalfe, IONITY GmbH