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

PR/03
25th June 2024

Dear Sirs

PROJECT: RUABON BUSINESS PARK SITE, ADJACENT TO A483, RUABON, WREXHAM
PLANNING PORTAL REF: PP-13185185

On behalf of our Client, Pure Residential and Commercial Ltd, we are hereby pleased to submit this partial discharge of condition Application to Wrexham Council for determination.

The Application is submitted pursuant to planning conditions **7, 22, 26, 28, and 31** of Planning Permission Reference P/2018/0053 granted by Wrexham Council on 18th May 2018. This followed the earlier approval of Application Ref. P/2014/0021 by Wrexham Council on 2nd October 2015.

The submission relates to the **Phase 1(C3) residential element of the approved development.**

The Application

To satisfy the requirements of the aforementioned planning conditions, the Application comprises the following:

- Application Form; and

Condition Number	Submitted Information
7	External Material Samples
22	Site Wide Masterplan Phase 1 Site Wide Masterplan Phase 1 Site Landscape Layout Typical Amenity Space/Swale Proposals Phase 1 Public Open Space Landscape Elements Manual
26	Pavement Composition Drawings Kerbing Layout Drawings S38 Agreement Plan Highways Contours Drawings Highways Visibility Drawings Highways Road Markings

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	Refuse Vehicle Swept Path Drawings Proposed Lighting and Installation Layout
28	As per condition 26 above
31	Phase 1 Contamination Assessment Phase 2 Preliminary Geoenvironmental Assessment Radon Report Ground Gas Investigation Technical Note

The Application fee will be paid directly by the Applicant.

We trust that the information submitted is in accordance with the Council's validation requirements to allow for the expedient validation of the application, and we look forward to receiving formal notification to this effect shortly.

In the meantime, please do not hesitate to contact us should you require any clarification or further information.

Yours Sincerely



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Managing Director

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