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

Our ref: 4813-CAU-XX-XX-CO-T-9102.A0.C1
Date: 02 September 2024

Dear Sir/Madam,

2 Elm Point, Abbey Road North, Wrexham Industrial Estate, Wrexham, LL13 9UE
Application to Discharge Condition no. 3 attached to Planning Permission Ref P/2021/0683
Planning Portal Reference: PP-12153985

We are pleased to enclose, for your consideration, an application to discharge Condition no. 3 attached to Planning Permission Ref P/2021/0683, which was granted by Wrexham County Borough Council ("WCBC") on 18 April 2023.

Planning Permission Ref P/2021/0683 relates to an Extension to the Service Yard at 2 Elm Point, Abbey Road North, Wrexham Industrial Estate, Wrexham, LL13 9UE.

The application is submitted via the Planning Portal and comprises the following documents and plans:

- Completed Planning Application Form and Certificates;
- This covering letter;
- Site Location Plan Ref 17049-C4C-BB-ZZ-DR-A-(00)110_P03;
- Enhancement / Landscape Plan Ref G7128.003M in order to satisfy Condition no. 3; and
- The Application Fee of £115.

Condition 3 states:

Within six months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

It has been agreed with WCBC (via email correspondence with the Case Officerdated 23 January 2024) that the plan previously approved as part of planning permission Ref P/2021/0683 (titled

'Habitat Enhancement plan' Ref G7128.003L) would be sufficient to satisfy the requirements of Condition 3.

No further landscaping/shrub planting is being proposed on the site. The habitat enhancements for the wider site have already been agreed (as shown on the Habitat Enhancement Plan), which has been designed to enhance populations of GCN and butterfly species, and additional planting on the site would jeopardise the primary habitats which the approved Habitat Enhancement Plan is seeking to enhance. The perimeters of the site near to the road will have bunds planted with wildflower planting which will provide an element of landscaping and softening/screening.

I trust that you will find the application complete and look forward to receiving your letter confirming that the application has been validated in due course.

If you require anything further, please do not hesitate to contact me.

Yours faithfully,

[redacted]

Jenny Coxon BA (Hons) MPlan MRTPI
Principal Planner
On behalf of Caulmert Ltd