14th of October 2024

Wrexham County Borough Council
Guildhall
Wexham
LL11 1AY

Dear Sir/Madam,

DISCHARGE OF DETAILS REQUIRED BY CONDITION 29 (EXTERNAL LIGHTING SCHEME) OF PLANNING PERMISSION P/2021/0560 FOR REDEVELOPMENT OF CANAL BASIN FOR USE AS BOAT HIRE BUSINESS INCLUDING ERECTION OF 2 BUILDINGS AND STORAGE ENCLOSURE AT TREVOR BASIN NEW ROAD TREVOR WREXHAM

The Canal & River Trust ('the Trust') has submitted the above planning application to Wrexham County Borough Council (WCBC) online using the Planning Portal website, reference number PP-13482661.

The application seeks approval of 29, which is set out below:

- *'29. Prior to first use of the development, an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall: a) identify those areas and features on site that are particularly sensitive for wildlife and that are likely to cause disturbance in or around their foraging or commuting routes; and b) indicate where external lighting will be installed and the type of lighting to be used The scheme shall relate to all parts of the application site and buildings and be of low level, micro LED only. The scheme as is approved shall be fully implemented in strict accordance with the details as are approved and no other external lighting shall be installed on any part of the site.'*

The Trust has previously provided WCBC with details of an external lighting scheme to address the above condition, which was approved as part of discharge of conditions application P/2022/0753.

However, the site requirements for external lighting have been progressed since the previous approval and an improved external lighting scheme has now been developed. The Trust has appointed a professional lighting consultant to create a satisfactory lighting scheme that will provide both sufficient and safe lighting levels around the site but also meet the requirements of condition 29, having minimal impact upon the sensitive wildlife habitats identified in the area.

This application has been submitted online with the following plans and documents electronically to demonstrate compliance with condition 29:

- Lighting Layout Plan.
- Light Spill Plan.
- Lighting Design Proposals.
- Lighting Impact Assessment.

I trust the above comprises an acceptable submission. However, if the Council has any queries or requires any further information then please do not hesitate to contact me.

Patron: H.R.H. The Prince of Wales. Canal & River Trust, a charitable company limited by guarantee registered in England and Wales with company number 7807276 and registered charity number 1146792, registered office address First Floor North, Station House, 500 Elder Gate, Milton Keynes MK9 1BB

Yours sincerely

Nick Wild

Nick Wild MA MRTPI
Principal Delivery Planner