BERRYS

Wrexham County Borough Council
Wrexham Library
Rhosddu Road
Wrexham
LL11 1AU

Date: 23.09.2024

Dear Sir/Madam,

Ref: Application to Discharge planning conditions 3, 4 and 7 attached the planning permission MAR P/2023/0312

An application has been submitted to discharge the following planning conditions attached to permission P/2023/0312.

The details of the conditions and the information submitted to discharge conditions 3,4 and 7 are listed below.

Condition 3- Net Biodiversity Benefit Plan

No development shall commence until a detailed Net Biodiversity Benefit Plan has been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully implemented prior to the first use of the building and shall be retained as such for the lifetime of the development.

To discharge condition 3, please find enclosed a net biodiversity benefit plan (ref: TT3913-Berthengron Farm, Sontley-R01-Net Biodiversity Benefit Plan-Rev00 HL Final) for you review and approval.

Condition 4-Landscaping

No part of the development shall commence until full details of a soft landscaping scheme together with a timescale for the implementation of works have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision for new native species planting along the eastern boundary of the application site.

To discharge condition 4, please find enclosed the soft Landscaping scheme (ref: Landscaping Scheme) for your review and approval.

Condition 7- Arboricultural method statement

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.

To discharge condition 7, please find enclosed an arboricultural method statement (ref: P940 Berthengron Farm Arboricultural Appraisal) for your review and approval.

If you require any further information, please let me know.

Yours faithfully,



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