CLIVE FAGG PLANNING

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Wrexham Borough Council
Planning Service
16 Lord Street
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11 November 2024

Dear Sir/Madam,

Discharge of conditions 3, 4 and 5 on planning consent P/2021/0915 on land at Llay Hall Farm, West Of Miners Park, Llay, Wrexham, LL12 0PJ.

Please find enclosed an application to discharge Conditions 3, 4 and 5 of the above planning consent. This is a resubmission of the application to discharge planning conditions (P/2022/0237) which was refused by Wrexham Borough Council on 22 February 2024.

Condition 3 requires:

"No part of the development shall commence until a scheme of reasonable avoidance measures in relation to great crested newts, including a timescale for their implementation, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the detail as may be approved."

The enclosed documents, Appendix A: Scheme of Reasonable Avoidance Measures, provides the details to conform with the requirements of the condition.

Condition 4 requires:

"No part of the development shall commence until a landscaping scheme, which incorporates habitat improvements for great crested newts has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented within the first available planting season following the first use of the development and shall be maintained for a period of 5 years."

The enclosed document, Appendix B Landscape Plan, shows that the development site is surrounded by an existing mature native woodland buffer which is located on a 2.5m embankment and approximately 8-10m in height. It is approximately 20-25m in depth. This mature woodland will be retained and left to natural evolution leaving deadwood to create natural habitats.

RTPI
Chartered Town Planner

Condition 5 requires:

“No part of the development shall commence until a biosecurity risk assessment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the recommendations contained within the approved scheme.”

The enclosed document, Appendix C Risk Analysis and Measures, provides the details of the biosecurity measures demonstrating that the proposed development conforms with the requirements of the condition.

It should be noted that Appendix A and Appendix C have been previously submitted (P/2022/0514) and deemed to be acceptable.

It is hoped that the attached information gives the Council confidence to confirm that pre-commencement conditions 3, 4 and 5 of planning consent P/2022/0237 can be discharged.

Should you have any questions or require further clarification please do not hesitate to contact me.

Yours sincerely

Clive Fagg MRTPI

Documents Enclosed:

- Appendix A1 RAMs for GCN
- Appendix A2 GCN Toolbox Talk
- Appendix B BN004-0-Llay-001 Rev E Landscape Plan
- Appendix C SE0963-01_Llay_Biosecurity Measures