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19 February 2025

FAO Matthew Phillips
Planning Development Manager
Wrexham County Borough Council

Via Planning Portal

Dear Matthew

P/2023/0280 Kingmoor – Application to discharge condition 34 (arboricultural method statement)
Portal reference: PP-13792764

On behalf of FI Real Estate Management Ltd we are submitting the following document for review and approval against condition 34:

- Arboricultural Method Statement, MDLandscape, ref 274/R/201, February 2025

In full, condition 34 sets out:

> *No development, other than works associated with the translocation of great crested newts, 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 Method Statement as is approved. The Method Statement shall include the following:*
>
> *- A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;*
>
> *- 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;*
>
> *- 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;*
>
> *- Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;*
>
> *- Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;*
>
> *- Method for protecting retained trees during demolition works; and*
>
> *- Details of all proposed tree works, including felling and pruning.*

The MDLandscape report sets out the details required by the planning condition through the report and accompanying appendices.

At section 1.1.5 the author cross-references previous documents from the main application to read in conjunction with the Method Statement. Because of a 5Mb limitation on the Planning Portal when submitting information we have not uploaded copies of these documents. We are happy to email / provide a link on request, though all should be available to you on the planning file to application P/2023/0280.

As the Method Statement comprehensively deals with the condition requirements, we shall not repeat matters in this cover letter.

We trust the information set out is sufficient to address the requirements of the condition and following consultation you can confirm the acceptance of the Method Statement.

Yours sincerely,



Richard Purser, Director
Plan Red Ltd

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