Carter Jonas

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Your ref:
Our ref: J0085662

Matthew Phillips
Wrexham County Borough Council
Planning and Regulatory Service
Guildhall
Wrexham
LL11 1AY

14 February 2025

Dear Matthew,

LAND SOUTH OF BRYN LANE, WREXHAM INDUSTRIAL ESTATE

On behalf of our client, Mauna Kea Limited, ('the Applicant'), we are pleased to enclose a Full Planning Application for an employment development at Land South of Bryn Lane, Wrexham. The application seeks permission for:

"Demolition of existing structures, site clearance and preparation works, and erection of new employment facilities (Use Class B2 and B8) with ancillary office accommodation (Use Class B1a), landscaping, car and cycle parking, access arrangements, and other associated works"

The application is submitted via the Planning Portal (ref: PP-13778940) and electronic copies of the documents listed below have been provided:

- Covering Letter prepared by Carter Jonass LLP
- Completed Application Forms prepared by Carter Jonas LLP
- Planning Statement prepared by Carter Jonas LLP
- Pre-application consultation report prepared by Carter Jonas LLP
- Design & Access Statement prepared by PACE & Nicholsons
- Site Location Plan prepared by PACE (Ref: 2042.P.001)
- Existing Site Plan prepared by PACE (Ref: 2042.P.002)
- Proposed Site Plan prepared by PACE (Ref: 2042.P.004)
- Proposed Elevations prepared by PACE (Ref: 2042.P.007)
- Proposed Sections prepared by PACE (Ref: 2042.P.008)
- Demolition Plan prepared by PACE (Ref: 2042.P.009)
- Proposed Office Plans prepared by PACE (Ref: 2042.P.006)
- First Floor General Assembly prepared by PACE (Ref: 2042.P.010)
- Second Floor General Assembly prepared by PACE (Ref: 2042.P.011)

Carter Jonas LLP is a limited liability partnership registered in England and Wales no. OC304417. Reg office One Chapel Place, London W1G 0BG. Regulated by RICS.
Classification L2 - Business Data

- Existing Ground Levels (Earth Works Analysis) prepared by Tier Consult (Ref: T_23_2721-TCG-XX-XX-M3-C_0601 and T_23_2721-TCG-XX-XX-M3-C_0602)
- Proposed Ground Levels prepared by Tier Consult (Ref: T_23_2721-TCG-XX-XX-M3-C-6001 and T_23_2721-TCG-XX-XX-M3-C-6002)
- Landscaping Drawings prepared by Nicholsons, with drawing references as follows:
    - 1059-01-NLA.150 Bryn Lane South_Detailed Soft Landscape Design V3-1.Site Overview
    - 1059-01-NLA.150 Bryn Lane South_Detailed Soft Landscape Design V3-2.Inset 1
    - 1059-01-NLA.150 Bryn Lane South_Detailed Soft Landscape Design V3-3.Inset 2
    - 1059-01-NLA.150 Bryn Lane South_Detailed Soft Landscape Design V3-4.Inset 3
    - 1059-01-NLA.150 Bryn Lane South_Detailed Soft Landscape Design V3-5.Inset 4
    - 1059-01-NLA.150 Bryn Lane South_Detailed Soft Landscape Design V3-6.Inset 5
    - 1059-01-NLA.150 Bryn Lane South_Detailed Soft Landscape Design V3-7.Inset 6
    - 1059-01-NLA.150 Bryn Lane South_Detailed Soft Landscape Design V3-8.Initial Plant Schedule
- Landscape and Visual Impact Assessment (LVIA) prepared by Nicholsons
- Ecological Impact Assessment prepared by The Environment Partnership
- Historic Environment Desk-Based Assessment prepared by The Environment Partnership
- Transport Assessment prepared by Cora IHT
- Travel Plan prepared by Cora IHT
- Flood Consequences Assessment prepared by Hilson Moran
- Arboricultural Impact Assessment prepared by Bowland Tree Consultancy
- Air Quality Assessment prepared by Hilson Moran
- Drainage Strategy prepared by Tier Consult
- Drawing Layout Drawings prepared by Tier Consult (Ref: T_23_2721-TCG-XX-XX-DR-C_5501 and T_23_2721-TCG-XX-XX-DR-C_5502)
- Utilities Statement prepared by Tier Consult
- Noise Assessment prepared by Tetra Tech
- Phase 1 Contaminated Land Assessment prepared by Hilson Moran
- Low Carbon and Renewable Energy Assessment prepared by Hilson Moran
- BREEAM Assessment prepared by Ridge

[redacted]. I trust that the submitted plans and documents are in order and I look forward to receiving confirmation of formal validation in due course.

If you require any further information or clarification, please do not hesitate to contact me [redacted]

Yours sincerely,

Andy Cowan
Associate Partner

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