Our Ref: 23006894
Your Ref: GLY P/2023/0520

7th March 2025

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Dear Sir / Madam,

Application for Variation of Condition 8 and Removal of Condition 10 under Section 73 of the Town and Country Planning Act 1990 (as amended) pursuant to the planning application Ref: P/2023/0520 at Recreational Ground, Off High Street, Gresford, Wrexham, LL12 8PS.

Dalcour Maclaren (DM) is writing on behalf of our client, Wales and West Utilities (WWU), to submit a variation of, and removal of, conditions application ('S73') at the above mentioned site. This application is for the variation of condition 8 and removal of condition 10 of planning permission P/2023/0520 issued by Wrexham Council on 9th November 2023.

Variation of Condition 2 of Planning Permission P/2020/0516 to amend approved site layout plan.

Condition 8 – Details of the temporary access and set-down compound states:

Details of Condition
Prior to the commencement of development, details of the temporary access and set-down compound as shown on approved Dwg No: SRE1127/03/06 REV 0, which shall include means of construction and duration of time the access and set-down compound will be in place, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Proposed amendment: The proposed location of the temporary access and set-down compound has been amended, so is no longer as set out in *Dwg No: SRE1127/03/06 REV 0.* Submitted as part of this application is the revised site plan with amended temporary access and set down area (doc ref: 23006894 – Site Plan). Therefore, it is requested that this Condition is amended to reflect this change in plan and situation of the temporary access and set-down compound.

The construction programme is anticipated to last approximately 10 weeks (as set out within the original approved planning application). This which will comprise:

- 1 week site set up, including establishing temporary compound.
- 6-8 weeks construction on site
- 1 week to decamp, move all equipment off site and reinstate the site and any temporary compound / access route areas.

Furthermore, the wider construction programme is anticipated to comprise:

- Making the site safe through installing fencing and barriers;
- Strip area of tarmac and concrete;
- Strip soil etc. to create base;
- Dig out / stone up;
- Install 2x Stutter bases (approx. 6m x 4m);
- Install 2 no. kiosks;
- Erect fences and gates and reinstate ground;
- Install additional gate on the access way;
- Install grasscrete on driveway.

The temporary compound and access route are anticipated to be required for a maximum of 10 weeks. In total, there are anticipated to be a maximum of 4 vehicle movements (2 movements in each direction) along the temporary access route (as shown in doc ref. 23006894 – Site Plan). These vehicle movements will be required for kiosk delivery. Other construction vehicles will be routed through the bowling green car park, thus not requiring use of the temporary access track.

Condition 10 – Relating to replacement of footway of Gresford Road:

Details of Condition
On removal of the temporary access (as per Condition 9), the footway affected by the access and fronting Gresford Road shall be reinstated to full height in accordance with construction details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason
In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

As the proposed location of the temporary access has changed from the previous drawing (*SRE1127/03/06 REV 0*) and is now located on the west of the temporary access (as shown in 23006894 – Site Plan), the footway will no longer be affected, and reinstatement of the access onto Gresford Road will not be required. Therefore it is considered that this condition is no longer relevant to the application and should therefore be removed.

We hope that the submitted information is sufficient to vary condition 8 and remove condition 10.

Yours faithfully,

Lowri Jones (Dalcour Maclaren, on behalf of Wales and West Utilities)