

[REDACTED]
Economy and Planning
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

7th November 2023

[REDACTED],

Re: Reserved Matters Application | Land at former site of Hafod Tileries, Hafod Road and Bangor Road, Johnstown, Wrexham

I am writing to confirm that we have today submitted an application for reserved matters approval, via Planning Applications Wales (ref. PP-12576163), pursuant to outline planning permission reference P/2020/0210.

Validation Requirements

A full list of submitted documents can be found appended to the Planning Statement. The table below sets out how the validation requirements are met through the submitted documentation.

Validation Requirement	Requirement Met?	Commentary
Proposed Floor, Elevation and Site Layout Plans	✓	See submitted documents 1-38
Proposed Landscape and Landscape Management Plans	✓	See submitted documents 39-47 and document 62
Details of the proposed Local Equipped Area of Play	✓	See submitted document 47
A detailed scheme of flood risk protection together with an updated Flood Consequences Assessment.	✓	See submitted document 48



Outline Planning Permission Conditions

The conditions attached to the outline planning permission that require details to be submitted with this reserved matters application detailed in the table below.

Planning Condition	Requirement Met?	Commentary
2 – Phasing Plan	✓	Document 7 Ref. GL/BR/PHP/01
6 - scheme for all areas of open space to be provided within the development site including public amenity space and equipped children's play areas (Local Equipped Area for Play [LEAP])	✓	See submitted documents 39-47 and document 62
7 – Landscape Management Plan	✓	See document 62
18 - A site specific BS5228 noise assessment shall be submitted to and approved in writing by the Local Planning Authority	✓	See document 61
26 - A detailed scheme incorporating the design, provision, implementation and maintenance of flood risk protection together with an updated Flood Consequences Assessment shall be submitted to and approved in writing by the Local Planning Authority	✓	See document 48

Application fee

A payment for the sum of £57,600 has been paid to Wrexham County Borough Council via Planning Applications Wales.

We trust the enclosed information is sufficient to enable our application to be validated at your earliest opportunity. However, should you have any queries or require any further information please do not hesitate to contact us.

Yours sincerely,



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