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27 June 2025

Dafydd Thomas
Planning Department
Wrexham Counci
l
Via Planning Portal

Dear Dafydd

P/2023/0280 Kingmoor – Application to discharge Condition 45 (Cut and Fill)

On behalf of FI Real Estate Management Ltd we are submitting details for the cut and fill operation to prepare the development platform under the hybrid planning permission P/2023/0280. The works will follow on from phased clearance of site vegetation that can now proceed with completion of the great crested newt translocation works.

Condition 45 states:

> *No development shall take place until details of all earthworks, excavation, and land regrading and retaining structures have been submitted to and approved in writing by the Local Planning Authority. The details shall include the existing and proposed levels and contours, cut and fill line, existing vegetation and site features of the development. Details of soil stripping, storage and replacement shall be included where appropriate. The development shall be carried out in strict accordance with the `details as approved.*

The submitted details comprise the following drawings and report in response:

- C020 - Kingmoor - Cut and Fill Design Philosophy and Methodology Report June 25
- C020 - Kingmoor - SRS01 - Site Regrade Sections r-
- C020 - Kingmoor - EGLP01 - Existing Ground Levels Plan r-
- C020 - Kingmoor - PRLP01 - Proposed Regrade Levels Plan r-
- C020 - Kingmoor - RCFP01 - Regrade CutFill Plan r-

We look forward to receiving confirmation of receipt and validation.

Yours sincerely,

Richard Purser

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