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Planning and Regulatory Services
Wrexham County Borough Council
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Wrexham
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Date: 21 March 2024
Our ref: 63853/02/SPM/HR/30170067v1
Your ref: PP-12889251

Dear Matthew

Land at Gatewen Road: Application to discharge condition 2 attached to the reserved matters approval (ref. P/2021/0955)

On behalf of Bellway Homes Ltd (North West Division) [Bellway], Lichfields is pleased to submit an application to discharge condition 2 attached to the reserved matters approval (ref. P/2021/0955) [the RMA] at Land North of Gatewen Road, New Broughton, Wrexham [the Site].

The RMA was granted in October 2022 for 112 dwellings, open space, landscaping, sustainable drainage, and other related infrastructure pursuant to the outline planning permission (ref. P/2018/0674) [the OPP]. The OPP was granted at appeal in February 2021. Access from Gatewen Road was approved at outline stage.

This application was submitted via the Planning Portal (ref. PP-12889251) on 21 March 2024 and comprises the following documents:

- Completed Application Forms; and,
- Landscape Implementation and Management Plan (ref. H24-0005-R001).

The requisite application fee of £115 was paid online via the Planning Portal at the time of submission.

Condition 2 states:

“Within three months of the date of commencement of development a Landscape Implementation and Management Plan, including timescales for the implementation of hard and soft landscaping works, long term management objectives, management responsibilities and maintenance schedules for all landscaped areas has been submitted to and approved in writing by the local planning authority. The landscaping shall be managed and maintained in strict accordance with the approved details.”

A Landscape Implementation and Management Plan [LIMP] prepared by Highstone Design (ref. H24-0005-R001) accompanies this application. The LIMP will become operational on completion of the landscape construction works which are required by OPP condition 16 to be implemented prior to the

first occupation of the dwellings. Hard and soft landscaping will be implemented in accordance with the Soft Landscape Plan Pages 1 – 6, approved under the RMA. For ease of reference, these plans are repeated at Appendix B of the LIMP.

Appendix A of the LIMP sets out the Operation Schedule for all landscape management works. The operation schedule details the duration of each works within the initial five-year period and the months in which these works should take place.

Section 4 of the LIMP sets out the management objectives for the site. The objectives include providing a visually attractive landscape, diverse wildlife habitats and attractive and usable spaces to be used by the new residents and wider public. With regard to private areas, planting will be managed by the contractor until handover to the resident at the time of purchase, where planting handover will be healthy and weed free. Planting within public areas will be maintained in accordance with best practice guidelines and specifications.

Section 5 of the LIMP details the management operations to be undertaken, including details of tree, plant, hedgerow and grassland planting. Section 5 also includes details of how existing vegetation and weeds will be managed and maintained.

As set out in the LIMP, Bellway will be responsible for the initial implementation of the LIMP. At the point individual home owners occupy a dwelling they will become responsible for those parts of the LIMP that fall within their curtilage. During construction a management company will be appointed to maintain and manage the incidental amenity and public open space in perpetuity. They will then assume responsibility for the ongoing implementation of the LIMP. This accords with the requirements of the Unilateral Undertaking signed as part of the granting of the outline planning permission in 2021. There will be a 12-month rectification period during which time the landscape contractor will be liable for major failures of shrub and tree planting. All areas of open space will be maintained by the landscape contractor responsible until the end of the rectification period and until such a time as it is handed over to the appointed management company for ongoing maintenance.

Once the LIMP is approved, all landscaping will be managed and maintained in accordance with the approved information. The submitted LIMP is considered to accord with the requirements of condition 2. As such, we request that the condition is discharged in full.

We trust that the enclosed information is sufficient to allow for the discharge of condition 2 attached to the RMA at Gatewen Road (ref. P/2021/0955). Please do not hesitate to contact me, or my colleague Imogen Zulver, should you require any clarification on any aspect of the information submitted.

Yours faithfully



Harry Russell

Planner

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