

6 March 2024

Matthew Phillips  
Head of Service  
Planning Development Management  
Wrexham County Borough Council  
Guildhall  
Wrexham  
LL11 1AY

Dear Matthew

**RE P/2021/0697 – Discharge of Condition 13 Affordable Housing**

Please see attached our Addendum to the previously submitted document regarding the affordable housing.

If you require any further information relating to the discharge of this condition, please let me know.

Many Thanks

Yours sincerely



Daniel Andrews  
Commercial Director Designate  
SG ESTATES LTD

Enc.

**Addendum to document – Watkin Jones Homes Affordable Housing Scheme Rev A. Document Dated July 2021**

It is SG Estates intention to construct the scheme in accordance with the Watkin Jones Homes Affordable Housing Scheme Rev A Document dated July 2021 with the following amendments.

- Timing & Delivery of affordable plots (Page 6 of the above document)

Plots 41 – 44 Estimated completion 15-05-2025

Plots 23 + 24 Estimated completion 13-06-2025

Plots 25 – 28 Estimated completion 27-06-2025

Plots 31 – 33 Estimated completion 25-07-2025

The Remaining units will be delivered as follows

Plots 1 – 3 Estimated completion 20/09/2024

Plots 4 – 6 Estimated completion 17/10/2024

Plots 48 – 51 Estimated completion 13/11/2024

Plots 7 – 9 Estimated completion 10/12/2024

Plots 10 – 12 Estimated completion 21/01/2025

Plots 16 + 17 Estimated completion 18/02/2025

Plots 13 – 15 Estimated completion 17/03/2025

Plots 18 – 22 Estimated completion 14/04/2025

Plots 29 + 30 Estimated completion 25/07/2025

Plots 34 – 36 Estimated completion 22/08/2025

Plots 37 – 40 Estimated Completion 22/09/2025

Plots 45 – 47 Estimated Completion 17/02/2026

The new sequence of build allows for all the affordable plots to be delivered before 75% of the open market plots are complete

- The transfer of the Affordable Housing Units

Adra are no longer in contract with us to take the 13 affordable units however we have been in contact with North Wales Housing Association who are preparing an offer to us. We have worked with NWhA on a number of our previous developments (Manor Gardens, Rhosyllen & Maes Helyg, Llangollen). We have a very good working relationship with them and we are hoping to continue this on this development. However, if necessary we will discuss the affordable housing scheme with similar approved RSL companies such as Pennaf, Wales & West and ADRA