

Our ref MWF/AM

7/2/24

FAO Ms J Perkins
Senior Planning Officer
Economy & Planning
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

Dear Ms Perkins

Heritage Court, off Llangollen Road, Acrefair (Former Air Products).
Planning reference Number P/2021/0793, decision date 13/12/23.

Please find attached our application for approval of detail reserved by conditions dated 7th February 2024.

There are thirteen conditions in total. Five of the conditions are advisory/implementation conditions and either they have been or will be implemented in due course and as such do not require approval or satisfying – Conditions 1,2,10,12 & 13 are all implementation conditions. The remaining conditions require satisfying;

Condition 3. Phased Ground Investigation: Details were submitted in December to the Contaminated land Officer, Ms Angela Guy. Ms Guy requested further information on 17th January 2024 which we are presently finalising.

Condition 4. Validation Report for the remediations. When the plot gardens have had the clean fill material and topsoil placed we will submit the validation report for approval. This process cannot take place until the houses are at an advanced stage.

Condition 5. Biosecurity Risk Assessment – Kingdom Ecology report dated 16th November 2023 is attached.

Condition 6. Ecological Method Statement & Management Plan. See attached report dated 7/2/24 providing details of the Management Company, timetable for ecological mitigation and enhancement measures and long-term maintenance proposal & scope.

Condition 7. Badger Walk Over Survey. I have attached Kingdom Ecology's walk over survey dated 16th November 2023, which was first forwarded to the planning department on 20th November 2023.

Condition 8. Boundary Treatment – attached is above zero's drawing 103.01.03 Rev A dated 18/12/23 showing boundary location and types.

Condition 9. Materials – attached is a schedule of proposed materials dated 6/2/24.

Condition 11. Noise Mitigation to Plots 1-6 & 15-21. Report to follow shortly.

I trust that all is in order and I look forward to hearing from you.

Yours sincerely

[Redacted Signature]

Michael Forgrave



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