

28 March 2024

Gwyn Humphreys
Wrexham County Borough Council

By Planning Portal & email only

Dear Gwyn

Discharge of Conditions 3 (biosecurity risk assessment), 4 (earthworks extents) and 5 (construction management plan) to permission P/2023/0640 for Change of Use Of from Agriculture to Ecological Area and Creation of Ponds and Ditches

FI Real Estate Management Ltd ('FIREM')

We submit this application for discharge of the three pre-commencement conditions to permission P/2023/0640 on behalf of FIREM.

The conditions as set out require:

Condition 3 - No development, including site clearance, with the potential to impact on invasive species e.g., chytrid, shall commence until a site wide Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to control, remove or for the long-term management of invasive species both during construction and operation. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

A Biodiversity Risk Assessment, UES03448/42, dated 22nd March 2024 is submitted to discharge the requirements of the condition.

Condition 4 - No development shall commence until further details of the extent of the proposed earthworks required to create the ponds have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

We enclose a **Note from FI Construction Ltd**, dated 25/3/24 that sets out the details of the proposed earthworks with cross-reference to the approved **Great Crested Newt Method Statement and Pond Specification, UES03448/31**, dated 18th December 2023, (approved under Condition 2). Essentially the extent of earthworks follows the specification in the approved report. We have also resubmitted the approved Ecology Area and Planting Plan and Schedule for clarity in what this refers to, (also approved under Condition 2).

Condition 5 - No development shall commence, including site clearance, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include the following details:

- i. the parking of vehicles of site operatives, contractors and visitors;*
- ii. loading and unloading of plant and materials;*

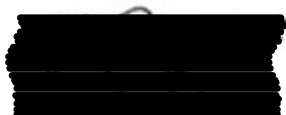
- iii. *storage of plant and materials used in the development;*
- iv. *construction traffic access arrangements via Bryn Lane only; and*
- v. *hours of construction/works.*

The development shall be undertaken in full accordance with the approved Management Plan.

We submit a **Construction Health Safety & Environmental Plan Rev 0, FICON**, dated 28th March 2024 for approval which includes in Appendix 6 a Logistics Management Plan that sets out, among other matters, the responses to points (i) to (v). A guide to where the responses are found is set out in section 1.4.

FIREM is currently independently applying for the relevant licence to enable the preparation of the ecology works through its adviser UES to which the permission and these conditions relate. Implementation of these preparatory ecology works is to support the translocation of newts from the main development site (still subject to pending application P/2023/0280) which is targeted to start in May 2024 (weather / licence dependent). We therefore ask for a degree of prioritisation of consideration of the matters submitted.

Yours sincerely,

A black rectangular redaction box covering the signature of Richard Purser.

Richard Purser, Director
Plan Red Ltd

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