



24 October 2023

Wrexham County Borough Council
Economy & Planning
Planning Development Management
Guildhall
Wrexham
LL11 1AY

Dear Sir / Madam

Land off Mold Road, Gwersyllt, Wrexham, LL11 4AF

Proposed Discharge of Conditions 7 (access), 8 (trees), 9, 11 and 12 (contamination), 13 (knotweed), 14 and 15 (drainage), 16 (lighting), 17 (bats) and 18 (materials) associated with P/2017/0927 (PINS ref. APP/H6955/A/18/3207621)

PLANNING PORTAL REF. PP-12549360

I have the pleasure of submitting a Reserved Matters planning application on behalf of my clients ASC Real Estate Investments Ltd that today has been submitted online via the Planning Portal.

The submission comprises the following items:

1. a payment for **£115** - this being the fee payable for the development based upon the development proposed.
2. the completed Planning Application form.
3. a Conditions Tracker that provides a clear summary of every item being sought for approval.
4. a Submission Schedule identifying all the relevant documents and drawings in support of the application; all of which will also be issued by way of a separate **SHAREPOINT** download link to your planning administration service as the Portal only accepts items of less than 5mb.

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Background

Approval for the proposed development of the site for the “demolition of existing vacant buildings and the erection of a 54 No. bed low secure unit with associated parking and soft landscaping (full application) and the demolition of existing buildings and the erection of a housing development (outline application)” was approved on 2 November 2018 subject to a Unilateral Undertaking legal agreement pursuant to Section 106 of the Act dated 15 August 2018.

The demolition of all previous buildings and site clearance took place in June 2019 facilitating site mobilisation to commence, but the onset of Covid prevented any additional progress and it has not been until this year that detailed technical work was commissioned to enable formal discharge.

The original permission was a hybrid scheme involving an Outline housing scheme and a Detailed Low Secure Unit.

The Outline element of the scheme has duly lapsed after a 3-year period but the Detailed permission is still live and it is this element that the applicant now wishes to proceed with hence the conditions precedent now being submitted for formal discharge.

Discharge of Conditions

Please note that the discharge details provided cover the entire site area (Detailed and Outline approval areas) as there are many common issues such as ecology, highways, drainage and contamination that could not realistically be split were one to consider simply the “detailed” approval site area.

Please note that a revised topographical survey has been produced to inform all technical elements of this application.

The details submitted have also assumed the maximum site development capacity (sic. highways and drainage) for the avoidance of any doubt and for completeness.

The following conditions are subject of this application:

Condition 7 : Access plans : detailed engineering drawings are provided for approval.

Condition 8 : AMS : an arboricultural method statement is provided for approval. It should be noted that there are no existing trees on the site but solely those on its perimeters.

Conditions 9, 11 and 12 : Contamination : a Phase 2 SI was submitted as part of the original approval and our engineers have been in consultation with your environmental protection colleagues and agreed the scope of the works necessary to discharge these conditions. The agreed approach and material now submitted for approval addresses site validation and remediation stages. This work has also informed the drainage strategy work subject to Conditions 14 and 15.

Condition 13 : Knotweed : knotweed was removed from the site back in June 2019 and a report on this is provided. The most recent inspection has found a new/additional knotweed location and a methodology statement and report now addresses this condition.

Conditions 14 and 15 : Drainage : a SUDS drainage scheme, addressing how both foul and surface water will be discharged, has been prepared and is submitted for approval. Detailed engineering drawings and a Technical Note report are provided for approval.

Condition 16 : Lighting design : a scheme is now presented for external lighting to the building.

Condition 17 : Bats : an updated survey report is now provided and bat and bird box locations are identified for approval.

Condition 18 : Materials : an external materials schedule is now provided for approval.

Summary

This application is pursuant to that approval and seeks to provide details to address and discharge a range of planning conditions attached to the Detailed planning permission and allow for the permission to be implemented.

For your information, the case officer for the former hybrid Detailed/Outline planning application was **Matthew Phillips**.

The applicant is keen to proceed to implementation and so I would kindly request that Officers positively determine the proposals expeditiously within the standard 8-week time period.

For the purposes of the consultation and determination period we consider that the application is duly submitted as of today's date and meets the requirements set out in Article 22(3) of the DMPO 2012 (as amended) and as such should be treated as being "valid upon the date of receipt"; as such the 21-day consultation period, and likewise the determination period, runs from today's date. We would ask that all statutory consultees respect the 21-day limit and respond accordingly to avoid any late submissions.

In the meantime, I look forward to receiving your acknowledgement and notification that this application has been safely received and duly registered as being valid at your very earliest convenience.

Please contact me at any time on either the office number or my mobile (07971 446630) should you, or any consultees and indeed your Members, need me to clarify any particular aspect of this application.

Yours sincerely

Justin Paul BA BTP MRTPI

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Encs Submission Schedule v1 241023
Condition Tracker v2 241023