

1 August 2022

Simon Greenland
Planning and Enforcement Officer
Wrexham County Borough Council
Wrexham
LL11 1AY

Dear Simon

Application P/2022/0065 Bridgeway Centre, Bridge Road, LL13 9QS

Further to recent discussions and feedback from consultees we enclose updated drawings and details in response. They are:

- Design and Access Statement – Revision A, MCAU, Aug 22
- Tree Constraints Report, MDL Landscaping, Feb 22
- 1182-02-002 Proposed Site Plan Ref P16
- 1182-03-006 Proposed Plans – Block F Rev P04
- 1182-03-006c Proposed Plan – Block F Rev P03
- 1182-03-009 Proposed Plans – Block I Rev P04
- 1182-05-006A Proposed Elevations – Block F Rev P07
- 1182-05-009 Proposed Elevations – Block I Rev P06
- 1182-1101-001 – P02 Area Schedule

Appended is a list of the new drawings and where they supersede previous to assist you.

The changes reflect comments received on landscape / trees, parking / access and revised layout.

You have separately received the Historic Building Investigation prepared by Salford University in late June. Please let me know if this has met consultee requirements / expectation.

One change no longer being pursued is provision of an on-site treatment plant following the release of the update NRW advice on phosphorus and commercial developments. We therefore now rely upon the consultation comment from Welsh Water, dated 24th February (its reference PLA0063361) that the proposed development can connect foul drainage to the Five Fords WwTW. I'd welcome confirmation this is now agreed as soon as you are able to do so.

Turning to the changes and response to comments.

Tree officer comments

A request was made for arboricultural details and to evaluate the masterplan / layout. Decisions made should also be informed by objectives to maintain and/or enhance biodiversity.

Part of the enclosed information is the Tree Constraints Report, prepared by MDL. This has informed a reconsideration of the masterplan with particular emphasis given to the southeast corner of the site within the outline planning area to retain several mature trees:

- T27 oak
- T28 beech
- T29 oak
- T30 oak
- T31 oak
- G10 group sycamores and hawthorn
- G11 group ash, Scots pine, hazel and blackthorn

All are located to the south east / south west boundary. To accommodate the trees the proposed units have been redesigned to different footprint, scale and position than previous. It should also be added that as an outline design it will still be for reserved matters to precisely agree the layout.

As designed it demonstrates an ability to accommodate the mature trees and grouping, as well as provide a 10m ecology strip to southeast and southwest boundaries with additional areas for landscaping, tree planting and biodiversity enhancement. But because this outline this will be a reserved matter also to approve.

Tree removal is unavoidable more centrally within the site to create the improvement to site access and internal access route and parking in both the detailed and outline areas. Once more the 10m buffer to frontage offers opportunity for compensatory planting of trees and other shrubs / plants to enhance biodiversity. Other incidental areas also open themselves for planting from other changes, as example the corner area between Unit C6 and Unit E13.

Planting to the northeast / northwest in front of Block B is largely unaffected by the proposals. Landscaping will be enlarged to the northwest in the area of the attenuation tank. Though this prevents tree planting it becomes an ideal area for biodiversity enhancement with other suitable planting.

Going forward we await the revised comments of the tree officer to the proposals. On assumption of agreement in principle we would request appropriate planning conditions are attached to control in both the detailed and outline aspects – agreement of detailed planting and habitat enhancement; control over any removal trees / vegetation; standard landscape condition(s) to replant and maintain.

Highway officer comments

Only two specific design comments were raised; too much parking (27 spaces in excess LPG16 standard) and the layout to illustrate turning heads.

- Parking areas have been reduced and now totals 185 spaces, when previously 228. The Proposed Site Plan P16 provides a breakdown.
- Though the layout is revised so unit numbers / blocks are no longer consistent with the comments, turning heads are illustrated in Block C (Units 3 & 5); Block F (Unit 6) with looped access elsewhere or turnout into the main access.

Subject to re-consultation we consider the two points have been addressed.

Ecology

The applicant has commissioned UES, retained ecologist, to provide relevant guidance on mitigation measures based on the revised layout. However, we propose to deal with this under relevant planning conditions given the hybrid

nature of the application and that we still require confirmation through this update that the revised masterplan is agreed in principle to move this matter forward.

Other matters

We would welcome your confirmation on how you intend to reconsult on the revised layout and timescales. FIREM is keen to move forward to a determination to bring forward the development.

We are aware of some of the standard conditions sought on contaminated land and drainage, and you have our views on some others above. An early conversation on conditions would be welcome.

At this stage we are not aware of any need to enter into a legal agreement for this proposal. Do you share this view?

If you have any questions on the enclosed information please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'R Purser', with a horizontal line drawn through the middle of the signature.

Richard Purser, Director

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Enc

Revised Drawing Schedule 1st August 2022

P/2022/0065 Bridgeway Centre, Bridge Road, LL13 9QS

New drawings emphasised

- 1182-02-001 Site Location Plan (Existing Plan) Rev P04
- **1182-02-002 Proposed Site Plan Ref P16** replaces P15
- 1182-02-003 Demolition Plan – Detailed Application Rev P01
- 1182-02-004 Demolition Plan – Outline Application Red P01
- 1182-03-003 Proposed Plans – Block C Rev P02
- 1182-03-003A Proposed Plans – Block C Rev P02
- 1182-03-004 Proposed Plans – Block D Rev P02
- 1182-03-005 Proposed Plans – Block E Rev P02
- **1182-03-006 Proposed Plans – Block F Rev P04** replaces P04
- **1182-03-006c Proposed Plan – Block F Rev P03** new
- 1182-03-007 Proposed Plans – Block G Rev P02
- 1182-03-008 Proposed Plans – Block H Rev P03
- **1182-03-009 Proposed Plans – Block I Rev P04** replaces P03
- 1182-03-010 Proposed Plans – Block J Rev P03
- 1182-05-003 Proposed Elevations – Block C Rev P06
- 1182-05-004 Proposed Elevations – Block D Rev P05
- 1182-05-005 Proposed Elevations – Block E Rev P05
- 1182-05-006 Proposed Elevations – Block F Rev P06
- **1182-05-006A Proposed Elevations – Block F Rev P07** replaces P06
- 1182-05-007 Proposed Elevations – Block G Rev P04
- 1182-05-008 Proposed Elevations – Block H Rev P06
- **1182-05-009 Proposed Elevations – Block I Rev P06** replaces P05
- 1182-05-010 Proposed Elevations – Block J Rev P05
- 1182-1101-001 – **P02** Area Schedule replaces previous version
- BCW-BML-ERD-ZZ-DR-C-0500 Rev P02 Combined Drainage Layout (Barnsley Marshall)
- P20030-001 Proposed Access Strategy, (Prime)