

FAO Matthew Phillips
Planning & Regulatory Service
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

22nd December 2021

Submitted via the Planning Portal: **PP-10308937**

Dear Matthew,

LAND SOUTH OF RIDLEYWOOD ROAD AND EAST OF BRYN LANE, WREXHAM INDUSTRIAL ESTATE
DISCHARGE OF CONDITIONS APPLICATION (REF. P/2021/1007)

Please find enclosed an application for approval of details reserved by condition, made by CBRE Limited, on behalf of Net World Sports, in relation to planning permission reference P/2020/0167.

BACKGROUND & PROPOSALS

The site benefits from outline planning permission for a Use Class B8 storage and distribution warehouse and associated ecological mitigation area, including means of access and layout in detail. The permission was varied via approval of a Section 73 application, approved on the 10th August 2020 (application reference P/2020/0167). This Section 73 application sought approval to remove and vary several conditions associated with the previous permission (reference P/2016/0327, appeal reference APP/H6955/A/16/3164652).

Following approval of the Section 73 application (reference P/2020/0167), the permission was further varied through a Non-Material Amendment (NMA) (reference P/2021/0446). This NMA sought non-material changes, including to the positioning and size of the warehouse, the location of a sprinkler tank and the offices, the number of car parking bays and the internal road, service yard and car parking layout. The NMA was approved on 17th June 2021.

This Discharge of Conditions application relates to the following conditions attached to planning permission reference P/2020/0167 (as amended via NMA reference P/2021/0446):

■ **Condition 5: Drainage**

The development shall be carried out in accordance with the drainage scheme reference C602/SBS/JTJ/U0365 by Shepherd Gilmour Infrastructure Ltd dated 13 October 2011. The approved scheme shall be implemented in accordance with a timescale to be agreed in writing by the local planning authority and maintained thereafter.

APPLICATION SUBMISSION

The drainage plans have been updated from the plan referenced in the planning condition (C602/SBS/JTJ/U0365 by Shepherd Gilmour Infrastructure Ltd dated 13 October 2011), in order to align with the scheme as amended through the approved Non-Material Amendment (reference P/2021/0446). However, the design intent and strategy regarding drainage, as set out in the Shepherd Gilmour plan, remain the same.

A Non-Material Amendment application to permission reference P/2020/0167 has been submitted in order to amend the wording of Condition 5, to replace reference to the Shepherd Gilmour scheme with reference to the updated drainage layout plans produced by Tier Consult Ltd.

This discharge of conditions application seeks approval for the timescales as follows:

In accordance with the condition requirements, the proposed timescale for implementation of the drainage scheme is to commence works at the end of November 2021, with a programmed completion date for the works of July 2022.

This submission comprises the following:

- Application Form;
- This Covering Letter;
- Site Location Plan (dwg. no. 19153-C4P-AV-ZZ-DR-A-0100 Rev. P2);
- Site Plan as Proposed (dwg. no. 19153-C4P-AV-ZZ-DR-A-0501 Rev. P6);
- Proposed Foul and Surface Water Drainage Layout (dwg. no. T_21_2412-55-01 Rev. P7); and
- Proposed Foul Rising Main Route (dwg. no. T_21_2412-55-06 Rev. P1).

I trust that the information submitted with this application is appropriate and that the application can now be registered and validated. However, if there are any immediate queries please do not hesitate to contact me using the details provided.

Yours sincerely

HELEN CLARKSON
ASSOCIATE DIRECTOR – NATIONAL PLANNING