

Castle |||| Green™

Our Ref: SA/Rhosrobin_WCBC_LetterOutlineCond9_16.12.21

16th December 2021

Mr Matthew Phillips
Interim Head of Service Development Control
Planning Directorate
Wrexham County Borough Council,
Guildhall,
Wrexham,
LL11 1AY.

Dear Sirs,

**Re: Development of 189 dwellings and associated works at Land of Main Road, Rhosrobin, Wrexham
- Ref: P/2021/0200.**

We write in respect of our application to discharge outline planning conditions of approved planning appeal Ref: APP/HY955/A/17/3182282, and in particular condition 9, which requires the approval of detailed foul drainage proposals prior to the commencement of works.

Following our recent discussions regarding this condition we would now request that it be removed from our current Discharge of Conditions application ref: P/2021/0200. It is our view that this should enable then approval of this application, leaving the agreement of the proposed foul drainage design as the only outstanding pre-commencement condition of this scheme. We would of course be grateful if this approval could now be granted as quickly as possible.

As we have discussed it is our intention to submit a new and separate discharge of conditions application in respect of condition 9 early in the New Year. This application will include proposals to treat foul water on site by way of a package treatment plant, with run-off from that plant to drain to ground. The proposal will capture all phosphates generated by the development, isolating 95% within the treatment system for removal and percolating the remaining 5% to deep ground water a substantial distance from the nearest receptor of the River Dee catchment. This will guarantee no impact on the SAC of this river system.

A detailed design of the proposals and a supporting report from Arcadis explaining how the proposed approach achieves phosphate neutrality will accompany this application, and this should enable WCBC to complete the HRA necessary to then allow condition 9 to be discharged.

Hopefully you find all of the above satisfactory, but should you require anything further to facilitate this request please do not hesitate to contact the undersigned.

Yours Faithfully,



Stuart Andrew
Design & Planning Director
Castle Green Homes Ltd
Tel: 01745 536677
E-mail: stuart.andrew@castlegreenhomes.uk

Castle Green Homes Ltd

Unit 20, St. Asaph Business Park, St. Asaph, LL17 0LJ
T 01745 536677 E info@castlegreenhomes.uk W castlegreenhomes.uk

Registered in England No 1932141