

D.S. Jones & Co. Architectural & Planning Consultants.

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Mr. M. Phillips
Interim Head of Development Control
Wrexham County Borough Council
Guildhall
WREXHAM
LL11 1AY

Our Ref : DSJ/10408 29.11.21(01)

29th November 2021

Dear Sir,

PROPOSED DISCHARGE OF CONDITIONS ATTACHED TO P/2018/0671 – GLYNDWR UNIVERSITY, PLAS COCH ROAD, WREXHAM, LL11 2AW.

I refer to the above site and the grant of planning permission dated the 7th of May 2020 under LPA reference No. P/2018/0671. Subsequent to the grant of planning permission referred to and the submission of an application to discharge Conditions 18 and 19, I am pleased to attach amended drawings to be added to application reference No. P/2021/0912.

The information previously submitted and amended drawings included at this stage are outlined below in bold type :-

Condition 18 – Comprehensive Drainage Scheme.

Doc No. 109540 – Foul drainage calculations.

Doc No. 109540 – Surface water drainage calculations.

Doc No. 109540 – Water quality summary statement.

Dwg No. 109540-504 – Proposed trunk drainage, Sheet 1 **replaced with Dwg No. 109540-504, Revision P03.**

Dwg No. 109540-505 – Proposed trunk drainage, Sheet 2 **replaced with Dwg No. 109450.505, Revision P03.**

Dwg No. 109540-506 – Proposed trunk drainage, Sheet 3 **replaced with Dwg No. 109540.505, Revision P03.**

Dwg No. 109540-507 – Proposed Section 102 drainage.

Dwg No. 109540-510 – Drainage construction details, Sheet 1.

Dwg No. 109540-511 – Drainage construction details, Sheet 2.

Dwg No. 109540-521 – Private drainage, Sheet 1.

Dwg No. 109540-522 – Private drainage, Sheet 2.

Dwg No. 109540-523 – Private drainage, Sheet 3.

Dwg No. 109540-524 – Private drainage, Sheet 4.
Dwg No. 109540-525 – Private drainage, Sheet 5.
Dwg No. 109540-526 – Private drainage, Sheet 6.
Dwg No. 109540-527 – Private drainage, Sheet 7.
Dwg No. 109540-528 – Private drainage, Sheet 8.
Dwg No. 109540-529 – Private drainage, Sheet 9.
Dwg No. 109540-530 – Private drainage, Sheet 10.
Dwg No. 109540-531 – Private drainage, Sheet 11.
Dwg No. 109540-532 – Private drainage, Sheet 12.

Condition 19 – Affordable Housing Scheme.

The Developer has negotiated an agreement with North Wales Housing Association Ltd of Plas Blodwel, Broad Street, Llandudno Junction, LL31 9HL whereby they will acquire all 22No. affordable dwellings indicated on the approved site layout plan in stages as the development progresses. NWHHA have confirmed, as evidenced by the email dated the 21st of October from Chris Wells, Development Manager at NWHHA that all of the Affordable Homes will be provided for **Intermediate/Affordable Rent**. I can confirm the following in response to the sub-sections of this particular planning condition :-

- i) The affordable provision includes 22No. dwellings, 10No. x 3 bedroomed dwellings (Lingfield B) and 12No. x 2 bedroomed dwellings (Windsor).
- ii) No more than 50% of the Open Market Housing Units in any phase will be occupied until the Affordable Housing Units in that particular phase are ready for occupation as per the requirements in the Section 106 Agreement.
- iii) The Affordable Housing Units will be transferred to North Wales Housing Association Ltd on completion in accordance with the contract of sale agreed between the Developer and NWHHA Ltd.
- iv) Each Affordable Housing Unit will be administered by NWHHA Ltd ensuring that each units remains affordable in perpetuity.
- v) The Occupancy Criteria to be used to determine the identity of occupiers of the Affordable Housing will be in accordance with the Fifth Schedule of the Section 106 Agreement and in line with NWHHA Ltd's published criteria for new Tenants.

The Affordable Housing Scheme follows that plans which were approved as part of the approval of reserved matters under LPA reference No. P/2021/0094 other than the fact that Edwards Homes Standard Lingfield B and Windsor House Types are to be used rather than the WDQR compliant, enlarged house types approved as part of the RM approval. The proposed scheme is made up of the following drawings :-

Dwg No. 10408.10D – Approved Site Layout Plan, Revision D.
Dwg No. 10408.Lin.03 – Lingfield B House Type.
Dwg No. 10408.Win.01 – Windsor House Type.

I trust that the above and attached are in order and will enable you to reconsult with Rhodri Perry at Dwr Cymru to confirm that he is now happy with the Adoptable Drainage Scheme so that you then in a position to approve this application and confirm that Conditions 18 and 19 have been subsequently discharged.

Yours faithfully,

Steve Jones

D.S. Jones & Co.

For and on behalf of Edwards Homes Limited.