

7th December 2021

Chief Officer Planning and Regulatory
Wrexham CBC
Guildhall
Wrexham
LL11 1AY

Dear Sirs

**Re: Ruabon Business Park Site – RUA P/2018/0053.
Application to discharge condition no 30.**

We are instructed by our Clients, Pure Residential & Commercial Ltd, to submit this application for the discharge of condition 30 on the above planning permission (the latest iteration of which was issued following the approval of reserved matters for the first phase of residential development on 22.6.21, ref: P/2020/0673).

The condition in question requires details to be approved prior to the commencement of the development of a scheme to offset the shortfall in education facilities in the local area.

However, the condition is something of an anomaly. When the permission for this development was originally granted in 2015 it was subject to a S.106 Agreement (rolled forward by a Deed of Variation to relate to the later permission in 2018) within which Schedule 5 committed the developer to make The Educational Contribution. The Educational Contribution stipulates when an education contribution should be made and how it should be calculated dependent on the number and size of dwellings within the development (which the reserved matters approval has now established for the first phase of residential development).

The position regarding education contributions is, therefore, clear and we are unable to identify any additional detail that the condition might need to address prior to the commencement of the development. Nevertheless, in the interests of clarity, and to be able to demonstrate that all pre-

commencement conditions have been discharged prior to the development commencing, it is still necessary to formally discharge this condition.

Therefore, this application seeks your approval to the discharge of condition 30 in accordance with the details of Schedule 5 of the S.106 Agreement entered in to in relation to this site dated 2nd October 2015.

We hope you will agree that in these rather unusual circumstances this is the correct approach to adopt in discharging condition 30.

If you feel that we have misunderstood the position in any way, or believe that there is any other reason why it might not be appropriate to discharge condition 30 on this basis, then we would be grateful if you could contact us.

Yours faithfully

M GILBERT