

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

*The Studio, 26, Prospect Drive,
Coedpoeth, Wrexham, LL11 3PE.
T: 01978 750195 M: 07880 874522*

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

Our Ref : DSJ/10408 21.09.20(01)

20th September 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, I am pleased to attach an application which seeks to discharge a number of conditions precedent as set out below.

The specific conditions to be addressed and the information submitted in discharge is outlined below :-

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. 109540-501 – Proposed Section 104 drainage, Sheet 1.

Dwg No. 109540-502 – Proposed Section 104 drainage, Sheet 2.

Dwg No. 109540-503 – Proposed Section 104 drainage, Sheet 3.

Dwg No. 109540-504 – Proposed trunk drainage, Sheet 1.

Dwg No. 109540-505 – Proposed trunk drainage, Sheet 2.

Dwg No. 109540-506 – Proposed trunk drainage, Sheet 3.

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. NWA have confirmed, as evidenced by the email dated the 21st of October from Chris Wells, Development Manager at NWA 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 NWA Ltd.
- iv) Each Affordable Housing Unit will be administered by NWA 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 NWA 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 madfe 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 I have included sufficient information to enable you to validate, register and consider the application and confirm that the requisite application fee in the sum of £115 has been paid online as part of the submission.

Yours faithfully,

Steve Jones

D.S. Jones & Co.

For and on behalf of Edwards Homes Limited.