

Our Ref: SA/CroesnewyddRoad_WCBC_DisConLetter_220716

22nd July 2016

Mr Matthew Phillips
Planning Officer
Environment & Planning
Wrexham County Borough Council
Lord Street
Wrexham
LL11 1LG

Dear Matthew,

Re: Former Brother Industries Site, Land Off Croesnewydd Road, Wrexham, LL13 7YP.

Further to our submission of an application to discharge the condition 13 of planning permission ref: P2015/0890 relating to the above site, and your subsequent email dated 19th July, I write to confirm our proposed timescales for the implementation of our landscaping proposals at Croesnewydd Road, as requested.

We intend to complete the installation of landscaping at the above site in accordance with our consultant Trevor Bridge Associates landscaping Proposals drawings and Management Plan, already submitted to you with our discharge of conditions application on 23rd June. We would intend to complete the key stages of the landscaping of the proposed development as follows:

1. All tree protection and ecology protection fencing will be constructed immediately upon the formal commencement of works on site.
2. Any arboricultural works required to the woodland areas to the north, west and south of the site will be completed prior to the first occupation of the development.
3. The POS area fronting Croesnewydd Road to the north of the footpath/ cycleway link between Plots 60 and 61 will be completed prior to the first occupation of the development.
4. Any individual plot will not be occupied until all landscaping works associated with that plot are complete.
5. All works to the Local Play Area, including the installation of play equipment, will be completed prior to 50% occupation of the development.
6. Any landscaping works within the River Gwenfro Corridor Wildlife Buffer Zone, including those set out by our consultant CES Ltd's Ecological Method Statement & Management Plan, will be completed prior to 50% occupation of the development.
7. The Multi Use Games Area and POS buffer planting to the northern boundary will be completed prior to final occupation of the development.

Hopefully you find these timescales satisfactory. However should you require any further information on this matter or wish to discuss any aspect of our proposals please do not hesitate to contact the undersigned.

Yours Sincerely,



Macbryde Homes Limited
Macbryde House, Unit 28,
St. Asaph Business Park,
Ffordd Richard Davies,
St. Asaph, LL17 0LJ

t: 01745 536677
f: 01745 536688
e: info@macbryde-homes.co.uk
w: macbryde-homes.co.uk



Stuart Andrew
Design Manager
for Macbryde Homes Ltd
Tel: 01745 536677
Mobile: 07712 889986
E-mail: stuart.andrew@macbryde-homes.co.uk