

Your Ref :
Our Ref : 2014-05-27 WCBC
Date : 27 May 2014

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M Phillips
Community Wellbeing & Development
Wrexham County Borough Council
16 Lord Street
Wrexham
LL1 1LG

Dear Mr Phillips

**DISCHARGE OF CONDITION 1 – PLANNING APPEAL REFERENCE: APP/H6955/A/11/2150207
ECO- READYMIX: LAND AT HAFOD TILERIES, HAFOD, RUABON, WREXHAM, LL14 6ET**

On behalf of our client, Eco-Readymix, I hereby submit an application to discharge Condition 1 of the above-mentioned detailed planning permission in relation to the change of use from a stocking area, associated with the former Dennis of Ruabon Tilery, to a mortar and concrete batching plant operated by our client Eco-Readymix.

Background

You will recall that detailed planning permission was granted by an Inspector's Decision Letter dated 1 November 2012 (PINSW Reference: APP/H6955/A/11/2150207) following the Council's refusal of detailed planning permission (WCBC Reference: ESC P/2010/0902).

Condition 1 of the detailed planning permission deals with two matters:

- A scheme of mitigation and habitat compensation and management for Great Crested Newts (hereafter referred to as the GCN habitat management details).
- A scheme for the management for surface water drainage (hereafter referred to as the surface water management scheme).

Documents Submitted

In addition to this letter the following documents are submitted herewith:

- Completed Forms.
- GCN Habitat Management Details (see below).
- The Surface Water Management Scheme (see below).
- Application fee cheque made payable to Wrexham County Borough Council for £166 (this being the requisite application fee) for which we will require a receipt.

I would also ask you to note the following:

GCN Habitat Management Details

I am advised that GCN habitat management details have previously been submitted to the Council in line with the requirements of Condition 1 but were found to be unacceptable because the Company that were to be appointed to manage the land subject to the GCN mitigation were not local and the Council had concerns that adequate management would therefore not be possible.

In order to take matters forward our client has appointed a new ecologist, Simon Cope of Oakwood Ecology. Since 2010, Oakwood Ecology has undertaken the ecological management of parts of the Johnstown SAC for its owners Cory Environmental, including that part of the SAC adjacent to the Eco-Readymix land holding. They therefore have first-hand experience of dealing with the SAC.

Simon Cope has reviewed the GCN mitigation details previously submitted, spoken with Emma Broad, the Council's Ecologist and Matthew Ellis of Natural Resources Wales.

Oakwood Ecology has subsequently produced the enclosed Management Plan which is submitted in respect of Condition 1 (i).

Surface Water Management

I am advised that the surface water details were originally submitted to the Council in 2012. The details are submitted herewith again in pursuance of Condition 1 (ii) and I understand that the works were implemented some time ago and can be inspected if necessary.

Summary

I trust this submission is in order and I look forward to receiving your letter of registration in due course.

Given previous enforcement correspondence relating to this site (WCBC Reference: ENF/2014/0068) a copy of this covering letter has also been sent to your colleague Stephen Griffiths.

Please do not hesitate to contact me or my colleague Richard Lomas if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Hourigan', with a long horizontal flourish underneath.

MARC HOURIGAN BA(Hons) BPI MRTPI
Director

cc:	R Lomas	} Hourigan Connolly
	R Jones	}
	G Billington	Eco Readymix
	S Cope	Oakwood Ecology
	S Griffiths	WCBC (letter only)

Encl.