

Wrexham Borough Council
Planning Service
16 Lord Street
Wrexham
LL11 1LG

By email to: matthew.phillips@wrexham.gov.uk

Dear Mr Phillips,

Re: Proposed development at Royal British Legion Social Club, Watts Dyke, Llay, LL12 0RL

Planning Portal Ref: PP-09650211 and PP-09650239

On behalf of our client Watkin Jones Homes, DLP Planning Ltd has submitted two planning applications via the planning portal for the erection of 51 no. dwellings on land at the Royal British Legion Social Club, Watts Dyke, Llay, LL12 0RL. The first of the applications seeks reserved matters approval relating to the outline approval granted via LLA P/2018/0933, for the delivery of 43 dwellings. The second is a full application for delivery of 8 dwellings to the front of the site with access directly from Watts Dyke.

Due to the file size some of the supporting documents the below were not uploaded via Planning Portal Wales and were submitted this morning via email to you:

- CES_052_RoyalBL_PEA_Apr21_KM – applicable to both applications
- Llay_Full_App_Design & Access Statement – Full application
- Llay_RM_App_Design & Access Statement– RM application
- VC0351 R1.0 Transport Statement - Watts Dyke, Wrexham – applicable to both applications
- Landscape Layout and Planting Plan – RM application
- Landscape Layout and Planting Plan – Full application

In addition to the above, a Planning Statement is to be submitted shortly. The remaining application plans and reports submitted for each application are listed in those applications' respective cover letters.

I note that we wish to discharge the below numbered conditions attached to the outline permission through this RM application, noting the below:

- **Condition 6 SuDS Drainage Strategy**
Full drainage strategy to be updated and provided imminently to allow discharge
- **Condition 9 Construction Environmental Management Plan**
To be provided during the course of the application
- **Condition 10 Arboricultural Method Statement and Tree Protection Plan**
Information provided as part of the RM application
- **Condition 13 Scheme of Affordable Housing**
Information set out within Planning Statement, to be provided imminently
- **Condition 14 Access Plan showing Vehicular Parking and Turning Facilities**
Plan WJ.RBL.AHP.02 Adopted Highways Plan provided with RM application

If you require any further information please do not hesitate to get in touch.

Yours faithfully,



Meghan Rossiter MRTPI
Associate Director