

Simon

Good to see that you are dealing with our reserved matters application for the first phase of residential development at the Ruabon Business Park site. I am not sure whether you have had an opportunity to go through all the submitted details yet, but please, of course, come back to me if you have any queries or there are any parts of the proposals that give rise to concern.

However, whilst the registration process was ongoing, it occurred to us that there were a few elements of the proposals about which it might help if we were to 'spell them out' more clearly, this doesn't involve any amendment, but hopefully will assist in understanding the proposal as a whole:

Seating - Whilst the Landscape Elements Manual addresses the approach to street furniture provision in association with play areas, we saw that the submitted Public Open Space didn't actually make clear exactly where the seating would be provided. We have, therefore, attached plan ref: M3246-PA-07-V2 which clearly illustrates where seating is to be provided, these details are also reflected on the amended layout plan ref M3246-PA-03-V2, also attached. Finally, I have attached a revised copy of the Landscape Elements Manual within which these plans are incorporated.

Levels – Condition 1 also requires details of existing and finished levels, this information is all included within the submitted proposals, but we thought it would help if it was presented in a manner that would provide a 'before and after' comparison. I have, therefore, attached a Site Sections Plan, ref 19126 SU-010-C, which shows the levels changes, but the changes are relatively minor so they do not show particularly clearly, therefore, I have also provided plan ref 19126(PL)034 which shows the existing levels and proposed levels for each plot which, I think, details the changes more clearly.

Housetype references – Finally, we noticed there was a discrepancy on the housetypes shown for plots 79 and 101 – 104 on the Masterplan, as compared to the housetype schedule, the latter being correct. I have therefore, attached revised Masterplans ref 19126 (PL) 030K and 19126 (PL) 031P to rectify this problem.

Finally, I have attached an updated Drawing Register and Issue Sheet which brings the list of application drawings completely up to date. I hope that you find this useful.

You may be aware that the application we originally submitted sought to obtain approval, not only for the reserved matters pursuant to condition 1, but also for the detailed matters arising out of conditions 3 (*Phasing*), 8 (*Public Open Space*) and 17 (*Aboriginal method statement*) (approval of which is largely implicit if reserved matters approval is granted). Ultimately, we were asked to amend the application to one that sought approval of reserved matters, but can you confirm that you are still able to consider conditions 3, 8 and 17 as part of this same application as we have provided what we hope are all the necessary details?

Assuming that you are happy with the above approach, condition 8 includes a requirement for details of the timing of open space provision and, once again, whilst this is covered within the Landscape Elements Manual, we thought the following additional comments may assist further:

As described within the Applicant's Drainage Strategy (see application P/2020/0600), it is proposed that the outfall from the Pond is diverted. In addition, the surface water drainage system takes advantage of the proposed areas of open space which

have been designed to accommodate a series of swales within which storm flows can be stored/attenuated prior to them discharging to the off-site watercourses.

The drainage system needs to be in place early in the development so as to ensure that, in the event of heavy rainfall during the course of the development, the development is suitably protected. Consequently, the drainage through the open space areas, and the profiling of the open space areas in order to form the swales etc, is proposed to be commenced within the first six months of the development.

Once the open space areas have been profiled, in order to avoid erosion it makes sense that they are seeded as soon as possible to avoid erosion, therefore, the initial seeding of these areas, in accordance with the approved landscaping details, would be undertaken within the first planting season following the completion of the groundworks, indeed, the completion of the groundworks will be timed so that the seeding can be undertaken immediately upon completion of the groundworks.

Apart from the diversion of the outfall from the pond, works around the pond are less critical from a drainage point of view, however, the development has been designed with the pond as a focal point that will not only be an asset to be enjoyed by the residents of the development, but which will also be an asset from a marketing point of view, consequently, it is desirable that this is also provided towards the beginning of the development. The clearance of existing vegetation in order to open up the fringes of the pond will take place, as recommended within the Ecology Report, between late September/October (to avoid the bird nesting season and reptile hibernation), the footpaths will then be laid and the ground prepared for seeding in the first planting season thereafter.

For the avoidance of doubt, tree and shrub planting will also be undertaken throughout the site during appropriate planting seasons.

The S.106 Agreement requires the public open space to be transferred to the management entity by the time 75% of the dwellings have been occupied, it is proposed that the public open space will be completed by the time 50% of the dwellings have been occupied, thereby providing an initial period for maintenance so as to ensure that the open space in any one phase is appropriately established prior to its ownership being transferred and the management entity assuming responsibility for its long term maintenance, therefore, this approach actually provides the open space earlier than the S.106 Agreement has stipulated.

Once you have had an opportunity to go through the application in detail, I hope that we can have a phone conversation to discuss the proposals and, of course, if you have any queries, or issues arise in any of the consultation responses that it would be helpful for us to address, please let me know.

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