

Mr M Phillips
Development Control
Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY



17 September 2020

Ref: 002112/L007

Dear Mr Phillips,

FORMER WREXHAM POLICE STATION, BODHYFRYD, WREXHAM – VARIATIONS TO APPROVED SCHEME

Further to planning application reference P/2020/0526, which seeks consent for a number of variations to the approved scheme, we write on behalf of the Applicant (Lidl Great Britain Limited) to request that revisions to the proposed tree retention scheme also be considered as part of the proposed variations. Further details on this new revision are provided below.

Two existing water mains run north-south through the development site where the store's delivery dock ramp and plant compound will be located, as illustrated by the blue lines on the image below.



One of the water mains runs beneath the position of the plant compound (concrete plinth) and the position of a retaining wall for the delivery ramp, where it is proposed to excavate to a depth in excess of 1.5m to enable the construction of the wall. The second water main also runs through the position of the plant compound and along the embankment parallel to the delivery ramp that accommodates a number of trees that are intended to be retained.

Lidl has entered into discussions with Welsh Water about the diversion of the water mains, with a site meeting being held on 15 September 2020 with Neville Griffiths of Amey (for Welsh Water). The purpose of the meeting was to identify the most appropriate diversion route that would be acceptable to Welsh Water. At the meeting, it was confirmed that Welsh Water would not permit any building over the water main, although the construction of paths may be acceptable. It was also confirmed that a 6m wide easement would be required (3m either side of the pipe).

On this basis, it was confirmed that the delivery ramp, retaining wall and the plant compound could not be built over either water main and, therefore, in order to implement the approved site layout, a diversion of the water main would be necessary. Diversion route options were, therefore, discussed.

The potential to run the diversion along the Powell Road/Bodhyfryd site boundary to turn west near the neighbouring Magistrates Court and run parallel to the footpath along the southern elevation of the Lidl store was dismissed on the basis that the works would require excavation within the root protection areas of multiple mature trees. The alternative option of running the diversion under the public footpath to the west of the site was also dismissed on the basis that at least two retained trees would need to be removed. The potential to move the store footprint was also considered. A preferred option was identified that required the removal of just a single tree, which is illustrated on the image below by a green line below, with both mains running within the same trench/easement and avoiding the root protection areas of other trees.



Whilst the preferred option necessitates the removal of T1 shown on the approved drawing, this is considered by both Lidl and Welsh Water to be the most practical solution that minimises the impact on retained trees. We, therefore, enclose revised drawings that provide for the removal of T1, with it being proposed to plant a replacement tree to the south of the pedestrian path at the south west corner of the development site.

We trust that you will find the proposed revisions to be fully justified and the mitigation for the loss of T1 acceptable. However, please be in touch if you have any queries.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Chris Smith'. The signature is fluid and cursive, with the first name 'Chris' and the last name 'Smith' clearly distinguishable.

Chris Smith

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