PLANNING CONDITIONS AND DOCUMENTS SCHEDULE

Site:	**Land at Stansty Chain Road, Wrexham**
Application Ref:	**PP-14053600**
Date:	**7th August 2025**

	Condition	Documents Submitted
10.	No development shall commence in any phase until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority for that particular phase of development. No development or other operations within that phase shall take place except in strict accordance with the approved Method Statement. The Method Statement shall include: a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012; b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted; c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees; d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;	• Arboricultural Method Statement (UG3042 _01_REV_01_FINAL)

	e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority; f) Method for protecting retained trees during demolition works; g) Details of all proposed tree works, including felling and pruning	
11.	No development shall commence in a particular phase until a Conservation Management Plan for that phase of development has been submitted to and approved in writing by the Local Planning Authority. The Conservation Management Plan include but not be limited to: i) Reasonable Avoidance Measures (RAMs) Scheme for Great Crested Newts and common lizard (to include details of measures such as fence construction and maintenance); ii) Measures to protect trees with the potential to support bats; iii) A lighting scheme and external lighting to be to be compliant with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK; iv) Measures to deliver net benefit to biodiversity, to include a long term management and maintenance plan. v) Biosecurity Risk Assessment for the removal, control and long-term management of invasive species during construction and following completion of the development; vi) A timescale for the implementation of the Conservation Management Plan The Conservation Management Plan shall be implemented in accordance with the approved details.	• Conservation Management Plan (sent via post)

14.	Development shall not commence on any phase until a scheme of foul water drainage has been submitted to and approved in writing by the Local Planning Authority for that phase. The scheme as approved shall be implemented prior to the first dwelling in that phase.	• Drainage Strategy Sheet 1 of 3 (ref: 8562-SK02-1_A) • Drainage Strategy Sheet 2 of 3 (ref: 8562-SK02-2_A) • Drainage Strategy Sheet 3 of 3 (ref: 8562-SK02-3) •
15.	Development shall not commence on any phase until a scheme of noise mitigation for that particular phase has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in full prior to the first occupation of any dwelling in that phase and all measures for noise mitigation shall be retained thereafter.	• Noise Mitigation Report (Ref: P25-165-R01v01 - Phase 1) • Noise Mitigation Report (Ref: P25-165-R02v01 - Phase 2)
16.	No development shall commence in any phase until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority in respect of that particular phase of development. The approved statement shall be adhered to throughout the construction period in that phase. The statement shall provide for: 1) the parking of vehicles of site operatives and visitors; 2) loading and unloading of plant and materials; 3) storage of plant and materials used in constructing the development; 4) an earthwork balance in respect of materials arising from excavations carried out on site, including measures to ensure those materials are re-used on-site; 5) hours of working and deliveries; 6) a scheme of dust management; and 7) a scheme to manage the impacts of construction noise and vibration.	• Stansty Phase 1- Construction Method Statement • Stansty Phase 2 - Construction Method Statement • CMS layout - phase 1 • CMS layout - phase 2

18.	No part of the development hereby permitted shall commence until details of an on-site Archaeological Watching Brief, prepared and carried out by a suitably qualified archaeologist for the duration of the construction works has been submitted to and approved in writing by the Local Planning Authority. The Archaeological Watching Brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs. The development shall be carried out in strict accordance with the approved Archaeological Watching Brief and a copy of the resulting report should be submitted to and approved in writing by the Local Planning Authority and the Development Control Archaeologist, Clwyd Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670) prior to the first occupation of any dwelling in a phase adjoining the area identified as Archaeological Preservation in Situ Area on drawing no. A106224-PP001 Rev J (Parameters Plan).	• PD25-014 Stansty Written Site Investigation
21.	No dwelling shall be occupied until a Final Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include measures to encourage occupiers of the development to walk, cycle and to use local facilities and public transport.	• Travel Plan (Ref: 4852.TP01)

23.	Development shall not commence until a suitably qualified ecologist (Ecological Clerk of works) has been appointed and details of an ecological watching brief, to include 6 monthly audits, have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in strict accordance with watching brief, including the submission of the findings of each 6 monthly audit.	• Conservation Management Plan (sent via post)
25.	No dwelling shall be occupied until a fence has been erected along the full length of the boundary with the A483 trunk road in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The fence shall thereafter be permanently retained.	• Site Layout- Phase-1 - Rev D • Site Layout -Phase-2 - Rev D • TF-04-114 - Fencing - Enhanced (2400)

27.	No dwelling shall be occupied until a scheme of low and zero carbon technology has been implemented in accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the measures installed in accordance with the scheme shall be retained.	• Stansty Chain Road Renewable Energy Report July '25