Land adjacent to Quarry Rigg, Pant Lane, Gresford, Wrexham, LL12 8SG:

Planning ref. GRE P/2021/0951

Supporting statement for application to discharge Conditions numbered 4, 5 and 7.

EDW Architecture Ltd. September 2025.

Conditions 4 and 5

The information in the second paragraph below was submitted by email to Angela Guy, a Contaminated Land Officer, on 20/8/24. A reply by email dated 2/10/24 was sent to EDW Architecture Ltd. by Stacey Inglis, also a Contaminated Land Officer, stating that the above had been discussed with Angela Guy, and she confirmed that a Phase I Study (i.e. a phased site investigation which is the subject of Condition 4) is not required by WCBC. The relevant part of Stacey's email is reproduced as follows: 'Angela did discuss your email with me and the photographic evidence that your client provided showing that the above site is unlikely to have formed part of the quarry and therefore would not of been infilled following cessation of quarry activities. Based on this evidence and what the Council already knows about the former quarry we are in agreement that a Phase 1 Study is not required'.

Information submitted by EDW Architecture Ltd. on 20/4/24:

The two photographs shown on the pdf document titled 'Photos at rear of Quarry Rigg' which is attached to the application, were taken around 1983 in the rear garden of Quarry Rigg (which was, and still is, owned by the applicant), with the application site directly in the background. The photographs show a tree - which my client recalls was an oak - and the current ground levels within the application site. The tree is approximately in line with the rear wall of Quarry Rigg, which is visible in one of the photographs, and of an apparent maturity which indicates that it would have already been established even before the quarry was opened. My client suggests that this is strong evidence to support the view that *at least* up to a line level with the rear of Quarry Rigg (i.e. at least the area upon which the proposed dwelling will be built) the development site was not filled following the cessation of activities relating to the quarry, which also tends to indicate that it is unlikely the site was part of the quarry.

Condition 7

The following document and drawings are attached to the application, which demonstrate that the requirement for net benefit for biodiversity has been met:

1) Net Benefit for Biodiversity Statement dated 21/10/24, produced by Marches Ecology.
2) Drawing (193) 03 Rev C-Elevations 1 and 2.
3) Drawing (193) 04 Rev D-Elevations 3 and 4.
4) Drawing (193) 22-Net benefit for biodiversity-proposed indicative site plan.

The other drawings referred to in the Biodiversity Statement were submitted as part of the Planning Application ref. GRE P/2021/0951, and have not been amended, therefore have not been included in the application to discharge the Conditions.