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

29 October 2025

Dear Sir,

Discharge of Condition 11 (land restoration and landscaping scheme) of permission P/2023/0752; Installation of Buried High Voltage Cable at Land North-East Of Maelor Works, Cross Lanes, Wrexham, LL13 0UW.

1. Introduction

Corylus Planning and Environmental Limited have been instructed by Atrato Onsite Energy Holdco Limited ("the applicant") to submit the above application to discharge condition 11 (land restoration and landscaping scheme).

The application has been submitted electronically via the Planning Portal (reference number PP-14423225).

We hereby submit the following plans and documents to provide the necessary details in respect of this condition.

- The application forms;
- Location plan (Final);
- Land restoration scheme plan (945-251022);
- Hedgerow appraisal dated October 2023;

2. Planning History

Planning permission was granted on 17.10.2023 under application reference P/2023/0752 for the following development:

> *Installation of Buried High Voltage Cable.*

3. Condition 11 of P/2023/0752

Condition 11 as part of P/2023/0752 is copied below:

> *11. Within three months of commencement of development a scheme of land restoration and landscaping shall be submitted for the written approval of the Local Planning Authority, to include a timescale for implementation. Land restoration and landscaping shall thereafter be carried out in accordance with the approved scheme.*

4. Details of land restoration and landscaping scheme

We have produced a land restoration and landscaping scheme specific to the loss of the 5m section of hedgerow. Therefore, we have made a scheme in accordance with the mitigation measures outlined in the 2023 hedgerow appraisal. Key paragraphs of the hedgerow appraisal include paragraphs 3.1 and 3.2.

> *3.1: In order to mitigate for the loss of a 5m section of 'important' hedgerow, it is proposed that hedgerow reinstated post-installation be of greater ecological value.*
>
> *The reinstated hedgerow will comprise:*
>
> - *A mix of at least five native hedgerow species of local provenance, such as blackthorn, elder, hawthorn, hazel, and holly.*
> - *Once established, the hedgerow shall be managed via an annual cut (outside of the nesting bird season), allowing it to grow to a height of at least 3m tall and 1.5m wide to match the existing hedgerow along the western boundary.*
> - *The hedgerow should be protected from any future removal or replacement.*
>
> *3.2: It is recommended that, if permitted, the removal of existing hedgerows be undertaken outside of nesting bird season, taken as March to August inclusive. This will ensure no active bird nests are adversely impacted.*

A plan of the cable route with the mitigation for the removed hedgerow has been prepared for the application including the identified hedgerow mix. A 5m section of hedgerow is to be removed to enable the installation of the cable. It is the roadside hedge on the west side of the main road, midway along the cable route which will be maintained to a height of at least 3m tall and 1.5m wide to match the existing hedgerow along the western boundary.

The planting season will match the hedgerow appraisal dated October 2023 which is from 1st October to 31st March. Any plants which have died, are missing or are damaged, shall be noted and replaced in the following planting season. Please refer to the hedge restoration plan (945-251022) accordingly.

The fence located beside the highway will be in accordance with highways specifications BS1722: Post and Rail UC4 treated timber 3 rail, per the label on the hedge restoration plan (945-251022).

The condition includes a timeline for the aftercare. The restoration plan will include planting within the next available season (within the first year) after its removal to allow for growth as specified above.

5. Conclusion

Please forward confirmation that condition 11 (land restoration and landscaping scheme) of P/2023/0752 has now been suitably discharged.

I trust that you find the above to be in order and sufficient to enable you to validate this application. However, if there is any further information that you require, please do not hesitate to contact me.

Yours sincerely,

Chris Popkin

for Corylus Planning & Environmental Ltd