SG ESTATES
AWARD WINNING HOUSING DEVELOPER

Application to Discharge Conditions

Planning Reference – P/2024/1386

Manor Gardens Phases 3 / 4 Wrexham Road Rhostyllen

Supporting Statement

Condition 4 – Dust Management

A Dust Management Scheme prepared by Redmore Environmental has been submitted. This document identifies potential sources of dust, assesses associated risks and impacts, and sets out appropriate mitigation measures to manage dust throughout the construction phase.

Condition 5 – Traffic Management

An annotated site plan has been provided, illustrating the proposed construction phasing, routing and direction of site traffic during the development works. This is to be read in conjunction with the Manor Gardens Phase 3-4 Construction Traffic Management Plan Report.

Condition 6 – Section 278 Works

A Phasing Plan and Schedule have been submitted, detailing the sequence of works as previously approved under application ref. P/2023/0968. These documents support the previously approved detailed design, with no amendments proposed.

Condition 7 – Arboricultural Method Statement

A Technical Note prepared by MD Landscape has been provided, which assesses the condition and quality of the single protected tree associated with the original planning permission. The note references arboricultural reports previously approved under application ref. P/2012/0337, which have also been uploaded to the planning portal.

Condition 9 – Landscaping Scheme

A comprehensive landscaping scheme has been prepared. Due to file size limitations, the drawings cannot be uploaded to the planning portal and will be issued directly to the Case Officer upon assignment.

Condition 10 – External Finishes

A detailed schedule of external materials has been submitted, identifying each plot, house type, and corresponding finishes.

Condition 13 – Travel Plan

Details of the previously approved Travel Plan, under application refs. P/2008/1063 and P/2007/0686, are available. Owing to file size constraints, these documents will be provided directly to the Case Officer upon assignment.

Condition 16 – Children's Equipped Play Area

Drawing reference Q10755_Manor Gardens LAP Plan-GM has been submitted, illustrating the layout and specification of the proposed children's equipped play area.

Condition 17 – Level Crossing Closure

Details of the approved alternative crossing arrangement have been provided under application ref. P/2024/1695. This includes the proposed footpath and cycleway, together with the new bridge, which facilitates the closure of the existing level crossing. The Chief Planning Officer's report confirming the relationship between the new crossing and the closure has been included, along with all relevant approved drawings.