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FAO: MR CHRIS LAMBART
NATIONAL TRUST
ATTINGHAM CONSULTANCY HUB
ATTINGHAM PARK
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SY4 4TP

Your Ref/Eich Cyf	
Our Ref/Ein Cyf	P/2008/1063 & P/2007/0686
Date/Dyddiad	05 July 2013
Ask for/Gofynner am	Philip Forster
Direct Dial/Rhif Union	01978 298786
E-mail/E-bost	philip.forster@wrexham.gov.uk

Dear Sir

Town and Country Planning Act 1990
Residential development (223 dwellings) and construction of new vehicular and pedestrian accesses (granted in outline under code no P/2004/0940 and subsequently varied under code no. P/2008/1063) - Land At Wrexham Road Rhostyllen Wrexham

I refer to the various submissions to this Authority in relation to the above mentioned planning permission and Reserved Matters approval.

I now enclose a list of conditions which are now considered discharged. These conditions are listed along with the relevant approved drawings / reports which were submitted.

P/2008/1063 – Outline planning permission

Condition 5. (Off site highway improvements)

Condition discharged. Relevant drawings referred to as part of Reserved Matters conditions.

Condition 6. (Access points and internal estate road specification)

Condition discharged. Relevant drawings referred to as part of Reserved Matters conditions.

Condition 7. (Internal and external footpath and cycle ways)

Relevant drawings referred to as part of Reserved Matters conditions.

Condition 8. (Travel Plan)

Condition discharged – detail contained in email dated 23 January 2013 from Simon Hill (OPUS).

Condition 11. (Surface water drainage)

Relevant drawings referred to as part of Reserved Matters conditions.

Condition 12. (Education shortfall)

Condition discharged by virtue of Section 106 agreement.

Condition 13. (Hard and soft landscaping)

Condition discharged – detail contained within the following documentation:

- Approved Design Code
- Landscaping Management Plan Rev B and all associated Landscaping General Arrangements and Planting Plans.
- Phasing Plan LA/WS//-/90/04 Rev B dated Jan 2012
- Material samples - detail contained in email dated 25 May 2012 from Gavin Hogg to be read in contained within Design Guide and annotations on approved elevation drawings and general landscaping plans.

Condition 14. (Earthworks)

Condition discharged – detail contained within the following documentation:

- Approved Design Code
- Landscaping Management Plan Rev B and all associated Landscaping General Arrangements and Planting Plans.
- Phasing Plan LA/WS//-/90/04 Rev B dated Jan 2012
- Material samples - detail contained in email dated 25 May 2012 from Gavin Hogg to be read in contained within Design Guide and annotations on approved elevation drawings and general landscaping plans.

Condition 15. (Landscape Management Plan)

Condition discharged – detail contained within following:

Landscaping Management Plan Rev B and all associated Landscaping General Arrangements and Planting Plans.

Condition 17. (Noise survey)

Condition discharged – detailed contained with submission as part of Reserved Matter application P/2007/0686

Condition 18. (Air Quality Assessment)

Condition discharged – detailed contained with submission as part of Reserved Matter application P/2007/0686

Condition 19. (Dust Management Scheme)

Condition discharged – detailed contained in report entitled Dust Management Strategy – Erddig Land Development attached to email dated 18 June 2013 from Simon Hill (OPUS)

Condition 22. (Surface Water Regulation)

Relevant drawings referred to as part of Reserved Matters conditions (see condition 16).

P/2007/0686 – Reserved Matters approval

Condition 1. (Samples prior to use)

Condition discharged – detail contained in email dated 25 May 2012 from Gavin Hogg to be read in contained within Design Guide and annotations on approved elevation drawings and general landscaping plans.

Condition 5. (Traffic controlled junction at Church Street / Wrexham Road)

Condition discharged – details contained in the following drawings:

V-R5675.00/10/CL/002 Rev A,
V-R5675.00/20/CL/002 Rev A3,
V-R5675.00/20/CL/003 Rev A1,
V-R5675.00/70/CL/009 Rev A1,
V-R5675.00/70/CL/104 Rev A3,
V-R5675.00/110/CL/002 Rev A1,
V-R5675.00/120/CL/001 Rev A3,
V-R5675.00/120/CL/002 RevA1,
V-R5675.00/130/CL/001 Rev A1
1000000499-C-140-01 Rev C

Condition 6. (Puffin crossings on Wrexham Road)

Condition discharged – details contained in the following drawings:

1000000499-C-140-01 Rev C

Condition 7. (Roundabout at Eldon Grove / Wrexham Road

Condition discharged - details contained in the following drawings:

V-R5675.00/70/CL/010 Rev A1,
V-R5675.00/70/CL/013 Rev A1,
V-R5675.00/70/CL/020 Rev A1,
V-R5675.00/110/CL/001 Rev A3,
V-R5675.00/120/CL/001 Rev A3,
V-R5675.00/120/CL/002 Rev A1,
V -R5675.00/130CL/001 Rev A1,
V-R5675.00/00/TA/999 Rev A, and
V-R5675.00/00/TA/002 Rev A

The development proposals submitted by The National Trust show the construction of a 2m wide footway and full height (125mm) kerbs around the radius of the Eldon Grove junction. This new footway will effectively block an existing well established access serving the Coop store. The Council cannot agree to the blocking off an existing access. The only means of maintaining an adequate access through the Coop car park will be over the area of land concerned; land which will therefore require stopping up.

Therefore, in order to facilitate this development it is considered that the National Trust, as promoters of the scheme should be responsible for any highway legal agreements that are required. Please note that Stopping Up orders must undergo public consultation and that any reasonable objection may potentially prevent the order being made.

Condition 8. (Henblas Road / Wrexham Road junction improvements)

Condition discharged - details contained in the following drawings:

V-R5675.00/20/L/004 Rev A,
V-R5675.00/70/CL/010 Rev A1,
V-R5675.00/70/CL/020 Rev A1,
V-R5675.00/120/CL/001 Rev A3,
V-R5675.00/120/CL/002 Rev A1,
V-R5675.00/00/TA/001 Rev A, and
V-R5675.00/00/SK/005 Rev A

Condition 9. (Church Street / Wrexham Road junction improvements)

Condition discharged - details contained in the following drawings:

V-R5675.00/10/CL/002 Rev A,
V-R5675.00/20/CL/002 Rev A3,
V-R5675.00/20/CL/003 Rev A1,
V-R5675.00/70/CL/009 Rev A1,
V-R5675.00/70/CL/104 Rev A3,
V-R5675.00/110/CL/002 Rev A1,
V-R5675.00/120/CL/001 Rev A3,
V-R5675.00/120/CL/002 RevA1,
V-R5675.00/130/CL/001 Rev A1
1000000499-C-140-01 Rev C

Condition 10. (Travel Plan timescales)

Condition discharged – detail contained in email dated 23 January 2013 from Simon Hill (OPUS). To be read in conjunction with Travel Plan submitted with Reserved Matters application P/2007/0686.

Condition 12. (Bus stop improvements)

Condition discharged - details contained in the following drawings:

V-R5675.00/20/CL/001 Rev A1,

V-R5675.00/20/CL/003 Rev A1,
V-R5675.00/70/CL/103 Rev A3

Condition 14. (Street lighting and furniture)

Condition discharged - details contained in the following drawings and documents:

V-R5675.00/130/CL/001 Rev A1,
V-R5675.00/130/CL/002 Rev A,
V-R5675.00/130/CL/003 Rev A, and
V-R5675.00/RL001 Rev 1

Approved Design Guide (section 7.)

Condition 16. (Comprehensive site drainage)

Condition discharged – details contained in the following drawings

Surface water
V-R5675.00/50/CL/120 Rev A,
V-R5675.00/50/CL/100 RevA1,
V-R5675.00/50/CL/101 Rev A4,
V-R5675.00/50/CL/102 Rev A4,
V-R5675.00/50/CL/103 Rev A1,
V-R5675.00/50/CL/104 RevA2,
V-R5675.00/50/CL/105 Rev A3,
V-R5675.00/50/CL/106 RevA3,
V-R5675.00/50/CL/107 Rev A3,
V-R5675.00/50/CL/108 Rev A4,
V-R5675.00/50/CL/109 Rev A4,
V-R5675.00/50/CL/110 Rev A4,
V-R5675.00/50/CL/111 Rev A2,
V-R5675.00/50/CL/113 Rev A1,
V-R5675.00/50/CL/114 Rev A1,
V-R5675.00/50/CL/115 Rev A,
V-R5675.00/50/CL/116 Rev A,
Soakaway test results.

Plot drainage
V-R5675.00/50/CL/112 Rev A,

Condition 17. (Trees, hedges and shrubs for retention)

Landscape details (see condition 19) and ACS Consulting Tree Protection Plan report

Condition 19. (Hard and soft landscaping)

Condition discharged – detail contained within the following documentation:

Approved Design Code

Landscape Masterplan	LA/ER/WS/L/90/01 Rev G
Vegetation Protective Fencing - 1	LA/ER/WS/L/90/02
Vegetation Protective Fencing - 2	LA/ER/WS/L/90/03
Phasing Plan	LA/ER/WS/L/90/04 Rev B

Landscape General Arrangement 1	LA/S1/-/L/90/01 Rev E
Landscape General Arrangement 2	LA/S2/-/L/90/02 Rev E
Landscape General Arrangement 3	LA/S3/-/L/90/03 Rev E
Landscape General Arrangement 4	LA/S4/-/L/90/04 Rev F
Landscape General Arrangement 5	LA/S5/-/L/90/05 Rev E
Landscape General Arrangement 6	LA/S6/-/L/90/06 Rev F
Landscape General Arrangement 7	LA/S7/-/L/90/07 Rev F

Planting Plan 1	LA/S1/-/L/94/01 Rev A
Planting Plan 2	LA/S1/-/L/94/02 Rev A
Planting Plan 3	LA/S1/-/L/94/03 Rev B
Planting Plan 4	LA/S1/-/L/94/04 Rev A
Planting Plan 5	LA/S1/-/L/94/05 Rev B
Planting Plan 6	LA/S1/-/L/94/06 Rev B
Planting Plan 7	LA/S1/-/L/94/07 Rev C

Planting Plan Part Site 1	LA/P1/-/L/94/08 Rev A

Planting Specification
D20 Excavating and Filling Rev A
Q28 Topsoiling Rev B
Q30 Seeding/Turfing Rev A
Q31 External Planting Rev B
Q35 Landscape Maintenance Rev B
Bulb Schedule Rev B
Shrub Schedule Rev B
ONS Tree Schedule Rev C
Semi-mature Tree Schedule Rev B

Management Plan Rev B

Condition 20. (Phasing proposals)

Condition discharged – detail contained in the following documentation:

- Phasing Plan LA/WS//-/90/04 Rev B dated Jan 2012
- Phasing schedule dated 04 07 2012 attached to email dated 10 July 2012 from Chris Lambart
- Landscaping Management Plan Rev B and all associated Landscaping General Arrangements and Planting Plans.

Condition 22. (Landscaping Management Plan)

Condition discharged – detail contained within Landscape Management Plan Rev B , Phasing Plan LA/WS//-/90/04 Rev B dated Jan 2012 and associated Landscaping General Arrangements and Planting Plans.

Condition 23. (Ecological Management Plan)

Condition discharged – detail contained within URS Ecological Management Plan (reference Final 46404407/NTRP0002 Issue No. 2 dated October 2012).

Condition 24. (Ecological Method Statement)

Condition discharged – detail contained within URS Ecological Method Statement (reference Final 46404407/NTRP0003 Issue No. 1 dated October 2012).

Condition 25. (Wildlife friendly kerbstones)

Condition discharged – detail contained within URS Ecological Method Statement (reference Final 46404407/NTRP0003 Issue No. 1 dated October 2012).

Condition 28. (Dust Management scheme)

Condition discharged – detailed contained in report entitled Dust Management Strategy – Erddig Land Development attached to email dated 18 June 2013 from Simon Hill (OPUS)

Condition 34. (Safeguarding the WCBC TPO 23 (Ash))

Condition discharged – Detail contained in:

Arboricultural Layout Plan – 1358/AL/01 – SK.01 and 1358/AL/01 – SK.02 (2 sheets).
Tree Protection Plan – 1358/TP/01 – SK.01 and 1358/TP/01- SK.02 (2 sheets).
Arboricultural Implications Assessment and appended Arboricultural Method Statement – Document Ref: 1358/DR.06 dated April 2013

Condition 35. (Arboricultural Implications study for the site)

Condition discharged – Detail contained in:

Arboricultural Layout Plan – 1358/AL/01 – SK.01 and 1358/AL/01 – SK.02 (2 sheets).
Tree Protection Plan – 1358/TP/01 – SK.01 and 1358/TP/01- SK.02 (2 sheets).
Arboricultural Implications Assessment and appended Arboricultural Method Statement – Document Ref: 1358/DR.06 dated April 2013

Condition 38. (Hard surfacing in RPAs)

Arboricultural Layout Plan – 1358/AL/01 – SK.01 and 1358/AL/01 – SK.02 (2 sheets).
Tree Protection Plan – 1358/TP/01 – SK.01 and 1358/TP/01- SK.02 (2 sheets).
Arboricultural Implications Assessment and appended Arboricultural Method Statement – Document Ref: 1358/DR.06 dated April 2013

See detail contained in approved landscaping plans and documentation (condition 19)

Condition 39. (Footpaths adjacent to WCBC TPO 23 (Ash))

Condition discharged – Detail contained in:

Arboricultural Layout Plan – 1358/AL/01 – SK.01 and 1358/AL/01 – SK.02 (2 sheets).
Tree Protection Plan – 1358/TP/01 – SK.01 and 1358/TP/01- SK.02 (2 sheets).
Arboricultural Implications Assessment and appended Arboricultural Method Statement – Document Ref: 1358/DR.06 dated April 2013

Condition number 11 of the Reserved Matters application requires the construction of a pedestrian link between the existing church car park and the development site. As previously identified and discussed this condition is insufficiently worded in that there is no timescale identified in which the detail shall be submitted. With this in mind I would ask the developer to consider the principle of the council requesting this link and whether this could be incorporated into the scheme.

I trust the above is all in order and I am now in a position to confirm that all pre-commencement conditions of outline planning permission P/2008/1063 and associated reserved Matters application P/2007/0686 are now met and discharged.

Should you wish to discuss this matter further please do not hesitate to contact the officer named above.

Yours faithfully



Head of Community Wellbeing and Development