Section 106 -Education Cover Note

Planning Reference	P/2026/0152
Development Location	James Farm, Ruabon, Wrexham, LL14 6DW
Planning Officer	Sharon Holman

I. **Education Section 106 request to specify:**
Section 106 contributions should not be specific to a school or identify a particular item of work.

"The council will specify the nature of the works or the area which the contribution will finance, which may include a completely new school". **LPG Note 27 (December 2018)**

II. **Draft S106 and Final Agreement:**
The Education and Early Intervention department must approve the final draft copy of the Section 106 agreement before the final legal agreement is published.

III. **Further Considerations:**

IV. **Contributions Requested:**
Based on data provided by planning on the number of houses and types at the time of calculation. Where number of bedrooms is unknown, the formula 25% x 2 Bed, 40% x 3 Bed, 35% x 4+ Bed will be used to generate a response.

Type of Contribution	No. Pupils Generated	Contribution (Yes or No)
Primary	1.15	No
Secondary	1	No

V. **Signed:**
Submitted By: Emily Webster
Authorised By: Dafydd Ifans
Job Title: Head of Education Effectiveness and Infrastructure
Date Submitted: 01/06/26