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27th May 2026

Jenni Perkins
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Wrexham County Borough Council
Planning Service
16 Lord Street
Wrexham

LL11 1LG

Via Planning Portal

Dear Jenni

Planning Portal Reference: [redacted]
Planning permission P/2025/0430 – Discharge of Conditions 6 (Construction Traffic Management Plan), 7 (Root Protection Areas), 9 (Site Investigation / Remediation Strategy) and 13 (Hard and Soft Landscaping).

This application is made by Plan Red (agents) on behalf of First Investments Real Estate Management Ltd (applicant). This application is sought to discharge the first set of pre-commencement conditions attached to the full application reference: P/2025/0430. For clarity, this discharge of conditions application consists of the following conditions:

- Condition 6 (Construction Traffic Management Plan)
- Condition 7 (Root Protection Areas)
- Condition 9 (Site Investigation / Remediation Strategy)
- Condition 13 (Hard and Soft Landscaping)

For reference, the full wording of condition 6 is set out below:

> *'No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.'*

Condition 6 - submitted details:

- FI CON THE OAKS Construction Traffic Management Plan 260417 Rev B

The submitted Construction Traffic Management Plan (CTMP) satisfies the requirements of Condition 6. It confirms that construction vehicles will not divert through residential streets or minor/unclassified roads, and that the primary access route will be via the A5156 eastbound from the A483, entering the estate from Bryn Lane before Oak Road. Construction working hours will be restricted to Monday to Friday, 07:00 to 18:00, and Saturday, 07:30 to 15:00, with no working on Sundays or Bank Holidays. The CTMP also confirms that deliveries will be avoided during peak traffic periods. In addition, the welfare compound and parking will be located to the north-west of the site, with the compound and overflow parking positioned to the north-east, as shown on the parking plan included within the CTMP.

The full wording of Condition 7 is set out below:

> *'No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.'*

Condition 7 submitted details:

- 311-R-200_P02 Arboricultural Impact Assessment and Arboricultural Method Statement
- 311-T-100-119 TCP
- 311-T-200-219 AIA
- 311-T-300-319 AMS
- 311-T-350-AMS

The submitted information meets the requirements of condition 7 by detailing the details of the proposed tree protection systems. A Cellweb confinement tree root protection provides a no dig solution for the construction of hard surfaces within root protection areas images are detailed in the Arboricultural Impact Assessment and Arboricultural Method Statement. The appendices also locate the tree protection areas as shown on the submitted plans. A record of arboricultural inspection as shown in the AIA and AMS will be undertaken and completed every 4-8 weeks depending on the process of the works.

The full wording of condition 9 is set out below:

> *'No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.'*

Condition 9 submitted details:

- 15518 Rev B Supplementary Phase II Geo-Environmental Assessment Report May Part 1
- 15518 Rev B Supplementary Phase II Geo-Environmental Assessment Report May Part 2
- 15518 Rev B Supplementary Phase II Geo-Environmental Assessment Report May Part 3
- 15518 Rev B Supplementary Phase II Geo-Environmental Assessment Report May Part 4
- SPA S1916 Oak Road - Phase 1 Part 1
- SPA S1916 Oak Road - Phase 1 Part 2
- SPA S1916-2 GA Oak Road
- The Oaks Remediation Strategy SP 251029

The submitted details meets the requirements of condition 9. Testing of the made ground did not reveal any exceedances of heavy metals, explosives, PAHs, petroleum hydrocarbons, PCBs, BTEX or MTBE compounds and the overall risk to controlled waters is considered to be low, there is no further action required in this regard. he BGS Radon Report indicates that basic radon protective measures are required for the site. Aside from basic radon protection, no other specific remedial measures or long-term monitoring is considered necessary at the site.

The full wording of condition 13 is set out below:

> *'Notwithstanding the details contained in Landscape Masterplan ref: 311/LAND/L/110/Rev P02, no part of the development shall commence until full details of both hard and soft landscape works, to include some native planting, and replacement tree planting at a ratio of 3:1 to those lost, has been submitted to and approved in writing by the Local Planning Authority. The plan shall include a timescale for the implementation of works and shall provide for ecological improvement / habitat creation and enhancement in the soft landscape areas for the benefit of biodiversity conservation specifically tailored to the landscape features.'*

The submitted details meets the requirements of condition 13 by providing details of the proposed replacement tree planting and details of the native planting including type, specifications and location. The Planting sheets also provide a schedule of implementation and ground preparation for landscape reinstatement. Details of the proposed footpaths and proposed bench seating including diagrams and locations are also provided.

We look forward to receiving acknowledgement that the application has been validated at your earliest convenience. In the meantime, please do not hesitate to contact myself or Richard Purser should you have any queries or require any additional information.

Yours faithfully,

