www.planred.co.uk

Plan Red Ltd
Colony
19 Spring Gardens
Manchester
M2 1FB
info@planred.co.uk

12th June 2026

Jenni Perkins
Senior Planning Officer
Wrexham County Borough Council
Planning Service
16 Lord Street
Wrexham
LL11 1LG

Via Planning Portal

Dear Jenni

Planning Portal Reference:
Planning permission P/2025/0430 – Discharge of Condition 8 (Written Scheme of Investigation) attached to planning permission reference: P/2025/0430
Land at Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG

This application is made by Plan Red (agents) on behalf of First Investments Real Estate Management Ltd (applicant). This application is sought to discharge condition 8 (Written Scheme of Investigation) attached to the full application reference: P/2025/0430.

For reference, the full wording of condition 8 is set out below:

> *'Development shall not commence until a scheme of archaeological monitoring and recording has been submitted to and approved in writing by the Local Planning Authority. The archaeological monitoring and recording must meet the standards laid down by the relevant Chartered Institute for Archaeologists Standard and Guidance and will be completed in accordance with a written scheme of investigation, which has been approved in advance by the Planning Authority.*
>
> *Archaeological monitoring and recording shall be carried out in accordance with the approved scheme. A copy of the resulting report should be submitted to the Planning Authority and the Planning Archaeologist, email: neil.bayliss@heneb.org.uk.*
>
> *After approval by the Local Planning Authority project data must be submitted and approved for inclusion in the Heneb: Clwyd Powys Archaeology Historic Environment Record. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW.'*

Condition 8 - submitted details:

- FS26-051 The_Oaks_WSI

The Written Scheme of Investigation for archaeological monitoring and recording has been prepared by Heneb: Clwyd-Powys Archaeology in order to discharge this condition. It is anticipated that the fieldwork will be carried out during July or August of 2026. The LPA's APA will be informed when the work is about to commence and an arrangement will be made for site

monitoring as appropriate. Should archaeological remains be discovered the general approach will follow procedures set out in the submitted document.

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,



Sophie McGeough, Assistant Planner
Plan Red Ltd

E: sophie@planred.co.uk