Wrexham County Borough Council
Planning Service
16 Lord Street
Wrexham
LL11 1LG

22 July 2026

Dear Sir,

Discharge condition 12 (Archaeology) of permission P/2024/1610 - Variation Of Condition 3 Of Planning Permission P/2022/0541 To Amend Wording Of Condition at Land Adjacent To Little Llwyn Onn, Cefn Road, Abenbury, Wrexham, LL13 0NY.

1. Introduction

Corylus Planning and Environmental Limited have been instructed by Atrato Onsite Energy Holdco Limited ("the applicant") to submit the above application to discharge condition 12 (Archaeology) of permission P/2024/1610. This condition relates to the work undertaken by our archaeologist to prepare a written scheme of investigation.

The application has been submitted electronically via the Planning Portal (reference number PP-14170199).

The plans and reports submitted to discharge condition 12 include:

- Location plan (CE/321/13); and,
- Archaeological WSI brief report dated July 2026.

2. Planning History

Planning permission was granted on 13.01.2025 under application reference P/2024/1610 for the following development:

> *Variation Of Condition 3 Of Planning Permission P/2022/0541 To Amend Wording Of Condition.*

P/2025/0028 has a split decision on 29.01.2025 which was for the following development:

> *Discharge Of Condition 12 (Archaeology) Of Planning Permission P/2024/1610.*

This application is to discharge the remaining component of condition 12 which was not covered by P/2025/0028.

3. Condition 12 of P/2024/1601

Condition 12 (Archaeology) as part of P/2024/1601 is copied below:

> *12. No development shall take place within the application area until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The archaeological programme of work will be undertaken and completed in accordance with the relevant Standards and Guidance laid down by the Chartered Institute for Archaeologists. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, (Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP Email: mark.walters@cpat.org.uk). Thereafter, the development shall be undertaken in accordance with the approved programme of archaeological work.*

4. Condition 12 (Archaeology)

P/2025/0028 discharged the first part of the condition and the County Archaeologist wanted a copy of the final archaeological report after the site fieldwork was complete to fully discharge the application. The WSI was accepted by Mark Waters of the Clywd and Powys Archaeological Trust (CPAT) in November 2022.

Two criteria remain to be discharged as part of the condition:

1. The carrying out of the archaeological works set out in the WSI,
2. The submission of a report on those works to the Local Planning Authority (LPA).

Condition 12 would not be regarded as discharged until these steps had been completed.

Any ground disturbance in the area immediately outside the Archaeologically Significant Area was monitored in case the archaeology spreads beyond the rather arbitrarily bounded area. A zero-dig policy was instituted and monitored.

We provide enclosed a report with liaison from Wessex Archaeology addressing the remaining criteria of the condition. Please refer to the submitted report to discharge condition 12, and cross-compare the document to the watching brief which was partly discharged as part of P/2025/0028 for reference.

5. Conclusion

Please forward confirmation that condition 12 (archaeology) has now been suitably discharged now that the outstanding information has been provided to the LPA and County Archaeologist.

I trust that you find the above to be in order and sufficient to enable you to validate this application. However, if there is any further information that you require, please do not hesitate to contact me.

Yours sincerely,

Chris Popkin

Town Planner

for Corylus Planning & Environmental Ltd