APPROVAL OF DETAILS RESERVED BY CONDITION

Land South of Tyn y Coed, Moss Road, Moss,

Wrexham LL11 6HA

Approval of Conditions

Following Planning Approval on

Appeal Ref: CAS-03390-W2G2H2

Trevor Mennell Planning

August 2026

Approval of Details Reserved by Condition

Condition 3

A Scheme of access arrangements, junction widening, positioning of any gates, the implementation of the agreed visibility splays in either direction, surface water access junction drainage provisions, parking and manoeuvring shall have been submitted for the written approval of the local planning authority. The scheme shall include a timetable of implementation

Please find attached a scheme of access arrangements proposed together with junction widening and gates together providing adequate visibility splays.

The proposed timetable for completion is August 2027. Refer to Drawing No. 71395:1005

Condition 4

A foul water drainage scheme to cater for the disposal of foul water flows from the site shall have been submitted for the written approval of the local planning authority. The scheme shall include a timetable for its implementation.

Please find attached the proposed Foul Drainage System plan Ref: 71395:1004 for the site as previously accepted in principle by NRW to which the Inspector reported in para 5 within his statement as follows:-

Para 5:- NRW responded to my request on 1st August 2025 indicating that it raises no objection to the development of a private treatment plan (PTP) and that this was acceptable in principle, and that this method of foul drainage could be screened out of an appropriate assessment of likely significant effects on the River Dee and Bala Lake Special Area of Conservation (SAC). This response was in the light of my request for Section 63(3) notice under The Conservation of Habitats and Species Regulations 2017 (the Regulations).

Documents previously submitted are attached:-

- Clenviro Matrix Bio Disc Treatment Plant Specification
- Certificate for Bio Disc Treatment Plant
- Porosity Tests
- Welsh Water Sewer Connection
- Additional Information for HRA
- NRW Final Response

Condition 5

A scheme for biodiversity enhancements shall have been submitted for the written approval of the local planning authority. The scheme shall include a timetable for its implementation.

Please find attached the biodiversity enhancements as shown on drawing ref: 71395:1006 together with Green Infrastructure Statement and Net Biodiversity Benefit Statement. It is intended these will be completed by April 2027.

Condition 6

A scheme of hard and soft landscaping, showing all trees to be retained as part of the development, together with a timescale for the implementation of all landscaping works shall be submitted to and approved in writing by the local planning authority.

Please find attached Green Infrastructure Statement & Net Biodiversity Benefit Statement together with plan drawing ref: 71395:1006 showing additional tree planting and native hedging. The overall area is decorative permeable gravel with compacted gravel drive and bituminous macadam entrance Drawing Ref: 71395:1005. Implementation will be completed by August 2027.

Condition 7

Details of all external lighting at the site shall be submitted to and approved in writing by the Local Planning Authority prior to installation. Details shall include position, height, angle of lighting, illuminance level and hours of operation.

There are two types of lighting which will be used on the site. The position of the lights is detailed on Plan ref: 71395:1006. The types of lighting are as follows:-

- Proposed PIR Downlighter Wall Light



- Stainless steel 201 body with clear glass diffuser
- Recommended bulb: LED GU10 Max 2 x 5W
- 220-240v
- 50/60Hz
- Rated IP44
- With PIR sensor

- Proposed street lamp style lighting (2 columns)



- Lighting column no higher than 2 – 3 m
- Use narrow beam angles and directional cowlings/hoods to prevent light trespass into sensitive habitats for bats etc.,
- PIR motion sensors controlled
- Maximum 2200k lumens