Cassidy+Ashton

Date: 05th August 2026

To whom it may concern

RE: WREXHAM UNIVERSITY, MOLD ROAD, WREXHAM, LL11 2AW

Application to discharge pre-commencement requirements of Condition 3 of planning permission P/2026/0149 which is for the change of use of first floor of Plas Coch sports centre from class D2 (assembly and leisure to class B1 (Office) at Wrexham University, Mold Road, Wrexham, LL11 2AW

Planning permission ref. P/2026/0149 was grated on the 12th of May 2026, subject to 3 conditions.

Condition 3 requires a plan to provide net benefit for biodiversity (NBB) to be submitted to the LPA and approved prior to occupation.

> No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

Enclosed with this covering letter, is a set of plans showing the design and location for a bird box which is to be installed on the north elevation of the sports centre. The letter and plans jointly comprise the information required to be submitted in accordance with the requirements of Condition 3. In summary, the plans submitted show that a bird box will be installed to meet the requirements of NBB and located within a suitable location.

Eclosed with this covering letter, are the documents titled:

- **GENESIS SWIFT, TRIPLE 10724-T Specification**
- **WHL-CAA-ZZ-ZZD-A-202-P1_Proposed_Landscaping Plan**
- **WHL-CAA-ZZ-ZZ-D-A-200_P2_Site Location Plan**

The submitted information should satisfy the requirements of Condition 3 of planning permission ref. P/2026/0149. Please do not hesitate to contact Cassidy + Ashton should you have any questions.

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