

Planning Appeal: CAS-03789-W3C7T6

Land at Lower Berse Farm, Wrexham.

STATEMENT OF COMMON GROUND.

1. Description of the Development.

1.1. The description of the development to which this appeal relates is:

Residential development of up to 1450 dwellings, plus associated roads, open space, community facilities, a site for a primary school and a wastewater treatment plant (if necessary).

1.2. The proposal is an outline application with all matters reserved save for access on to the surrounding road network.

1.3. The appeal application was originally submitted in September 2023 (application reference P/2023/0593). The appeal, which was submitted on the basis of non-determination, was lodged on 20th September 2024.

2. Site description.

2.1. The appeal site has a total site area of 72.85 hectares. The site is located on the western edge of Wrexham, with the A483 providing the boundary to the west, Ruthin Road (A525) providing the northern boundary and Bersham Road the southern boundary. However, not all of the land within these boundaries is included within the appeal site with notable exceptions relating to the edge of Bersham, a parcel of land on which a communications aerial is sited, together with an immediately adjacent dwelling.

2.2. The appeal site is currently used primarily for agriculture, Lower Berse Farmhouse and its associated range of farm buildings are located in the north-western corner of the site, accessed from Berse Lane. Lower Berse Farmhouse and its associated curtilage buildings are listed Grade 2*.

3. The appeal plans.

3.1. The plans to which the appeal relates are as follows:

3.1.1. Location Plan D9730.004A

3.1.2. Masterplan Framework Option 1 – PS9730.001L

3.1.3. Masterplan Framework Option 2 – PS9730.002B

3.1.4. A525/Croesnewydd Road Junction Plan – SCP/210187/AC01 Rev B

3.1.5. A525 North-Western Access – SCP/210187/F04 Rev I

3.1.6. Bersham Road South-Eastern Junction – SCP/210187/AC04 Rev A

3.1.7. Bersham Road South-Western Junction – SCP/210187/AC03 Rev A

3.2. It is agreed that, if the appeal proposal was considered acceptable in all other respects, the illustrative layout proposals on the two Masterplan Framework documents (subject to the issue of the need or otherwise for an on-site wastewater treatment works) would provide an appropriate basis for the development of the site.

4. Site history.

4.1. It is agreed that there is no significant history of planning applications relating to the site which are relevant to this appeal.

4.2. The appeal site was, however, proposed for development and indeed allocated within the Local Development Plan by the Council (policy KSS1, mixed use development with a minimum of 1500 dwellings), before the adoption of the Plan was quashed by the High Court in May 2025 and the Plan then subsequently withdrawn in March 2026.

5. Development Plan Policy

5.1. The development plan is comprised of two documents:

5.1.1. Future Wales The National Plan 2040 was published in February 2021, it provides the National policy context for planning in Wales through to 2040.

5.1.2. The second part of the development plan is the Wrexham Unitary Development Plan 1996 – 2011(UDP) which was adopted in February 2005.

5.2. Policy 20 of Future Wales is of particular relevance to Wrexham and to the appeal proposal. Wrexham (along with Deeside) is identified as a National Growth Area for North Wales which should be the “main focus” for strategic

economic and housing growth; essential services and facilities; advanced manufacturing and transport infrastructure.

- 5.3. It is further agreed that the scale and location of the development would be broadly consistent with Policy 20. However, it is also agreed that Future Wales offers no explicit support for the development, as confirmed on page 15 of Future Wales, which states that Future Wales does not seek to identify the exact location for new development or the scale of growth of individual settlements.
- 5.4. Turning to the UDP, this planned for the period 1996 – 2011. It is therefore agreed that the UDP's plan period has expired. Nevertheless, it remains the starting point for the consideration of planning applications in Wrexham.
- 5.5. It is agreed that the UDP was never intended to provide a policy context beyond 2011. The UDP does not identify a current housing requirement, nor does it identify a supply of housing sites to meet current needs.
- 5.6. The Appellants and the Council disagree as to the weight that should be attached to the policies of the UDP:
 - 5.6.1. The Appellants view is that the document is so out of date and not in conformity with PPW such that no weight should be attached to its policies in the determination of this appeal.
 - 5.6.2. However, the Council's position is that the UDP should continue to be afforded significant weight in decision making and consider that the appeal proposal is in conflict with policies PS1, EC1, EC2 and EC5.
- 5.7. The Local Development Plan (LDP) was intended to replace the UDP and provide an up to date policy context through to 2028, this policy context included the allocation of the appeal site for development consistent with the appeal proposal). Indeed, for a short period of time between December 2023 and March 2026 the LDP was adopted, however, following legal challenges, it has now been withdrawn.
- 5.8. It is agreed that the policies of the now withdrawn LDP should not be afforded weight in the decision-making process.
- 5.9. There is, however, disagreement as to the weight that should be attached to all of the background documents and analysis that informed the preparation of the LDP and which was also subject to scrutiny and review by inspectors at the LDP Examination in Public.

5.9.1. The Appellants consider that significant weight should be afforded to the LDP background documents in the decision-making process given that they comprise the most up to date body of planning assessment and analysis available for Wrexham.

5.9.2. The Council's position is that the background documents should not be afforded any weight.

5.10. It is agreed however that the lack of an up to date local development plan does not provide justification for not determining planning applications; each proposal should be considered on its merits.

6. Housing Need.

6.1. The Council's latest Housing Land Monitoring Statement for the period 2013 to 2025 indicates that completions during this period have averaged 254 dwellings per annum. This rate of development is just 49% of that which the LDP would have required and 66% of that which the UDP set as an average annual requirement (assuming that its' housing requirement was extended beyond 2011 to the present day).

6.2. It is agreed, particularly having regard to Future Wales and to Planning Policy Wales (para 4.2.12) that there is a continued need to deliver housing in Wrexham.

6.3. It is agreed, once again by reference to the Housing Monitoring Statement, that affordable housing completions have been significantly below the assessment of need. The latest Local Housing Market Assessment identifies a requirement for 2418 additional affordable dwellings over the 15 year period from 2022-2037, or 161 additional affordable dwellings per year. The total affordable houses completed in the County Borough as a whole between 2022 and 2025 was 298, or an average of 75 per year.

6.4. It is agreed that if the appeal proposal was to be permitted, the Appellants proposal for 15% affordable housing provision is an appropriate contribution which would amount to 218 affordable dwellings within the development as a whole. It is further agreed that this scale of contribution would make a valuable contribution towards meeting the scale of affordable housing need.

6.5. Notwithstanding other issues upon which there is a disagreement, it is agreed that housing need is a factor that weighs positively in favour of the grant of planning permission.

7. Sustainability.

7.1. It is agreed that the appeal site has good access by foot and by cycle to a range of facilities within Wrexham, including two supermarkets, a secondary school, the Wrexham Maelor Hospital, employment opportunities, Wrexham General Railway Station and Wrexham City Centre.

7.2. It is further agreed that the local facilities that would be provided as part of the development including a local centre, primary school, recreational space and a network of footways and cycleways linking to the surrounding would, in addition to the proposed bus service, further enhance the sustainability credentials of the development.

7.3. It is agreed that the development of this site would result in sustainable development and that this weighs in its favour.

8. Highways.

8.1. A separate statement on highways issues will be provided.

9. Phosphorus.

9.1. The Appellants have prepared a 'Shadow Appropriate Assessment' considering the potential impact of the appeal proposal on phosphorus levels in the River Dee (Phosphorus Headroom Assessment – River Dee – Chester Weir to Ceiriog). Following discussions and some minor amendments, the Assessment dated 17/8/26 is now agreed by both parties.

9.2. It is agreed that phosphorus levels within the Dee are well below the phosphorus standard of 50 ug/L and that there is, therefore, significant 'headroom' within which further development, including all existing commitments and anticipated completions, together with the appeal proposal could be accommodated.

9.3. Having regard to the above, it is agreed that the appeal proposal would have "no likely significant effect" in the context of the NRW guidance 'Advice to planning authorities for planning applications affecting nutrient sensitive Special Areas of Conservation'.

9.4. Both parties, therefore, agree that the concern with regard to phosphorus (paras 6.45 – 6.51 of the Council's Statement of Case) has now been satisfactorily resolved.

10. Archaeology

10.1. Two phases of trenching work have been undertaken on parts of the site, neither of which identified any heritage assets of significance. Further archaeological work is still considered necessary by Heneb, it is agreed that this matter can be secured by planning condition, with the outcome of the investigations informing the detailed design of the development at reserved matters stage.

10.2. On this basis the Council no longer pursue their objection to the proposal relating to archaeology as described at paragraphs 6.32 – 6.36 of their Statement of Case.

11. Flooding/Drainage

11.1. It is agreed that the Council's outstanding concerns in relation to flooding/drainage have now been satisfactorily resolved and, therefore, they no longer pursue their case in relation to flood risk as described at paragraphs 6.37 – 6.44 of their Statement of Case, subject to a planning condition requiring further drainage information to be submitted with the reserved matters applications.

12. Education

12.1. A separate statement on education issues is appended to this Statement.

13. Conditions.

13.1. A schedule of conditions proposed by the Council and accepted by the Appellants is appended to this Statement.

Signed on behalf of the Appellants:

M Gilbert

Date: 28.8.26 .

Signed on behalf of Wrexham CBC:

Matthew Phillips, Head of Service, Planning Development Management

Date: 28/08/2026

LAND AT LOWER BERSE FARM, BERSHAM, WREXHAM
EDUCATION STATEMENT OF COMMON GROUND
BETWEEN THE APPELLANT AND WREXHAM COUNTY BOROUGH COUNCIL

PEDW Reference: CAS-03789-W3C7T6

Application Reference: P/2023/0593

Prepared on behalf of Redrow Homes Ltd

CONTEXT

- 1.1** An outline planning application was submitted to the Local Planning Authority in 2023 for a residential-led scheme with open space, community facilities and a site for a primary school at Lower Berse Farm, Wrexham. The site is referred to as Land at Lower Berse Farm and is accessed from Ruthin Road in Wrexham.
- 1.2** An Education Infrastructure Assessment was prepared and submitted with the outline planning application.
- 1.3** A consultee response was received from Education Officers at Wrexham County Borough Council ("the Council"), along with additional comments on education matters raised by Councillor Wynn.
- 1.4** The Appellant submitted an appeal based on non-determination. The Council's Planning Committee subsequently considered a report from the Chief Officer for Economy and Planning to indicate what the decision of the committee would have been if the application was determined by them.
- 1.5** The Officer report recommended refusal and contained some references to education.
- 1.6** The Appellant has confirmed their commitment to delivering a one form of entry primary school with central facilities sized for a two form of entry primary school on

the Primary School Site. This commitment is in lieu of a Primary Education Contribution.

- 1.7** In advance of the upcoming planning inquiry, the Appellant and the Council have engaged in direct, positive dialogue to narrow any points of disagreement relating to education. Both parties are committed to continuing this dialogue, developing Section 106 drafting that clearly captures the positions of both parties and ensuring that inquiry time is used wisely.
- 1.8** The parties have reached an agreement during the appeal process that a secondary education contribution is no longer being pursued by the Council for the Proposed Development. This is based on a non-standard solution to primary education having been agreed through a developer-led delivery of a new primary school.
- 1.9** As a result of 1.8 above, and without prejudice in terms of the party's positions on future applications, it is not expected that matters relating to the methodology for capacity assessments, forecasting or education mitigation will be examined at this inquiry.

2.0 MATTERS OF AGREEMENT ON EDUCATION

The parties, including the Appellant and the Council agree that the development will generate additional school place demand and that some mitigation is necessary.

Primary Education

- 2.1** The parties agree that a new primary school is required to be delivered within the Proposed Development to provide school places for children predicted to live within the development.
- 2.2** It is agreed that the Primary School Site must be capable of hosting a primary school with two forms of entry and be a minimum size of 1.70 hectares, in accordance with the Area Guidelines for Schools in Wales (2025).

- 2.3** It is agreed that the development may generate up to 334 primary pupils over a phased period as the development is built out.
- 2.4** It is agreed that there are eight existing primary schools within two miles of all or substantial portions of the Proposed Development.
- 2.5** It is agreed that pupils are likely to attend a range of primary schools including community schools, local primaries with a religious designation and Welsh Medium schools.

Secondary Education

- 2.6** It is agreed that the development will generate additional secondary age pupils over time, as the Proposed Development is completed.
- 2.7** It is agreed that a Secondary Education Contribution is not applicable to this specific development, due to the Appellant's commitment to a non-standard primary education mitigation strategy with a developer delivered primary school.
- 2.8** It is agreed that the position reached with respect to secondary education on this scheme is without prejudice to the party's positions on future applications or developments.

3.0 MATTERS OF DISGREEMENT ON EDUCATION

- 3.1 At the time of drafting this statement, there are only minor matters that have not yet been confirmed as agreed.
- 3.2 The Council has yet to agree the trigger points and detailed clauses relating to the delivery of the new Primary School. Dialogue will continue with respect to the Section 106 Agreement to reach agreed drafting and execution, as soon as possible.

This Statement of Common Ground is agreed by Flinders Chase on behalf of Redrow Homes Limited, (the "Appellants") and Wrexham County Borough Council.

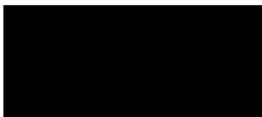
Signed on behalf of the Appellant



Name: Kerrie Norman

Date: 27th August 2026

Signed on behalf of Wrexham County Borough Council



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Name: Dafydd Ifans

Date: 28 August 2026

SCHEDULE OF PLANNING CONDITIONS

In the event that the Appeal is allowed, the Parties agree that the following schedule of conditions are appropriate for imposition on to the grant of planning permission.

Condition No.	Condition Text (and Reason)
1	Details of the appearance, landscaping of the site, layout and scale, (hereinafter called "the reserved matters") for each phase of development shall be submitted to and approved in writing by the Local Planning Authority before any part of the development on that phase begins. The development shall be carried out in accordance with the details as approved for each phase of the development. Reason: To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.
2	The first reserved matters application shall include a plan showing the first phase of development and location of all subsequent phases of development (hereinafter called ""the Phasing Plan""). The Phasing Plan shall include the percentage of affordable housing in each phase, which across the phases shall consist of no less than 15% of the total number of dwellings to be built on the site. All subsequent reserved matters applications shall be submitted in accordance with the approved Phasing Plan. Reason: To ensure that the development of the site takes place in a coordinated manner and to ensure compliance with policy H7 of the Unitary Development Plan in respect of the delivery of affordable housing.
3	The reserved matters applications for the development shall be submitted before either: (i) the expiration of 5 years from the date of this permission; or (ii) the expiration of 13 years, provided that any submission after ten years of the date of this permission shall be made within three years of the last reserved matters approval on the preceding phase of development hereby permitted; whichever is the later. Thereafter the development shall only be carried out in accordance with the details as approved. Reason: To comply with Section 92 of the Town and Country Planning Act, 1990.
3	The development hereby permitted shall be begun before the expiry of 5 years from the date of this permission or two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later. Reason: To comply with Section 92 of the Town and Country Planning Act, 1990.
4	The development shall be carried out in accordance with the following drawings in respect of vehicular access: i. SCP/210187/AC01 Revision B ii. SCP/210187/F04 Revision I iii. SCP/210187/AC03 Revision A iv. SCP/210187/AC04 Revision A

Condition No.	Condition Text (and Reason)
	Reason: To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan
5	Development shall not commence until a scheme of pedestrian and cycles access, and off-site footway and cycleway provision has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation. Pedestrian and cycle accesses, and off-site footway and cycleway provision shall thereafter be provided in accordance with the approved scheme. Reason: To ensure the formation of safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan and to promote no-car modes of travel in accordance with Planning Policy Wales 12.
6	The submissions made in respect of condition 01 for each phase shall include an ecological method statement and management plan that shall include the following: a) Bat mitigation, compensation and reasonable avoidance measures; b) Measures to avoid adverse impacts upon nesting birds; c) A detailed lighting scheme, including details to demonstrate that light spillage will not affect wildlife sensitive areas of the site, including plans illustrating retained or proposed features planned to be functionally used by bats for foraging or dispersal; d) A biosecurity risk assessment; e) Measures to deliver a net benefit to biodiversity (NBB); f) A management and monitoring plan g) Timescales for the implementation and management of all mitigation, compensation, NBB and avoidance measures. Development in that phase shall thereafter take place in strict accordance with the details that are approved. Reason: In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
7	No development shall take place within any part of a phase 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 within that phase 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. Reason: In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Condition No.	Condition Text (and Reason)
8	If, during the course of development, any contamination is found on a part of the site that has not been identified in the site investigation, no further development shall take place on that part of the site until a 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. Reason: In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9	No dwelling shall be occupied on any part of the site that has been subject to remediation until a Verification Report which demonstrates that the works approved as part of conditions no. 7 and/or 8 above have been carried out, has been submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10	The Reserved Matters for each phase shall be informed and accompanied by archaeological work that shall be undertaken prior to the submission of each Reserved Matters application. The work shall comprise of the following: i. A scheme of additional Archaeological Evaluation to be carried out in accordance with a written scheme of investigation which has been first been submitted to and approved in writing by the Local Planning Authority. The scheme must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for archaeological field evaluation. ii. Upon completion of the scheme Archaeological Investigation, a copy of the Evaluation report shall be submitted to and approved in writing by the Local Planning Authority. A copy of the resulting report should be sent to the Historic Environment Record Officer, Heneb: Clwyd Powys Archaeology for inclusion in the regional Historic Environment Record and a copy of the report and full digital archive must also be sent to the National Monuments Record, RCAHMW, Aberystwyth. iii. Where the evaluation report identifies safeguarding measures required to ensure preservation in situ of important archaeological remains and/or further archaeological investigation, recording and reporting shall be implemented, these works will be undertaken in accordance with a written scheme of investigation that shall first have been submitted to and approved in writing by the Local Planning Authority. A copy of any additional resulting report shall be submitted to and approved in writing by the Local Planning Authority. Following approval, a copy of the resulting report should be sent to the Historic Environment Record Officer, Heneb: Clwyd Powys Archaeology for inclusion in the regional Historic Environment Record and a copy of the report and full digital archive must also be sent to the National Monuments Record, RCAHMW, Aberystwyth.

Condition No.	Condition Text (and Reason)
	Reason: To ensure that any features within the site that are of archaeological significance are identified, recorded and, where necessary, preserved in accordance with Policy EC11 of the Wrexham Unitary Development Plan.
11	No part of the development shall commence in each phase until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority for that phase. No development or other operations within that phase shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following: 1. A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012; 2. A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted; 3. A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees; 4. Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires; 5. Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority; 6. Method for protecting retained trees during demolition works; 7. Details of all proposed tree works, including felling and pruning. Reason: To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policy policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
12	Development shall not commence in any phase of the development that adjoins the A483 trunk road or the A525 Ruthin Road until a scheme of noise mitigation for that particular phase has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in full prior to the first occupation of any dwelling in that phase and all measures for noise mitigation shall be retained thereafter. Reason: In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
13	The Reserved Matters applications shall include provision for areas of public open space, together with a scheme that includes the following details: 1. the siting, size, layout and appearance of any formal equipped play areas; 2. hard and soft landscaping of the open space area(s); 3. the timing of the construction and landscaping of the open space area(s);

Condition No.	Condition Text (and Reason)
	Public open space shall be provided on site in accordance with the approved scheme and permanently retained thereafter. Reason: In the interests of the appearance of the development and the standard of amenity afforded to future occupiers - Unitary Development Plan Policies GDP1(a) and CLF5.
14	Any part of the site that falls within the proposed green wedge, as shown on Map 8: Proposed Green Wedge Land South of Ruthin Road in the Wrexham Strategic Green Wedge Review (October 2017) shall form part of the area(s) of public open space referred to in condition 13 above. Reason: To prevent coalescence of the village of Bersham and Wrexham and to protect the setting of the Bersham Conservation Area in accordance with paragraph 3.67 of Planning Policy Wales 12 and policy EC7 of the Wrexham Unitary Development Plan.
15	The Reserved Matters applications for each phase shall include a Drainage Statement that provides the information set out in Figure 3 of Technical Advice Note 15: Development, flooding and coastal erosion for each phase of the development together with the following: i. detailed infiltration testing will be required at detailed design stage; ii. attenuation ponds will require further modelling and refinement at detailed design stage; iii. flood exceedance routes and phase specific drainage arrangements; and iv. final culvert arrangements and tie-in details. The development in each phase shall thereafter be carried out in accordance with the approved Drainage Scheme. Reason: To ensure that appropriate provision is made to manage surface water and prevent flooding both on and off-site, in accordance with Technical Advice Note 15 and policy GDP1 of the Wrexham Unitary Development Plan.
16	No dwelling shall be occupied until a Final Travel Plan has been submitted to, and agreed by the Local Planning Authority. The details of the plan as agreed shall be fully implemented concurrently with the occupation of the development hereby permitted., Reason: To ensure a satisfactory form of development.
17	No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a Mineral Recovery Plan (MRP). The MRP will establish any areas where incidental minerals may be recovered as part of the construction process, such as from ground works, sustainable drainage systems, road sub-bases, granular fill and landscaping. The MRP will be required to:

Condition No.	Condition Text (and Reason)
	a) assess the potential mineral resource quality through the application site; b) design, implement and report the outcome of further intrusive investigation if required; c) estimate the total mineral resource volume which may be incidentally extracted during construction; and d) provide a methodology for how incidentally extracted mineral resource recovered during construction will be managed, processed (if required) and incorporated into the construction of the proposed development. Reason: To ensure a satisfactory form of development in accordance with policy MW1 of the unadopted Wrexham Local Development Plan.
18	No development shall commence in any phase until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority in respect of that particular phase of development. The approved statement shall be adhered to throughout the construction period in that phase. The statement shall provide for: 1) the parking of vehicles of site operatives and visitors; 2) loading and unloading of plant and materials; 3) storage of plant and materials used in constructing the development; 4) an earthwork balance in respect of materials arising from excavations carried out on site, including measures to ensure those materials are re-used on-site; 5) hours of working and deliveries; 6) a scheme of dust management; and 7) a scheme to manage the impacts of construction noise and vibration. Reason: In the interests of highway safety and to minimise the disruption arising from construction works, in accordance with policy GDP1 of the Wrexham Unitary Development Plan
19	No development or phase of development, including site clearance, shall commence until a site wide or phase Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP(s) should include: • Construction methods: details of materials, how waste generated will be managed; • General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containment areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.

Condition No.	Condition Text (and Reason)
	• Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures. • Soil Management: details of topsoil strip, storage and amelioration for re-use. Features required to prevent runoff from these areas such as silt fencing etc. including maintenance, monitoring, management prescriptions as well as the person responsible for their maintenance. • CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures. • Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies. • Persons responsible for monitoring, management and implementation of activities and management prescriptions. Development shall be carried out in accordance with the approved CEMP(s). Reason: To protect the River Dee and Bala Lake Special Area of Conservation and the River Dee Site of Special Scientific Interest from pollution during construction, in accordance with policies GDP1 and EC6 of the Wrexham Unitary Development Plan and Planning Policy Wales Chapter 6.
20	No dwelling shall be occupied until a fence has been erected along the full length of the boundary with the A483 trunk road in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The fence shall thereafter be permanently retained. Reason: To prevent direct access to the A483 trunk road in the interests of highway safety and in accordance with policy GDP1 of the Wrexham Unitary Development Plan.
21	The development hereby approved makes provision for a maximum of 1,450 dwellings and the section of a primary school. Reason: To define the extent of the development.