Ellie Jones

From: planning_admin
To: Jenni Perkins
Subject: RE: CA4135: Chetwynd Grove - RE: P/2024/1340

From: Kieran Trow <kieran.trow@basearchitecture.co.uk>
Sent: 14 November 2024 17:27
To: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Cc: Emily Bennett <emily.bennett@basearchitecture.co.uk>
Subject: CA4135: Chetwynd Grove - RE: P/2024/1340

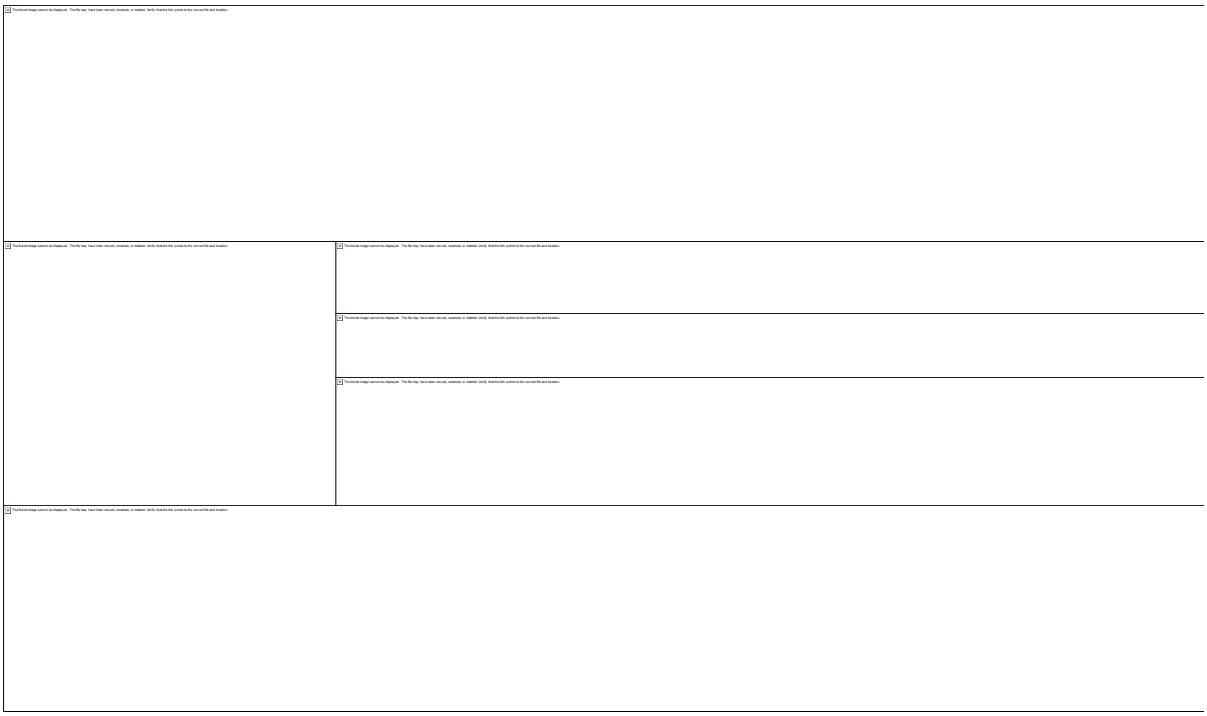
Good afternoon Jenni,

Thank you for your email below and appreciate your feedback/comments at this stage.

We have provided our response to your queries below in blue;

If you do have any further queries, may I suggest a teams call may be beneficial to address any outstanding matters?

Thanks in advance Jenni. Appreciate your correspondence on this.



From: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Sent: 11 November 2024 12:54
To: Emily Bennett <emily.bennett@basearchitecture.co.uk>
Subject: P/2024/1340

Hello again Emily,

Further to my earlier email, I require some further clarification if that's ok.

Firstly, please confirm how many employees were on site prior to the change of use taking place and the number of employees now on site. Presumably, as over flow offices /expansion to the existing business, employee numbers have increased. The submitted DAS would indicate an additional 6 people to be employed, I would just like to confirm that this is an increase in numbers to that currently on *this site*. – The Net Gain of number of employees is 6. The site was not previously subject to commercial operations and the use of the building currently is due to relocation from offices which are no longer operational.

Secondly, and this ties in to my earlier email, please confirm where WC facilities are provided and how the foul waste is dealt with. The application form states 'unknown'. Not providing such facilities would not be on accordance with planning policy. – Existing WC facilities are utilised within the existing dwelling (i.e no additional WC facilities are provided within the converted building subject to this application).

Lastly, throughout the accompanying DAS, reference is made to an extant permission for conversion to residential. There are two points to note here a) the permission was granted prior to the issue of phosphates arose b) the permission is not extant as it hasn't been implemented. Effectively, this is the change of use of stables/agricultural building into offices and the impact of foul drainage upon the SAC should be considered inline with NRW guidance. – We note the previous application would not have been subject to policy/regulations surrounding Phosphates. However, using the link provided below, we have extracted NRW's guidance in relation to what development proposals are unlikely to increase nutrient levels within a river SAC, which would be appropriate in this instance;

"developments intended to provide services, facilities, commercial sites, or places of employment (e.g., community buildings, schools etc.) for a local population already served by residential connections to existing public or private sewers discharging within the SAC river catchment."

With the confirmation provided above, the existing foul water system would be serving local population and therefore not having a significant effect on a SAC.

Natural Resources Wales / Advice to planning authorities for planning applications affecting nutrient sensitive river Special Areas of Conservation

Thank you and kind regards,

Jenni Perkins
Uwch Swyddog Cynllunio / Senior Planning Officer
Economi a Chynllunio / Economy and Planning
Cyngor Bwrdeistref Sirol Wrecsam / Wrexham County Borough Council

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Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw

atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

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