

Sarah Hill

From: Ali Young <Ali@glampitect.co.uk>
Sent: 17 November 2022 09:51
To: Sarah Hill
Subject: Re: P/2021/0060

Morning Sarah,

The applicant has informed me that the business has run continuously from the site for over 56 years, since his father purchased a brand-new JCB in 1967. I infer from this that planning permission was never sought by the applicant since the site had been used for this purpose for so long.

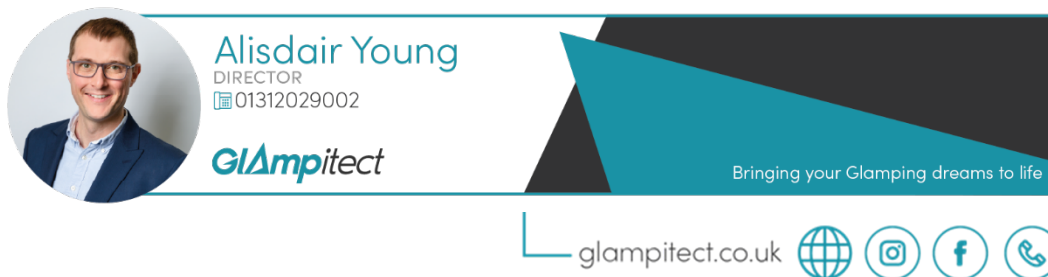
He has also confirmed that all existing business traffic will relocate to Parkley building SY13 3AR. Due to the cost of this, were the glamping development not to go ahead the intention would be to continue operating from the existing location.

The business operates 3 vans, 1 HGV, 2 JCB diggers & 6 employee vehicles. This results in at least 16 to 20 movements per day, but can be higher depending on the needs of the business.

The applicant does have the ability to cut back the hedgerows to improve visibility if required.

We believe that glamping development represents a net benefit to the immediate area in terms of smaller and fewer vehicles accessing the site. It also provides some good anecdotal evidence that traffic can operate safely when accessing the site, even without the trimmed-back hedgerow.

Kind Regards



From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Date: Wednesday, 16 November 2022 at 13:31
To: Ali Young <Ali@glampitect.co.uk>
Subject: RE: P/2021/0060

Brilliant – thanks Ali.

Sarah Hill
Swyddog Cynllunio/Planning Officer
Cynllunio a Rheoleiddio/Planning and Regulatory

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From: Ali Young <Ali@glampitect.co.uk>
Sent: 16 November 2022 13:28
To: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Subject: Re: P/2021/0060

Hi Sarah,

Thank you for this.

I have put the questions to my client and will get back to you asap with the detail.

Kind Regards



Alisdair Young

DIRECTOR

01312029002

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From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Date: Wednesday, 16 November 2022 at 07:58
To: Ali Young <Ali@glampitect.co.uk>
Subject: RE: P/2021/0060

Hi Ali,

I've spoken with the Council's Highway Officer. He has asked for more information about the site.

He would like to know the following information in relation to the existing construction business:

- Does this business have planning permission to operate from the site?
- Will the business definitely be relocating as a result of the proposed development and if so, where to?
- How many typical vehicle movements associated with that business take place each day to/from the site and exactly what type of vehicles are involved?

He would also like to know whether the applicant has control over/ownership of the hedgerows that could be trimmed to improve visibility.

Regards

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer
Cynllunio a Rheoleiddio/Planning and Regulatory

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From: Ali Young <Ali@glampitect.co.uk>

Sent: 10 November 2022 11:30

To: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Subject: Re: P/2021/0060

That's great, thanks Sarah

Kind Regards



Alisdair Young

DIRECTOR
01312029002

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From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Date: Thursday, 10 November 2022 at 11:27

To: Ali Young <Ali@glampitect.co.uk>

Subject: RE: P/2021/0060

Hi Ali,

I have found that information on file now – thanks for sending it through. It does not appear that it was all sent over to Highways, possibly only the actual plans.

I'll forward that over now and ask for a formal amended response. I'll send that to you as soon as it arrives, but please bear in mind it could be 7-14 days before it comes through.

Regards

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer
Cynllunio a Rheoleiddio/Planning and Regulatory

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From: Ali Young <Ali@glampitect.co.uk>
Sent: 10 November 2022 11:18
To: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Subject: Re: P/2021/0060

Hi Sarah,

I've just looked back through my sent folder and it was all done by email with Simon.

I've copied the info for highways below (in blue) that was sent May 2021.

If the highways officer has considered this and still has concerns, I guess we are looking at reducing scale again.

Response to Highways

Traffic Generation

In relation to the concern about the increased number of vehicles, we would like to draw attention to the changes made by the applicant, which will see an overall reduction in traffic on the roads immediate to the site. At present, the applicant's business (Smilers Construction Ltd) is operated from the site. This generates vehicle movements from six employees, the applicant, sub-contractors and a 7.5T HGV. In addition, business related deliveries of materials to/from site are both daily and frequent. This business and associated traffic will be relocated to rented off-site premises should the proposed development be granted approval, thus reducing the load on the local road network, even with the glamping site related traffic.

Visibility Splays

We appreciate the highways officer's relaxation of the splay distances due to the road geometry and practical speeds. In relation to partially obscured views due to hedgerow, we would suggest that cutting back and maintaining hedgerow to form acceptable splays would be a suitable condition of approval.

We would suggest that the existing business traffic shows that the junction between the classified road and Whitewell Road does not represent a high risk to other road users.

Surfacing

The intention is to maintain the existing surface, which has proved suitable for the business traffic to date. The addition of an Aco drain across the access will be incorporated into the design (see attached drawing) as suggested by highways.

Kind Regards



Alisdair Young
DIRECTOR
01312029002
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From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Date: Thursday, 10 November 2022 at 10:57

To: Ali Young <Ali@glampitect.co.uk>

Subject: RE: P/2021/0060

I do apologise – I spoke with Highways not long after we had spoken and forgot to respond to you.

The Highway Officer had forwarded me the most recent information he had on file which was:

- Proposed road and access plan 200616-03-01, dated 19/08/2020
- Site layout plan 200616-01-01, dated 19/08/2020

I cannot find anything more recent on file in respect of access and site layout. I spoke with the Highway Officer who confirmed that his concerns regarding potential vehicle movements and inadequate infrastructure serving the site still stand.

Regards

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer

Cynllunio a Rheoleiddio/Planning and Regulatory

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From: Ali Young <Ali@glampitect.co.uk>

Sent: 10 November 2022 10:43

To: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Subject: Re: P/2021/0060

Hi Sarah,

Yes that's right. We had produced some justification on access and vehicle movements and I don't believe we ever had a response back.

Kind Regards



From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Date: Thursday, 10 November 2022 at 10:37
To: Ali Young <Ali@glampitect.co.uk>
Subject: RE: P/2021/0060

Hi Ali,

Sorry, was it just the highways side of things I needed to get back to you on? I have mislaid my notes from our telephone conversation.

Regards

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer
Cynllunio a Rheoleiddio/Planning and Regulatory

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From: Ali Young <Ali@glampitect.co.uk>

Sent: 10 November 2022 09:03

To: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Subject: Re: P/2021/0060

Morning Sarah, I hope you are well.

I just wanted to touch base and see if there was any update from your side?

Kind Regards



From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Date: Tuesday, 18 October 2022 at 13:48

To: Ali Young <Ali@glampitect.co.uk>

Subject: RE: P/2021/0060

Hi,

I've just tried giving you a call. I will in most of the afternoon until 4.30pm if you would like to ring me on 01978 298776.

Regards

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer

Cynllunio a Rheoleiddio/Planning and Regulatory

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From: Ali Young <Ali@glampitect.co.uk>

Sent: 18 October 2022 12:18

To: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Subject: Re: P/2021/0060

Hi Sarah,

Thank you for picking this up.

Would it be possible to have a quick call on this at some point, as I think that will be the easiest way to align?

Kind Regards



Alisdair Young

DIRECTOR
01312029002

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From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Date: Tuesday, 18 October 2022 at 11:00

To: Ali Young <Ali@glampitect.co.uk>

Subject: FW: P/2021/0060

Hi Ali,

You recently sent an email to Simon Greenland asking for an update on the phosphates issues relating to the application. Simon has now left the Authority and I have been asked to take over as case officer for your application.

The most recent correspondence I can see on file from NRW was from 27th June. I can then see correspondence from Simon asking for an extension of time until 31st October due to the phosphates issues being ongoing.

There has been no further update from NRW with regards to the current concerns over phosphorus levels, so your proposal would need to remain as pending with a further extension of time or would need to be determined in its current form which could not be supported due to the current phosphates issues.

Please can you confirm whether the suggestion to reduce the number of pods to 3 was ever discussed with you?

Thanks

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer

Cynllunio a Rheoleiddio/Planning and Regulatory

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From: Ali Young <Ali@glampitect.co.uk>

Sent: 06 October 2022 14:09

To: Simon Greenland <Simon.Greenland@wrexham.gov.uk>

Subject: P/2021/0060

Afternoon Simon,

Has there been any indication from NRW on when they'll be able to make an assessment on our phosphate control measures?

Kind Regards



Alisdair Young
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