

Elis Roberts

From: planning_admin
Sent: 05 September 2024 07:31
To: Elis Roberts
Subject: FW: heritage court (former air products site) acrefair - P/2024/0157(extra plot) and P/2024/0172 (plot substitution)
Attachments: SIneo +224e24090413520.pdf; SIneo +224e24090414070.pdf; SIneo +224e24090414320.pdf; SIneo +224e24090414321.pdf

From: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Sent: 04 September 2024 16:27
To: planning_admin <planning_admin@wrexham.gov.uk>
Subject: FW: heritage court (former air products site) acrefair - P/2024/0157(extra plot) and P/2024/0172 (plot substitution)

Hello,

Please can the attached and email below be added to civica P/2024/0157.

Thank you

Jenni

From: Michael Forgrave <michael.forgrave@gowerhomes.co.uk>
Sent: 04 September 2024 15:13
To: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Subject: FW: heritage court (former air products site) acrefair - P/2024/0157(extra plot) and P/2024/0172 (plot substitution)

Hi Jenni,

For ease of reference I've attached my covering letter dated 07/02/2024 which summarises what was submitted in order to satisfy all conditions (except condition 11 – noise mitigation). This submission was given ref P/2024/0132 and approved on 27/07/2024, your approval is also attached.

Boundary treatment – see attached drawing 103.01.03rev A dated 18/12/2023 showing boundary treatment. We would propose to follow these boundary treatments for the extra plot and substitutions.

Phased ground investigation – Angela Guy has approved this and again we would follow the same process through for the extra plot and substitutions.

Validation report – this condition would need to remain because we can only validate when the houses are nearing completion (likely from October for first phase 18-21 and 1-4).

Biosecurity risk assessment – i can re-submit Kingdoms report dated 16/11/2023 if you wish. This report was site, not plot, specific however we would follow the same processes set out in the report for the extra plot and plot substitutions.

Ecological method statement and management plan – attached is the statement and plan dated 07/02/2024 which we would follow for the extra plot and plot substitutions.

Badger walk over survey – this came about because our stone mounds had been present on site untouched for over two years (phosphates) and could have provided suitable habitat for badgers, since the walk over survey last November these conditions no longer exist.

I hope this is helpful if you need further information please let me know.

Kind regards.

Mike.

Michael Forgrave Managing director

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