

Appendix 2.5: Cumulative Scheme Scoping Email Correspondence

From: [Matthew Phillips](#)
To: [Raby-Smith, Rebecca @ London SMC](#)
Cc: [Little, Patrick @ London SMC](#); [Grady, Sarah @ Manchester](#); [Clarkson, Helen @ Manchester](#)
Subject: RE: ENQ/2022/0328 - EIA Scoping Opinion Request
Date: 13 January 2023 16:11:01
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image010.jpg](#)
[image011.png](#)

External

Rebecca,

Happy New Year.

Apologies for not replying sooner to your earlier email from December. I'd only suggested the Village Bakery site on the basis of it being an extant permission for major development, although overall the impact of it is likely to be limited. I am reasonably happy to leave it out.

In terms of the two other sites I'd listed, I would suggested 2nd of the two primarily because it has benefits from an extant outline PP (P/2018/1087). The scale of the development isn't significant but it is in a more sensitive location from an ecological perspective. But I also don't have a strong view on it being included, particularly given its distance from KSS3.

Matthew Phillips

Pennaeth Dros Dro'r Gwasanaeth Polisi Cynllunio/Interim Head of Service Planning Policy
Economi a Chynllunio/Economy and Planning

- ☐ 01978 298780
- ☐ Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam, LL11 1AY
- ☐ Wrexham County Borough Council, Guildhall, Wrexham, LL11 1AY
- ☐ wrexham.gov.uk | wrecsam.gov.uk
- ☐ twitter.com/wrexhamcbc | twitter.com/cbswrecsam
- ☐ facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam

From: Raby-Smith, Rebecca @ London SMC <Rebecca.RabySmith@cbre.com>
Sent: 09 January 2023 12:46
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Cc: Little, Patrick @ London SMC <Patrick.Little@cbre.com>; Grady, Sarah @ Manchester <Sarah.Grady@cbre.com>; Clarkson, Helen @ Manchester <Helen.Clarkson@cbre.com>
Subject: RE: ENQ/2022/0328 - EIA Scoping Opinion Request

Hi Matthew,

Happy New Year!

Just following up on my below email, if possible please could you confirm which cumulative schemes you would like us to consider in the EIA.

Many thanks,
Rebecca

Rebecca Raby-Smith (She/Her)
Senior Consultant
CBRE | ESG Consultancy
Henrietta House | Henrietta Place, London, W1G 0NB
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Mobile +44 7786 756105
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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 20 December 2022 10:19
To: Raby-Smith, Rebecca @ London SMC <Rebecca.RabySmith@cbre.com>
Cc: Little, Patrick @ London SMC <Patrick.Little@cbre.com>; Grady, Sarah @ Manchester <Sarah.Grady@cbre.com>; Clarkson, Helen @ Manchester <Helen.Clarkson@cbre.com>
Subject: RE: ENQ/2022/0328 - EIA Scoping Opinion Request

External

Rebecca,

This would be dealt with by Mott Macdonald on behalf of the Council.

Can I suggest two contacts?

highwaysplanning@wrexham.gov.uk

Malcolm.Matheson@mottmac.com

Malcolm would be the first point of contact at Mott, but our Highways team should be copied in so they are aware of the matter also.

Regards

Matthew Phillips

Pennaeth Dros Dro'r Gwasanaeth Polisi Cynllunio/Interim Head of Service Planning Policy
Economi a Chynllunio/Economy and Planning

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- ☐ facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam

From: Raby-Smith, Rebecca @ London SMC <Rebecca.RabySmith@cbre.com>

Sent: 19 December 2022 11:25

To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Cc: Little, Patrick @ London SMC <Patrick.Little@cbre.com>; Grady, Sarah @ Manchester <Sarah.Grady@cbre.com>; Clarkson, Helen @ Manchester <Helen.Clarkson@cbre.com>

Subject: RE: ENQ/2022/0328 - EIA Scoping Opinion Request

Hi Matthew,

Hope you had a good weekend and thank you for getting back to us.

The Village Bakery scheme is located ~1.4 km away and is 0.72 ha in size and therefore falls below the cumulative schemes criteria set out in the scoping report. We can certainly include the scheme within our cumulative schemes list for consideration by the specialists but it would be useful to understand why you think this scheme needs to be included.

In respect of the pending applications, we would tend to exclude these from consideration unless we understand with high certainty that they are likely to be granted consent prior to the proposed development. Please can you advise if this is the case and therefore if you would like us to include in our cumulative schemes list.

On another note, just following up on Helen's email, please could you provide the contact details for the appropriate Highways Officer.

Many thanks,
Rebecca

Rebecca Raby-Smith (She/Her)

Senior Consultant
CBRE | ESG Consultancy
Henrietta House | Henrietta Place, London, W1G 0NB
DDI +44 (0)207 182 2000
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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Sent: 16 December 2022 09:21

To: Clarkson, Helen @ Manchester <Helen.Clarkson@cbre.com>

Cc: Little, Patrick @ London SMC <Patrick.Little@cbre.com>; Raby-Smith, Rebecca @ London SMC <Rebecca.RabySmith@cbre.com>; Grady, Sarah @ Manchester <Sarah.Grady@cbre.com>

Subject: RE: ENQ/2022/0328 - EIA Scoping Opinion Request

External

Helen,

Id add the following to the table:

P/2021/1189 – Village Bakery, granted on 5th December 2022.

Would you want to include any pending applications? There are two large pending apps on the Industrial Estate (P/2022/0065 and P/2022/0668). The second application is on a site that already benefits from an outline PP (P/2018/1087), so despite the current application not yet being determined (due to phosphorous!), the extant PP represents an existing commitment.

Matthew Phillips

Pennaeth Dros Dro'r Gwasanaeth Polisi Cynllunio/Interim Head of Service Planning Policy
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☐ facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam

From: Clarkson, Helen @ Manchester <Helen.Clarkson@cbre.com>
Sent: 13 December 2022 10:59
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Cc: Little, Patrick @ London SMC <Patrick.Little@cbre.com>; Raby-Smith, Rebecca @ London SMC <Rebecca.RabySmith@cbre.com>; Grady, Sarah @ Manchester <Sarah.Grady@cbre.com>
Subject: RE: ENQ/2022/0328 - EIA Scoping Opinion Request

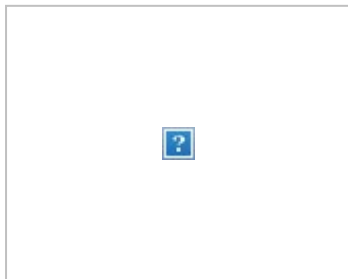
Hi Matthew,

Sorry to chase as appreciate it's a busy time of year. If you could please confirm the cumulative developments query below and provide the contact details for the relevant Highways Officer that would be great.

Thanks,
Helen

Helen Clarkson | Associate Director
CBRE Limited | Planning & Development
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helen.clarkson@cbre.com | <http://www.cbre.com>

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From: Clarkson, Helen @ Manchester
Sent: 02 December 2022 09:57
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Cc: Little, Patrick @ London SMC <Patrick.Little@cbre.com>; Raby-Smith, Rebecca @ London SMC <Rebecca.RabySmith@cbre.com>; Grady, Sarah @ Manchester <Sarah.Grady@cbre.com>
Subject: RE: ENQ/2022/0328 - EIA Scoping Opinion Request

Hi Matthew,

As requested, please see attached the geophysical survey. We'll send direct to Mark Walters too and cc you in. In terms of the query re. employee numbers, we are looking into this and will get back to you.

Regarding the process of scoping rather than screening first, given the nature and scale of the proposed development and the presence of a number of sensitive receptors at the site and in the surrounding area, and taking into account advice provided by the consultants undertaking