

Sarah Hill

From: Dafydd Edwards <dafydd@blueprintarchitectural.com>
Sent: 13 December 2022 14:40
To: Sarah Hill
Subject: RE: P/2022/0924 - Land at Talfryn Cottage

Hi Sarah,

To confirm our verbal telephone conversation moments ago:

Our clients farm is a beef farm and not a dairy farm, meaning no slurry is produced.

The Cattle are on straw and sawdust beds which ensures no slurry or run off from the facility that is being proposed.

Surface water drainage from the roof is likely to be directed to a ditch/watercourse near the application site.

I don't believe NRW have raised objection to the proposal and therefore the application could be progressed.

Our offices shut on the 22nd of December and re-open on the 3rd of January for the Christmas festivities. Everyone at Blueprint would like to wish you a Merry Christmas and Happy New Year.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician

blueprint
architectural services

Tel: 01978 356500
Email: Dafydd@blueprintarchitectural.com

From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Sent: 06 December 2022 11:25
To: Dafydd Edwards <dafydd@blueprintarchitectural.com>
Subject: RE: P/2022/0924 - Land at Talfryn Cottage

Hi Dafydd,

I've received comments back from our Ecology Officer who has requested the following information:

- Drainage and manure management information. The site lies within the River Dee catchment therefore information on the disposal of dirty water from the yard area and for manure from the sheds is needed.

If soakaways are proposed, evidence should be submitted showing that ground conditions are suitable.

Please can you supply the required information.

Thanks

Sarah.

Sarah Hill

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

Oriau gwaith/Working hours:

Dydd Mercher/Monday: 08:30am to 15:00pm

Dydd Mawrth /Tuesday: 08:30 am to 16:00pm

Dydd Mercher/Wednesday: 08:30am to 15:00pm

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From: Dafydd Edwards <dafydd@blueprintarchitectural.com>

Sent: 05 December 2022 13:06

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

Subject: RE: P/2022/0924 - Land at Talfryn Cottage

Perfect, thanks

Kind regards

Dafydd Edwards ACIOB

Senior Architectural Technician



Tel: 01978 356500

Email: Dafydd@blueprintarchitectural.com

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

Sent: 05 December 2022 12:54

To: Dafydd Edwards <dafydd@blueprintarchitectural.com>

Subject: RE: P/2022/0924 - Land at Talfryn Cottage

Hi Dafydd,

Thanks for your email – That's fine, if you can't amend the forms I can place this information on file as general correspondence in case anything is queried in the future.

Regards

Sarah.

Sarah Hill

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

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From: Dafydd Edwards <dafydd@blueprintarchitectural.com>

Sent: 05 December 2022 11:28

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

Subject: RE: P/2022/0924 - Land at Talfryn Cottage

Hi Sarah,

I've attempted to amend the forms with the agricultural holdings number provided by the client.

Unfortunately the number isn't recognised to enable me to update the forms.

I did email Sharon Williams on validating the application with the below information to assist with matters:

Following confirmation from our client in relation to land ownership/farmed land I'm pleased to be able to supply the additional information as requested.

I have included detailed floor plans and elevations, the site plan updated illustrating the existing access point vets parking with the hardstanding area used to deliver/collect the animals from site.

As the farmed land is vast I'm unable to document this on our plans, however I'm happy to supply the holding number which is 56-059-0009 Total land area is 144.99 acres.

As previously advised the building is needed due to the loss of rented cattle sheds off site, the position and location of the new shed is to ensure the welfare of calves is prioritised during calving season.

If you need anything further please don't hesitate to contact me.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician



Tel: 01978 356500

Email: Dafydd@blueprintarchitectural.com

From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Sent: 05 December 2022 08:56
To: Dafydd Edwards <dafydd@blueprintarchitectural.com>
Subject: P/2022/0924 - Land at Talfryn Cottage

Hi Dafydd,

This application is for an agricultural building, but the certificate on the application form states that this is not an agricultural holding. Please can you explain more about the set up at the site if this is not an agricultural business, and why the building is needed.

Thanks

Sarah.

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

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