

Elis Roberts

From: planning_admin
Sent: 11 March 2024 09:35
To: Elis Roberts
Subject: FW: P/2023/0878 - Trevor Basin

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 11 March 2024 08:37
To: planning_admin <planning_admin@wrexham.gov.uk>
Subject: FW: P/2023/0878 - Trevor Basin

'case officer correspondence' for civ please

From: Sharon Holman
Sent: 11 March 2024 08:36 AM
To: Nick Wild <Nick.Wild@canalrivertrust.org.uk>
Subject: RE: P/2023/0878 - Trevor Basin

Hi Nick,

Understood on the drainage and parking arrangements.

There remains the requirement for a confirmatory deed before planning permission can be granted. I do need written confirmation from the car park landowner that the confirmatory deed will be signed, prior to report to planning committee.

Kind regards,
Sharon

From: Nick Wild <Nick.Wild@canalrivertrust.org.uk>
Sent: 08 March 2024 02:15 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: RE: P/2023/0878 - Trevor Basin

Hello Sharon,

I've discussed this with colleagues, and it is considered too early to include the proposed drainage plan amendment with the current variation of condition application. It is not yet fully confirmed as the preferred option instead of the currently approved holding tank. Therefore, if it does come forward in the future it will have to be through a separate application process.

Regarding the s106 and off-site parking provision. Similarly, if we do need to amend the current situation then that will come forward separately too following careful thought, consideration and prior-consultation with relevant stakeholders. My intentions on raising this were simply to confirm the process to which such an amendment could be address, which you have kindly advised would a variation of condition, thank you. As it stands the scheme will be built-out and operated as per the currently approved s106, which has been signed by the adjacent landowner thus consenting to the that arrangement. The thought process on amending our off-site parking provision was only if the current approved arrangement is no longer an option available to the Trust as a result of the new WCBC car park being constructed.

Regards

Nick Wild MA MRTPI

Senior Delivery Planner (north and north wales)

Canal & River Trust

First Floor, The Coach Works, 21 The Calls, Leeds LS2 7EH

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E nick.wild@canalrivertrust.org.uk

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Sent: Friday, March 8, 2024 10:00 AM

To: Nick Wild <Nick.Wild@canalrivertrust.org.uk>

Subject: RE: P/2023/0878 - Trevor Basin

Hi Nick,

If I could have the drainage plan today / Monday, I can fit the 21 day re-consultation exercise in ahead of the April committee meeting.

Please also provide the wording for the amendment to the description to include this item.

Please could you obtain written confirmation from the car park landowner that the confirmatory deed will be signed by them, should the planning committee decide to approve the variation.

Kind regards,
Sharon

From: Nick Wild <Nick.Wild@canalrivertrust.org.uk>

Sent: 08 March 2024 09:51 AM

To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Subject: RE: P/2023/0878 - Trevor Basin

Good Morning Sharon,

Thank you for your response.

Drainage

I would be happy to add the proposed foul drainage amendment to the existing variation of condition application if you feel that is an acceptable approach. We have an amended plan ready for submission that I could provide.

Parking

Thanks for your feedback. As it stands the existing car park remains available and if the hire boat premises development is completed and occupied ahead of the new car park being constructed and becoming operational then it will be utilised as per the current s106. However, in the longer term we are looking at alternative viable options and will of course be considering matters such as proximity to the site and an adequate number of spaces.

At the relevant time we will prepare a variation of condition application to address this situation, including prior consultation with the Community Council.

Regards

Nick Wild MA MRTPI

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From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Sent: Friday, March 8, 2024 9:00 AM

To: Nick Wild <Nick.Wild@canalrivertrust.org.uk>

Subject: RE: P/2023/0878 - Trevor Basin

Hello Nick,

Thank you for your email.

Drainage

As drainage is a material consideration, changes to the approved plan would require formal approval by variation of condition, in consultation with welsh water. You may wish to add these amendments to this application for consideration.

Parking

A confirmatory deed / S106 obligation is required before this current application can be determined, to confirm the parking arrangements agreed as part of the original permission. I wasn't aware of a proposed move for the car park and will discuss the implications on this development with the case officer next week. If circumstances have changed at the site, this may impact upon the ability to make such an agreement.

The parking spaces approved in the car park is in lieu of onsite parking, and any changes to this element of the scheme are considered to be significant. This was supported due to the close proximity of the parking area to the café for staff and its customers, and to allow for a larger footprint for the building on site. Without full consultation with the highway authority, local member, community council and local residents, I will not be able to advise whether moving the parking to a different location is likely to be acceptable. I can say at this stage that I am not comfortable with it.

A variation of condition application would be required to make changes to the parking arrangements. If the parking is considered inadequate in terms of proximity for customer and staff, I will not be able to support the application unless more parking space can be found on site. This may mean scaling back the footprint of the proposed building, to reduce the demand for parking and increase on site provision.

Kind regards,
Sharon

From: Nick Wild <Nick.Wild@canalrivertrust.org.uk>

Sent: 07 March 2024 02:22 PM

To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Subject: RE: P/2023/0878 - Trevor Basin

Good Afternoon Sharon,

I thought it would be useful to update you on our engagement with the Community Council and I also have a couple of queries that I would really appreciate your opinion on please, which relate to the original 2022 planning permission, in particular the approved drainage plan and the s106.

Community Council

Three of my colleagues and I attended the Community's Council's March monthly meeting on Tuesday night (5th March) to discuss the points of objection raised for application P/2023/0878. In general, I feel that it was a good opportunity for the Community Council members to express their concerns, not just about our application, but in general across the whole of the site. Equally, it was good for us to address any concerns in relation to the application and explain that allowing an increase in boat numbers from 17 would not have a direct impact on the number of customer and cars visiting the site/local area. We remain to find out what the outcome will be in terms of the existing objection, but we did ask whether it could be re-worded or removed to reflect our discussion on the evening.

Approved drainage plan

As part of the 2022 planning consent, Drainage Plan V17 (attached) was approved and as such is listed in condition 2 as an approved plan. As work on the scheme continues to evolve, various amendments are considered for a variety of reasons. One of which being considered as a potentially viable option is to amend the currently approved drainage plan so that the foul sewage holding tank is removed and foul drainage is disposed directly to the main sewer. Clearly, the recent progress that has been made on removing restrictions for allowing additional capacity into the main sewer has had a significant bearing on this thought process.

In my mind, amending the current V17 Drainage Plan could possibly be addressed as a 'non-material amendment' to the current consent. However, before any decisions are made about taking this proposal forward, I would be extremely grateful for your thoughts please?

S106

As you will be fully aware, to make the scheme acceptable in planning terms, a s106 agreement was required to provide 12 car parking spaces in the main Trevor Basin Visitor Centre car park. Wrexham Council is now progressing its plans (I believe the planning application is submitted) to create a new car park for the Trevor Basin Visitor Centre site, which will be located on land close to the existing car park. It is expected that the 12 spaces that we retain in the existing car park as part of the s106 will move to the new car parking site once constructed for which we will amend the s106 agreement accordingly.

The query that I have relates to the WCBC process for amending a s106 agreement. I don't envisage that there are any problems with amending the s106 as I believe it provides the scope for change, but I wondered whether you have been involved in anything similar before and could advise how WCBC like to process this, I would imagine that it involves consultation with colleague and consultees?

Thanks in advance.

Regards

Nick Wild MA MRTPI

Senior Delivery Planner (north and north wales)

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E nick.wild@canalrivertrust.org.uk

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Sent: Tuesday, February 27, 2024 2:06 PM

To: Nick Wild <Nick.Wild@canalrivertrust.org.uk>

Subject: FW: P/2023/0878 - Trevor Basin

Hi Nick,

I just realised that 1 April is a bank holiday. The committee meeting will be on 8 April 2024.

Kind regards,
Sharon

From: Sharon Holman
Sent: 15 February 2024 09:08 AM
To: Nick Wild <Nick.Wild@canalrivertrust.org.uk>
Subject: RE: P/2023/0878 - Trevor Basin

Hi Nick,

Thanks for confirming. The application is proposed for March committee with a recommendation for approval. I can take it off and move it to April if you could please confirm an extension to the statutory deadline for determination until Monday 1 April 2024?

Kind regards,
Sharon

From: Nick Wild <Nick.Wild@canalrivertrust.org.uk>
Sent: 15 February 2024 08:53 AM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: RE: P/2023/0878 - Trevor Basin

Hello Sharon,

Yes, some of the initial groundwork and landscape work has commenced on this scheme.

Could you please update me on the variation of condition application please. Is this application still planned to go to Committee in March and what will your recommendation be please? I would like to request that the application is delayed until the April Committee if that is possible?

Thanks in advance.

Regards

Nick Wild MA MRTPI

Senior Delivery Planner (north and north wales)

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E nick.wild@canalrivertrust.org.uk

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: Wednesday, February 14, 2024 11:19 AM
To: Nick Wild <Nick.Wild@canalrivertrust.org.uk>
Subject: P/2023/0878 - Trevor Basin

Hi Nick,

Can I just confirm please that the development (P/2021/0560) has commenced?

Thanks,
Sharon

Sharon Holman

Swyddog Cynllunio Rheoli Datblygu / Development Control Planning Officer
Economi a Chynllunio / Economy and Planning



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