

Simon Greenland

From: Phil Palmer
Sent: 21 February 2024 10:02
To: Simon Greenland
Subject: RE: P/2024/0007 Land opposite Swallows nest Brymbo Road Bwlchgwyn LL11 5UA

Follow Up Flag: Follow up
Flag Status: Completed

Hi Simon

Traffic movements seem to be no more than what you would expect from an existing agricultural access. Condition limiting to private use (no business use).

Assume access ok if they have a right of access to use it.

Plan showing the following would be useful:-

- 10m hard bound paving behind highway boundary at access
- No gates within 10m of highway boundary
- Aco drain or similar to intercept private surface water run off
- Turning circle of min 10m diameter for tractor & trailer movements
- Parking for 4 x 4 plus tractor / trailer space

Ideally they look to improve visibility at access as currently poor. Could indicate any improvements on a plan with splays.

Regards, Phil

Phil Palmer

Peiriannydd (Rheoli Datblygiad)
Gwasanaethau Amgylchedd a Thechnegol

Engineer (Development Control)
Environment and Technical Services



📞 01978 729688

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From: Simon Greenland <Simon.Greenland@wrexham.gov.uk>
Sent: 20 February 2024 14:44
To: Phil Palmer <Phil.Palmer@wrexham.gov.uk>
Cc: highwaysplanning <highwaysplanning@wrexham.gov.uk>
Subject: FW: P/2024/0007 Land opposite Swallows nest Brymbo Road Bwlchgwyn LL11 5UA

Hello Phil,

Will this suffice?

thanks

Simon Greenland
Swyddog Cynllunio Rheoli Datblygu / Development Management Planning Officer
Economi a Chynllunio/Economy and Planning

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From: louise duff <loujimpennyfordd@yahoo.com>
Sent: 20 February 2024 13:56
To: Simon Greenland <Simon.Greenland@wrexham.gov.uk>
Subject: Re: P/2024/0007 Land opposite Swallows nest Brymbo Road Bwlchgwyn LL11 5UA

Hi Simon, Thanks for this. To confirm there will be no significant increase in traffic because the stables are for private non commercial use - my son with his 4 x 4 car to check on animals possibly daily in the winter , less so in the summer - happy that this is conditioned.

We do not own the adjacent land but have permanent right of way for 10 metres into the site from Brymbo road. You will see from the photographs I sent last time that a gate and fence has already been erected by the landowner to allow easy shared access onto Brymbo road. We have an agreement with the landowner to maintain the access and therefore we can provide aco drainage and hard bound material for 10 metres back into the site to satisfy the highways recommendations

If required I can add an area of hard bound materials (5.0 x 5.0 x.2m?) to the south west of the stable building, infront of the small gate, up to the new fenceline, to proposed finished ground levels to allow for parking and turning.

If this is acceptable I will get the plans sorted over the weekend.

Thanks
Kind regards Louise

On Tuesday, 20 February 2024 at 06:44:55 GMT, Simon Greenland <simon.greenland@wrexham.gov.uk> wrote:

Hello Louise,

Please see attached response from highways requesting a revised plan.

Kind regards

Simon Greenland

Swyddog Cynllunio Rheoli Datblygu / Development Management Planning Officer

Economi a Chynllunio/Economy and Planning

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From: louise duff <loujimpennyfordd@yahoo.com>

Sent: 28 January 2024 17:10

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

Subject: Re: P/2024/0007 Land opposite Swallows nest Brymbo Road Bwlchgwyn LL11 5UA

Hi Simon, I hope you are well.

Please find attached a photograph of notices put up on site on Saturday 27th January. You will see from the photographs that the permanent right of way is also marked with telegraph poles, gates, etc on the site. As mentioned previously we do have legal 24hr pedestrian and vehicular right of way across the first 10 metres of land into our field. This will be part of the land registry documentation which we have not yet received from Land Registry

(we have owned the land for less than 12 months) I have included a confidential extract of emails from the vendor's agent and our solicitors in connection with this matter.

If you need further evidence, I will need to request a letter from our solicitors. Plot 4, the adjacent land has subsequently been sold on since we bought plot 3.

I hope this is of assistance. Kind regards Louise Duff

On Tuesday, 23 January 2024 at 08:35:29 GMT, Simon Greenland <simon.greenland@wrexham.gov.uk> wrote:

Hello Louise,

Please could the attached site notice be displayed in a plastic wallet on the entrance gate and a photo of it as displayed be sent back to me.

Please confirm that you have the right to use the access as it is outside of your land.

Many thanks

Simon Greenland

Swyddog Cynllunio Rheoli Datblygu / Development Management Planning Officer

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From: Simon Greenland
Sent: 23 January 2024 08:22
To: planning_admin <planning_admin@wrexham.gov.uk>
Subject: P/2024/0007 neighbours

Please notify:

The Swallows Nest, Brithdir, The Swallows; all- Brymbo Road, Bwlchgwyn Wrexham LL11 5UA

The farmhouse, Ffynnon y Ceirw, Brymbo Road, Bwlchgwyn, Wrexham LL11 5UA

Simon Greenland

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