

Elis Roberts

From: planning
Sent: 05 July 2024 12:03
To: Elis Roberts
Subject: FW: P-2023-0547 Buck Road LI13 9TF
Attachments: Planning Site Plan Rev f.pdf; Percolation Test.pdf

Just put this on ad addition information received web.

Thanks

From: Dafydd Edwards <dafydd@blueprintarchitectural.com>
Sent: 05 July 2024 10:36
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Cc: planning <planning@wrexham.gov.uk>
Subject: FW: P-2023-0547 Buck Road LI13 9TF

Hi Matthew,

Please find attached information as requested by Simon below.

I trust this application can now be signed off, I've also noted on the attached site plan that 1 space 10% of the spaces provided will be used as an EV charge point.

I'm not sure who this will be reallocated to for sign off hence sending this over to yourself.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician



Tel: 01978 356500
Email: Dafydd@blueprintarchitectural.com

From: Simon Greenland <Simon.Greenland@wrexham.gov.uk>
Sent: Wednesday, June 12, 2024 11:09 AM
To: Dafydd Edwards <dafydd@blueprintarchitectural.com>
Subject: RE: P-2023-0547 Buck Road LI13 9TF

Hello Dafydd,

In putting the application forward for consideration the following issues have been raised:

- I think conditions are needed to secure 10% of the car parking spaces as EV charger spaces in accordance with Policy 12 of Future Wales, and to secure gigabit capable broadband.
- I agree that the workers are likely to reside within the SAC catchment – but the requirements of the NRW Phosphate Advice regarding private sewerage systems still need to be met. I assume given the current use/state of the buildings that they are not served by a foul drainage system at present. Therefore, whilst the overall phosphate levels within the catchment would not be increased, the phosphate inputs on the site

would be increased and we need to make sure the proposed foul drainage system is suitable in this location. We don't appear to have received scaled plans showing the design and scale of the proposed drainage field, nor the location of the proposed package treatment plant. We also haven't received any soil infiltration test results to confirm the ground conditions can support a drainage field.

I should be grateful for your response.

Kind regards

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

Dydd Mawrth i Ddydd Iau/ Tuesday to Thursday

Diwedd contract/End of contract 20/6/2024



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Cyngor Bwrdeistref Sirol Wrexham, Stryt y Lampint, Wrexham LL11 1AR



Wrexham County Borough Council, Lambpit Street, Wrexham LL11 1AR



<https://www.wrexham.gov.uk/preswylwyr>
<https://www.wrexham.gov.uk/residents>

From: Dafydd Edwards <dafydd@blueprintarchitectural.com>

Sent: 11 June 2024 11:19

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

Subject: RE: P-2023-0548 and 0547 Buck Road LI13 9TF

Hi Simon,

Many thanks, I agree to the extension 20/06/2024.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician



Tel: 01978 356500

Email: Dafydd@blueprintarchitectural.com

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

Sent: Tuesday, June 11, 2024 10:27 AM

To: Dafydd Edwards <dafydd@blueprintarchitectural.com>

Subject: RE: P-2023-0548 and 0547 Buck Road LI13 9TF

Hello Dafydd,

Ecology officer is fine with the reports. I will send 0547 for a decision now. 0548 has been approved.

Please may I request agreement to an extension of time until 20/6/2024?

Many thanks

Simon Greenland

Swyddog Cynllunio Rheoli Datblygu / Development Management Planning Officer

Economi a Chynllunio/Economy and Planning

Dydd Mawrth i Ddydd Iau/ Tuesday to Thursday

Diwedd contract/End of contract 20/6/2024



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Cyngor Bwrdeistref Sirol Wrecsam, Stryt y Lampint, Wrecsam LL11 1AR



Wrexham County Borough Council, Lambpit Street, Wrexham LL11 1AR



<https://www.wrecsam.gov.uk/preswylwyr>

<https://www.wrexham.gov.uk/residents>

From: Dafydd Edwards <dafydd@blueprintarchitectural.com>

Sent: 10 June 2024 12:09

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

Subject: FW: P-2023-0548 and 0547 Buck Road LI13 9TF

Hi Simon,

See email below?

I'm not sure what the delay has been with the above mentioned application 0547?

Can you provide with the confirmation a decision can be made asap.

Kind regards

Dafydd Edwards ACIOB

Senior Architectural Technician



Tel: 01978 356500

Email: Dafydd@blueprintarchitectural.com

From: Dafydd Edwards <dafydd@blueprintarchitectural.com>

Sent: Wednesday, April 24, 2024 11:07 AM

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

Subject: RE: P-2023-0548 and 0547 Buck Road LI13 9TF

Hi Simon,

3 dusk and dawns have been done for what reason is a 4th required?

See attached for your information which was previously sent over.

I agree to the extension of time until 3/5/24 on both application as I believe both can be dealt with.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician



Tel: 01978 356500

Email: Dafydd@blueprintarchitectural.com

From: Simon Greenland <Simon.Greenland@wrexham.gov.uk>
Sent: Wednesday, April 24, 2024 10:07 AM
To: Dafydd Edwards <dafydd@blueprintarchitectural.com>
Subject: RE: P-2023-0548 and 0547 Buck Road LI13 9TF

Hello Dafydd,

Emma confirms that 0548 for the warehouse can be dealt with but 0547 for the conversion scheme requires a further summer bat survey.

Sorry it has taken a bit longer to sort out. Please may I request extensions of time:

To 3/5/2024 for P/2023/0548
To 31/8/2024 for P/2024/0547

Thanks

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

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From: Dafydd Edwards <dafydd@blueprintarchitectural.com>
Sent: 10 April 2024 12:42
To: Simon Greenland <Simon.Greenland@wrexham.gov.uk>
Cc: 'Geoffrey Brereton' <g16bre@gmail.com>
Subject: RE: P-2023-0548 and 0547 Buck Road LI13 9TF

Thanks Simon,

I agree to the extension of time until the 19/04/2024.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician



Tel: 01978 356500

Email: Dafydd@blueprintarchitectural.com

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

Sent: Wednesday, April 10, 2024 11:42 AM

To: Dafydd Edwards <dafydd@blueprintarchitectural.com>

Subject: RE: P-2023-0548 and 0547 Buck Road LL13 9TF

Hello Dafydd,

Highways sorted now, so I will complete my reports for manager.

Please may I request agreement to extensions of time until 19/4/2024?

Many thanks

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

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From: Dafydd Edwards <dafydd@blueprintarchitectural.com>

Sent: 28 March 2024 15:38

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

Subject: RE: P-2023-0548 and 0547 Buck Road LL13 9TF

Hi Simon,

Please find attached updated Swept Paths and plans satisfying highways concerns.

I trust you can now look to approve the applications presented.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician



Tel: 01978 356500
Email: Dafydd@blueprintarchitectural.com

From: Simon Greenland <Simon.Greenland@wrexham.gov.uk>
Sent: Thursday, March 21, 2024 6:46 AM
To: Dafydd Edwards <dafydd@blueprintarchitectural.com>
Subject: FW: P-2023-0548 and 0547 Buck Road LL13 9TF

Hello Dafydd. We are nearly there, some revisions to swept path drawings required.

Many thanks

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

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