

Elis Roberts

From: planning_admin
Sent: 30 September 2024 09:16
To: Elis Roberts
Subject: FW: Hillside, Erbistock ref P/2024/0225 and P/2023/0574

From: Emma Bailey <Emma.Bailey@wrexham.gov.uk>
Sent: 30 September 2024 09:15
To: planning_admin <planning_admin@wrexham.gov.uk>
Subject: FW: Hillside, Erbistock ref P/2024/0225 and P/2023/0574

Hi,

Please attach under ref P/2024/0225 and P/2023/0574 as ecology comments

Thanks
Emma

From: Emma Broad <Emma.Broad@wrexham.gov.uk>
Sent: 26 September 2024 05:55
To: Emma Bailey <Emma.Bailey@wrexham.gov.uk>
Subject: RE: Hillside, Erbistock ref P/2024/0225 and P/2023/0574

Hi Emma,

This is fine, condition the method statement and recommendations in the bat report and the NBB as submitted. I assume the foul from the annex is going into the new system and that line is just missing from the plan.

Emma

From: Emma Bailey <Emma.Bailey@wrexham.gov.uk>
Sent: 25 September 2024 14:34
To: Ecology <Ecology@wrexham.gov.uk>; Emma Broad <Emma.Broad@wrexham.gov.uk>
Subject: FW: Hillside, Erbistock ref P/2024/0225 and P/2023/0574

Hi Emma,

As promised, please find attached details of the proposed treatment plant and percolation tests for Hillside apps.

If you need anything else please let me know.

Thanks

Emma Bailey
Swyddog Cynllunio Rheoli Datblygu / Development Management Planning Officer

Economi a Chynllunio/Economy and Planning

 01978 298935



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From: stuart@blueprintarchitectural.com <stuart@blueprintarchitectural.com>

Sent: 25 September 2024 12:31

To: Emma Bailey <Emma.Bailey@wrexham.gov.uk>

Subject: RE: Hillside, Erbistock ref P/2024/0225 and P/2023/0574

Morning Emma,

All remaining info for drainage, percolation test and bio-disc tank details.

The Bio-disc proposed is the Ensign Ultra Model 8. This will serve 8 people. Theory behind this is 5 people maximum in the house, 1 in the Annex. The surplus capacity will also allow for visitors.

If anything else is required I will drop onto this immediately.

Thanks

Stuart
Blueprint

From: Emma Bailey <Emma.Bailey@wrexham.gov.uk>

Sent: 23 September 2024 15:56

To: stuart@blueprintarchitectural.com

Subject: RE: Hillside, Erbistock ref P/2024/0225 and P/2023/0574

Afternoon Stuart,

Many thanks for these. I will consult the ecologist now.

Kind regards
Emma

Emma Bailey

Swyddog Cynllunio Rheoli Datblygu / Development Management Planning Officer

Economi a Chynllunio/Economy and Planning

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From: stuart@blueprintarchitectural.com <stuart@blueprintarchitectural.com>

Sent: 23 September 2024 15:45

To: Emma Bailey <Emma.Bailey@wrexham.gov.uk>

Subject: FW: Hillside, Erbistock ref P/2024/0225 and P/2023/0574

Afternoon Emma,

Following on from this morning.

Attached is the highways plan which now reflects the parking for both schemes and updates the site plan for the replacement dwelling.

The Ecology report for the site was carried out with both projects in mind.

Paragraph 8.13 details Biodiversity Enhancement which we would be advised by them as they are the specialist. They propose:

As a means of enhancement and aiding the design of the scheme in keeping with local and national planning policy considering biodiversity net-gain principles, the proposals may consider incorporating wildlife friendly provisions in addition to those described. Further recommendations, regarding birds, native species and invertebrates are provided within **Appendix II**.

Swallow provision

The following measures can create swallow provision:

- Creation of an open style shed (timber, with a pitched or flat roof) as shown below to replicate the conditions of the compartmented outbuilding and offer swallows a means of nesting below shelter following their summer migration.



- Artificial Swallow nest cups will be placed inside. Two Swallow cups to be spaced inside to compensate for the two nest cups lost.
- Several 1B Schwegler Nest Boxes should also be placed within the structure



1B Schwegler Nest Box

These Woodcrete nest boxes are famous for their durability - lasting for at least 20-25 years.

Woodcrete is a breathable blend of wood, concrete and clay which will not rot, leak, crack or warp, whilst preventing condensation and maintaining more constant temperatures inside than wooden boxes. Schwegler bird boxes are backed by conservation organisations, government agencies and forestry experts and experiments have shown that the highest density of bird populations (i.e. breeding pairs per hectare) is achieved with Schwegler nest boxes. They are carefully designed to provide a stable environment and to mimic natural nest and roost sites with internal brood chamber dimensions that are similar to natural woodpecker cavities.

- The shelter will be placed close to the converted outbuilding structure and is shown on the site plan.

Percolation test tomorrow providing rain keeps off.

Many thanks

Stuart
Blueprint
01978 356500