

From: [Jenni Perkins](#)
To: [planning_admin](#)
Subject: FW: P/2023/0500 - H Pack, Llay Ind Est.
Date: 23 November 2023 06:20:35
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[11373-PL-L13_A.pdf](#)
[11373-PL-L12_B.pdf](#)
[11373-PL-L10_B.pdf](#)
[11373-PL-L08_B.pdf](#)
[11373-PL-L02_B.pdf](#)
[231109_Site Layout Track Plot Analysis_735-01_ATR-01_Rev B.pdf](#)
[231109_735-01-GA-02_Rev C_Rackery Lane Visibility Solays.pdf](#)

Hello,

Please add the attached and below email to civica and carry out a full re-consultation.

Thank you,

Jen

From: Guy Evans <guyevans@cassidyashton.co.uk>
Sent: 22 November 2023 14:49
To: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Subject: RE: P/2023/0500 - H Pack, Llay Ind Est.

Hi Jenni

Further to the various comments by statutory consultees, I respond as follows:

WBC Highways

Refer attached amended plans, submitted in response to the recommendations on proposed access arrangements and the servicing/deliveries/waste collection.

The transport consultants are preparing a parking accumulation assessment, further to an on-site survey. This will be issued at the earliest opportunity.

This concludes the highways comments.

WBC Ecology

I have sent initial comments under separate cover.

A Green Infrastructure Statement will be issued at the earliest opportunity to address the PPW requirements.

NRW

Happy to accept the recommended planning conditions.

Acknowledge NRW's standard response regarding SAC and phosphates. We have set out our position on this in our supporting statement. I am also aware of the more recent position regarding Five Fords WWTW. I understand the ultimate decision on the matter is that of the LPA. I would appreciate clarification of the LPA's position on the matter.

Welsh Water

Firstly, I can confirm that the site layout has been prepared in consideration of any constraints applied by utilities / services / infrastructure.

To clarify, the figure of 150 employees refers to a total workforce, not a number that will be on site at any one time. The facility will operate on two shifts, each shift accommodating 75 staff. We would appreciate if this matter is clarified with WW an whether their position on capacity remains.

Regards

Guy

Guy Evans BSc (Hons) MSc MRTPI
Director
Chartered Town Planner



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From: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>

Sent: Monday, October 16, 2023 2:32 PM

To: Guy Evans <guyevans@cassidyashton.co.uk>

Subject: P/2023/0500 - H Pack, Llay Ind Est.

Good afternoon Guy,

I hope you are well. My apologies for not being in touch sooner, I am currently working with a backlog of applications which is having a knock on effect.

I attach for you the latest consultation responses which require in part some amendments to the scheme. The comments of the County Ecologist should be read in conjunction with NRW's response.

I would be grateful to receive a response/amended plans at your earliest convenience.

Many thanks and kind regards,

Jenni Perkins

Uwch Swyddog Cynllunio / Senior Planning Officer

Economi a Chynllunio / Economy and Planning

Cyngor Bwrdeistref Sirol Wrecsam / Wrexham County Borough Council



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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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