

Ellie Jones

From: Jenni Perkins
Sent: 26 February 2024 08:16
To: planning_admin
Subject: FW: P/2023/0598 Ridley Wood
Attachments: 2024-02-01 - to main parties - HRA Triage Letter - CAS-03222-K2N1H1.pdf

Hello,

Please can you add the email below and attachment to civica and reconsult with NRW.= additional info
Thank you

Jen

From: Richard Corbett <richard@rogerparry.net>
Sent: 23 February 2024 16:09
To: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Cc: Lyndsey Fisher <lyndseyfisher@rogerparry.net>
Subject: RE: P/2023/0598 Ridley Wood

Jenni

The proposal is for commercial use of buildings of a relatively small scale aimed at small local business. We would propose that all of the commercial site would be for a local population already served by residential connections to existing public or private sewers discharging within the SAC river catchment.

c) Evidence that the development is intended to provide services, facilities, commercial sites, or places of employment (e.g., community buildings, schools etc.) for a local population already served by residential connections to existing public or private sewers discharging within the SAC river catchment.

Please see attached the HRA letter being issued by PEDW, which sets out the steps needed to screen out under the phosphates regulations.

Would you agree with our assessment.

Kind Regards

Richard

Richard Corbett
Partner, Roger Parry & Partners LLP
07779784673

Website | Facebook | Twitter | richard@rogerparry.net
Direct Line: 01691 655334



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From: Lyndsey Fisher <lyndseyfisher@rogerparry.net>
Sent: Friday, February 23, 2024 3:52 PM
To: Richard Corbett <richard@rogerparry.net>
Subject: FW: P/2023/0598 Ridley Wood

From: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Sent: Tuesday, January 16, 2024 11:40 AM
To: Lyndsey Fisher <lyndseyfisher@rogerparry.net>
Cc: Richard Corbett <richard@rogerparry.net>
Subject: RE: P/2023/0598 Ridley Wood

Good morning Lyndsey,

I hope you are well.

Please find attached NRW's response to consultation.

Firstly, please could you provide the detail on the existing and proposed stock numbers and referred to in the response.

Secondly, you will note the comments in relation to the foul drainage. I must advise that in its current form, the application cannot be supported. The LPA cannot control how /where the portaloo's are emptied and as such cannot rule out an adverse impact on the River Dee Special Area of Conservation.

With the above in mind, please let me know how you wish to proceed. I'd suggest the application be withdrawn at this stage whilst alternative drainage solutions are identified. Obviously, there will be no need to submit additional information in regards to stock numbers should the application be withdrawn at this point.

Thank you 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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From: Lyndsey Fisher <lyndseyfisher@rogerparry.net>

Sent: 29 December 2023 14:55

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

Cc: Richard Corbett <richard@rogerparry.net>

Subject: P/2023/0598 Ridley Wood

Good Afternoon Jenni,

Hope you are well and had a lovely Christmas.

Following highways comments please see updated report and plans.

Should you require anything further please do not hesitate to contact us.

Many Thanks

Lyndsey

Lyndsey Fisher

Planner

For and on behalf of Roger Parry & Partners LLP

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On behalf of Roger Parry and Partners, may we take this opportunity to wish you all a very Merry Christmas and an enjoyable festive break.

**Please note: Our offices are closed from 5.30pm on Friday 22nd December and re-opening on Wednesday 27th December - Friday 29th December from 8.30am – 5.30pm
Offices will then reopen on Tuesday 2nd January at 8.30am.**

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Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

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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