

Matthew Phillips

From: Sean Hanratty
Sent: 18 December 2023 14:42
To: Matthew Phillips
Subject: RE: P/2023/0432 - Reserved matters, land north of Holt Road

Hi Matthew

Our decision was not to make an order, however the applicant has 28 days to appeal our decision with the Welsh Ministers; the appeal window will end on 11th January. I informed Matt Grant at Bellway of the decision and he is also aware that the applicant can appeal the decision.

If the applicant appeals the decision and if the appeal is successful, the Welsh Ministers will direct us to make an order.

Regards

Sean

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 18 December 2023 13:21
To: Sean Hanratty <Sean.Hanratty@wrexham.gov.uk>
Subject: RE: P/2023/0432 - Reserved matters, land north of Holt Road

Hi Sean,

Has a decision been made on this?

Regards

Matthew Phillips

Pennaeth Gwasanaeth, Cynllunio, Rheoli Datblygu/Head of Service, Planning Development Management
Economi a Chynllunio/Economy and Planning



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From: Sean Hanratty <Sean.Hanratty@wrexham.gov.uk>
Sent: 21 November 2023 17:39
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Subject: RE: P/2023/0432 - Reserved matters, land north of Holt Road

Matthew

I have a decision meeting with legal next week and the decision will go out shortly after that.

Sean

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 20 November 2023 17:22
To: Sean Hanratty <Sean.Hanratty@wrexham.gov.uk>
Subject: RE: P/2023/0432 - Reserved matters, land north of Holt Road

Sean,

Could I have an update on this ?

The developer is keen to finalise the layout plan for the site and this matter could prove critical.

Regards

Matthew Phillips

Pennaeth Gwasanaeth, Cynllunio, Rheoli Datblygu/Head of Service, Planning Development Management
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From: Sean Hanratty <Sean.Hanratty@wrexham.gov.uk>
Sent: 29 September 2023 15:45
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Subject: RE: P/2023/0432 - Reserved matters, land north of Holt Road

Matthew

I have consulted on the application and asked for any comments/evidence to reach me by 10 November. I will arrange a decision meeting with a county solicitor for the week commencing 13 November and the decision will be sent out shortly after this.

Regards

Sean

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 27 September 2023 11:06
To: Sean Hanratty <Sean.Hanratty@wrexham.gov.uk>
Subject: RE: P/2023/0432 - Reserved matters, land north of Holt Road

Sean,

Are you able to provide me with an update on this in terms of timings for a decision?

Regards

Matthew Phillips

Pennaeth Gwasanaeth, Cynllunio, Rheoli Datblygu/Head of Service, Planning Development Management
Economi a Chynllunio/Economy and Planning



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From: Sean Hanratty <Sean.Hanratty@wrexham.gov.uk>
Sent: 16 August 2023 17:12
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Subject: RE: P/2023/0432 - Reserved matters, land north of Holt Road

Matthew

I've had a look through the evidence accompanying the bridleway application, and as the evidence appears to be fairly straightforward, we should be able to consult on the application and reach a determination some time in November. If we decide not to make an order, the applicant (for the bridleway) is entitled to appeal our decision with the Welsh Ministers.

Sean

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 15 August 2023 08:50
To: Sean Hanratty <Sean.Hanratty@wrexham.gov.uk>
Subject: RE: P/2023/0432 - Reserved matters, land north of Holt Road

Sean,

Whilst there are a number of other technical issues with the scheme that will need addressing before we determine the application I am not sure the applicants would be willing to defer determination 12 months so that the DMMO application is determined. I suspect if I withheld a decision they would simply appeal on the grounds of non-determination, putting us at risk of costs if all other matters are resolved at that point.

Matthew Phillips

Pennaeth Gwasanaeth, Cynllunio, Rheoli Datblygu/Head of Service, Planning Development Management
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From: Sean Hanratty <Sean.Hanratty@wrexham.gov.uk>

Sent: 07 August 2023 11:38

To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Subject: RE: P/2023/0432 - Reserved matters, land north of Holt Road

Matthew

It is likely to be a considerable time before we can determine this application as we have a backlog of cases. We have missed a number of Planning Inspectorate deadlines for directions where they have allowed 12 months in which to determine applications, so at least 12 months and probably longer. Once we have determined an application, there are various appeal routes open to the applicant and objectors which may delay matters further.

There are elements of the evidence relating to the village green decision which will feed into the rights of way case, however the decision not to register the area as a village green does not mean that public rights could not have accrued over a specific route.

Sean

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Sent: 02 August 2023 16:01

To: Sean Hanratty <Sean.Hanratty@wrexham.gov.uk>

Subject: RE: P/2023/0432 - Reserved matters, land north of Holt Road

Sean,

I have forwarded your email to the applicant's agent for their consideration, however how long I this application in respect of the rights of way from being resolved?

Would the Village Green decision have any bearing on the outcome?

Matthew Phillips

Pennaeth Gwasanaeth, Cynllunio, Rheoli Datblygu/Head of Service, Planning Development Management
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From: Sean Hanratty <Sean.Hanratty@wrexham.gov.uk>

Sent: 31 July 2023 12:35

To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Subject: P/2023/0432 - Reserved matters, land north of Holt Road

Matthew

There is a definitive map modification order (DMMO) application outstanding to add a bridleway to the definitive map of rights of way across this site as shown on the attached plan. I would be grateful if you could make the developer aware of this application.

The developer should note that if Wrexham County Borough Council (WCBC) does decide that the evidence accompanying the application shows that public rights have accrued over a particular route, and that an order should be made, the order route may be a different status from the status applied for originally. It should also be noted that if WCBC determines that no order should be made, the applicant for the DMMO may appeal WCBC's decision through the Welsh Ministers, and the Welsh Ministers may direct WCBC to make an order.

Regards

Sean Hanratty

Senior Definitive Map Officer

Public Rights of Way

Tel: 01978 729761

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