

Cerys Jones

From: Mared Rees-Jones
Sent: 30 November 2018 08:36
To: planning_admin
Subject: FW: P/2018/0700 - Land adjoining 31 Greenfield, Wrexham
Attachments: P2018-0700 Additional Response 1.pdf

Please add to file

From: Phil Palmer
Sent: 20 November 2018 11:26
To: Mared Rees-Jones
Subject: RE: P/2018/0700 - Land adjoining 31 Greenfield, Wrexham

Hi Mared

My response attached.

Regards, Phil

From: Mared Rees-Jones
Sent: 15 November 2018 12:30
To: Phil Palmer
Subject: FW: P/2018/0700 - Land adjoining 31 Greenfield, Wrexham

Hi Phil

Just realised I forgot to send you a copy of the revised Site Layout Plan when this was re-submitted following your comments on this one.

You recommended conditions anyway provided they undertook the changes required – but I am taking it to committee so probably best I get your comments based on the revised Site Layout Plan as well.

They have now created a shared access with No 31, parking provision for 2 vehicles either side of the end of the driveway and looks like sufficient space for turning. I think No 31 can accommodate 3 no vehicles as well.

The only thing they haven't shown on the layout plan is the required vis splays – is this achievable in the south easterly direction now they have widened the access? And if so, do you need to see a plan showing the vis splays or would a condition to secure the splays be sufficient?

Thanks

Mared

From: Mared Rees
Sent: 09 October 2018 16:07

To: planning_admin

Subject: FW: P/2018/0700 - Land adjoining 31 Greenfield, Wrexham

Can the attached revised plans be added to the above application please

From: Craig Baugh [mailto:craig@cbarchitecturaldesign.co.uk]

Sent: 25 September 2018 11:05

To: Mared Rees

Subject: Re: P/2018/0700 - Land adjoining 31 Greenfield, Wrexham

This email's attachments were cleaned of potential threats by Wrexham Council's Security Gateway.
Click [here](#) if the original attachments are required (justification needed).

Hello Mared,

Further to your email below please find attached updated drawings.

Any queries do not hesitate to contact me.

Regards

Craig Baugh

CB Architectural Design



: (07833) 029535



: info@cbarchitecturaldesign.co.uk

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From: [Mared Rees](#)

Sent: Tuesday, September 11, 2018 4:08 PM

To: [Craig Baugh](#)

Subject: P/2018/0700 - Land adjoining 31 Greenfield, Wrexham

Craig

I have looked at the above application and have some queries in regards to the design and layout.

In my view, windows are required to serve the bedroom/study and the bathroom (which could be obscurely glazed).

The window at the front elevation which is currently served by the gable should be symmetrical to the ground floor window beneath. The gable could serve the new window serving the bedroom/study and reduced in overall scale in doing so/replicating the gable over the porch, or should be removed completely.

The 1.8m high close board fence around the access drive and along the length of the site frontage is not considered to be visually appropriate and will also impede visibility in a south easterly direction. Reference to this fence should be removed from the Site Layout Plan and an alternative treatment considered. In particular, a revised treatment in the locations mentioned above should be no more than 1m in height to meet the highway standards and to also ensure it is less dominant and intrusive along the street scene.

Parking provision and turning spaces for both dwellings (No 31 and the application site) should be shown on a Site Layout Plan.

I am waiting for comments back from the Tree Officer, who is on annual leave this week.

Any queries please do not hesitate to contact me direct.

Thanks

Mared

Mared Rees MRTPI

Swyddog Ardal Cynllunio/Area Planning Officer



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