

Gwyn Humphreys

From: Stacey Inglis
Sent: 12 May 2023 08:49
To: Gwyn Humphreys
Subject: RE: P/2023/0135 Gatewen Road Enabling [LICH-DMS.FID220343]

Hi Gwyn,

I am happy with your suggestion. As this was a separate application to P/2018/0674 I was not aware you could refer to what has been approved under this decision in the P/2023/0135 application.

Kind regards
Stacey

Stacey Inglis MA (Hons) MSc
Contaminated Land Officer
Swyddog Tir wedi ei Halogi
Economi a Chynllunio/Economy and Planning

Please note that I am in the office Wednesday to Friday, I will respond to your email on my return. If the matter is urgent and you require further assistance please contact Angela Guy (01978 298771).



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www.wrexham.gov.uk/BCpayments
www.wrecsam.gov.uk/taliadauRA

From: Gwyn Humphreys
Sent: 11 May 2023 16:52
To: Stacey Inglis
Subject: FW: P/2023/0135 Gatewen Road Enabling [LICH-DMS.FID220343]

Hi Stacey,

I have received the below from the Agent for P/2023/0135, following on from your comments.

As you will note, they would like us to consider whether all of the conditions you have recommended are necessary.

I have attached the Discharge of Condition Letter confirming that Condition 13 attached to P/2018/0674 was discharged. I have also attached the appeal decision for P/2018/0674.

Given that Condition 13 has already been discharged, would you agree it would be appropriate for us to simply condition adherence to the approved documents? Of course, Condition 14 has not been discharged (to my knowledge) and therefore a condition in relation to a validation report, would still be required.

If I could please have your thoughts on this, it would be greatly appreciated?

Many Thanks,

Gwyn

Gwyn Humphreys

Uwch Swyddog Cynllunio / Senior Planning Officer

Economi a Chynllunio / Economy and Planning

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From: Imogen Zulver

Sent: 28 April 2023 12:39

To: Gwyn Humphreys

Cc: Harry Russell; Simon Pemberton

Subject: RE: P/2023/0135 Gatewen Road Enabling [LICH-DMS.FID220343]

Hi Gwyn

Are you able to confirm the decision level for the application?

I attach the contaminated land comments received for the application. Please can we discuss?

They have recommended conditions requiring a method statement for the removal and validation of the redundant asbestos cement water pipeline (pre-commencement) and a validation report confirming the works have been completed (pre-occupation). However, this was not something that was required by the extant planning permission at the site and thus we do not consider it necessary or reasonable to make the development acceptable in planning terms. As far as we are concerned, all pre-commencement conditions relevant to contamination on the extant permission have already been satisfied. Would it not be more sensible to attach a condition requiring the relevant parts of the site to be remediated in accordance with the approved remediation strategy, and if any further contamination is found during site works, that an additional remediation scheme be required? Please can you share your thoughts on this?

In terms of the request for a validation report, seeing as validation is already secured by the extant planning permission prior to occupation, a duplicate condition for enabling works seems unnecessary, particularly as the current application would not allow for any occupation of dwellings. Please can you share your thoughts?

Kind regards

Imogen

Imogen Zulver
Senior Planner

Lichfields, Ship Canal House, 98 King Street, Manchester M2 4WU

Lichfields.uk

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