

Sarah Hill

From: Sarah Hill
Sent: 19 October 2022 13:14
To: Carl Hughes
Subject: RE: P/2021/0905 - JB Fabrication

Hi Carl,

An amended existing plan showing the containers would be useful, with a note stipulating that the containers will be removed upon completion of the extension. If you are able to supply this I can potentially condition the removal of the containers and refer to the plan in any correspondence with the Local Member and in my report.

Thanks

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer
Cynllunio a Rheoleiddio/Planning and Regulatory

Oriau gwaith/Working hours:

Dydd Llun a dydd Mercher/Monday and Wednesday: 08:45am to 15:15pm

Dydd Mawrth a dydd Lau/Tuesday and Thursday: 08:45am to 2:30pm



01978 298776

Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam, LL11 1AY

Wrexham County Borough Council, Guildhall, Wrexham, LL11 1AY

wrexham.gov.uk | wrecsam.gov.uk

twitter.com/wrexhamcbc | twitter.com/cbswrecsam

facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam

DYRCHAFWN 'DA'N GILYDD

CAIS DINAS DIWYLLIANT Y DU 2025

WRECSAM

UK CITY OF CULTURE BID 2025

WE RISE TOGETHER

From: Carl Hughes <carl@hdsarchitectural.co.uk>
Sent: 19 October 2022 13:05
To: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Cc: Steve Rogers <Steve.Rogers@jbfgroup.co.uk>
Subject: RE: P/2021/0905 - JB Fabrication

Hi Sarah,

Thanks for the email.

The applicant has confirmed that the containers are temporary in nature for storage of materials and will be removed once the building work has been completed.

Based on this, please can you confirm exactly what you require from us? Will it just be the plan showing the containers only, or will you require a separate application?

Regards

Carl Hughes
Director

HDS Architectural Services
The Foundry
15 Yorke Street
Wrexham
LL13 8LW

Tel: (01978) 345250
Mobile: 07734 710223
Email: carl@hdsarchitectural.co.uk
Website: www.hdsarchitectural.co.uk

Company registration No: 06212412
Registered in England and Wales

From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Sent: 19 October 2022 10:23
To: Carl Hughes <carl@hdsarchitectural.co.uk>
Subject: RE: P/2021/0905 - JB Fabrication

Hi Carl,

Thank you for asking your ecologist to look into this. I'm sorry it was not brought to your attention sooner.

The Local Member and Community Council have noted that there are various storage containers on site that do not appear to have planning permission and have asked for a site plan that shows any external storage areas. If such a plan can be provided including details of what is stored and whether this is permanent or temporary this may help to clarify matters.

Objections have been received towards the development raising various concerns, but partly about the removal of trees, hedges and a ditch. I have noticed that comments from the Council's Tree Officer are still outstanding, therefore I have chased these comments. The objections partly refer to the previously refused application for a boundary fence under ref: P/2020/0566. It is noted that the ecological report states that a new fence will be erected as part of this application involving the removal of a hedgerow and boundary trees. I cannot see a plan that clearly shows this part of the proposal – this should be submitted to allow full assessment of this part of the application.

Please can you discuss these matters with your client. Again, please accept my apologies that these matters were not brought to your attention sooner.

Regards

Sarah.

Sarah Hill
Swyddog Cynllunio/Planning Officer
Cynllunio a Rheoleiddio/Planning and Regulatory

Oriau gwaith/Working hours:

Dydd Llun a dydd Mercher/Monday and Wednesday: 08:45am to 15:15pm

Dydd Mawrth a dydd Lau/Tuesday and Thursday: 08:45am to 2:30pm



01978 298776



Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam, LL11 1AY



Wrexham County Borough Council, Guildhall, Wrexham, LL11 1AY



wrexham.gov.uk | wrecsam.gov.uk



twitter.com/wrexhamcbc | twitter.com/cbswrecsam



facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam

DYRCHAFWN 'DA'N GILYDD

CAIS DINAS DIWYLLIANT Y DU 2025

WRECSAM

UK CITY OF CULTURE BID 2025

WE RISE TOGETHER

From: Carl Hughes <carl@hdsarchitectural.co.uk>

Sent: 19 October 2022 09:27

To: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Cc: Steve Rogers <Steve.Rogers@jbfgroup.co.uk>

Subject: RE: P/2021/0905 - JB Fabrication

Hi Sarah,

I have asked the Ecologist to look at the report as requested.

I have not received any separate correspondence from the council about the shipping containers. Please can you confirm what the issue is with this?

Regards

Carl Hughes

Director

HDS Architectural Services

The Foundry

15 Yorke Street

Wrexham

LL13 8LW

Tel: (01978) 345250

Mobile: 07734 710223

Email: carl@hdsarchitectural.co.uk

Website: www.hdsarchitectural.co.uk

Company registration No: 06212412

Registered in England and Wales

From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Sent: 19 October 2022 07:37
To: Carl Hughes <carl@hdsarchitectural.co.uk>
Subject: RE: P/2021/0905 - JB Fabrication

Hi Carl,

I've received comments back from Highways who are now happy with the scheme subject to conditions.

While going back through the documents on the file I have noticed previous comments from our Ecology Officer raising the following matters:

- This proposal does not adequately consider the importance of green corridors for great crested newt on Wrexham Industrial Estate or other invertebrates of national importance recorded on adjacent sites.
- The applicants need to provide a far more robust mitigation plan which offers an overall net biodiversity benefit.

I have also noticed concerns on file from both the Local Member and Community Council regarding external storage in the form of shipping containers on the site. Please can you tell me if you have received any communication from the Council in respect of these matters as I cannot find anything on file. Please accept my apologies for this further delay.

Regards

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer
Cynllunio a Rheoleiddio/Planning and Regulatory

Oriau gwaith/Working hours:

Dydd Llun a dydd Mercher/Monday and Wednesday: 08:45am to 15:15pm

Dydd Mawrth a dydd Lau/Tuesday and Thursday: 08:45am to 2:30pm



01978 298776

Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam, LL11 1AY

Wrexham County Borough Council, Guildhall, Wrexham, LL11 1AY

wrexham.gov.uk | wrecsam.gov.uk

twitter.com/wrexhamcbc | twitter.com/cbswrecsam

facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam

DYRCHAFWN 'DA'N GILYDD

CAIS DINAS DIWYLLIANT Y DU 2025

WRECSAM

UK CITY OF CULTURE BID 2025

WE RISE TOGETHER

From: Carl Hughes <carl@hdsarchitectural.co.uk>
Sent: 18 October 2022 11:19
To: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Cc: Dominic Jones <Dominic.Jones@wrexham.gov.uk>

Subject: RE: P/2021/0905 - JB Fabrication

Hi Sarah,

Please can you give highways another chase as the applicant is very eager to get permission and they have taken quite a long time now.

Regards

Carl Hughes

Director

HDS Architectural Services

The Foundry

15 Yorke Street

Wrexham

LL13 8LW

Tel: (01978) 345250

Mobile: 07734 710223

Email: carl@hdsarchitectural.co.uk

Website: www.hdsarchitectural.co.uk

Company registration No: 06212412

Registered in England and Wales

From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Sent: 05 October 2022 09:46

To: Carl Hughes <carl@hdsarchitectural.co.uk>

Subject: RE: P/2021/0905 - JB Fabrication

Hi Carl,

I've heard nothing from Highways yet. I have sent a reminder email this morning and will let you know as soon as I hear back.

Regards

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer

Cynllunio a Rheoleiddio/Planning and Regulatory

Oriau gwaith/Working hours:

Dydd Llun a dydd Mercher/Monday and Wednesday: 08:45am to 15:15pm

Dydd Mawrth a dydd Lau/Tuesday and Thursday: 08:45am to 2:30pm



01978 298776



Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam, LL11 1AY



Wrexham County Borough Council, Guildhall, Wrexham, LL11 1AY



wrexham.gov.uk | wrecsam.gov.uk



twitter.com/wrexhamcbc | twitter.com/cbswrecsam

DYRCHAFWN 'DA'N GILYDD

CAIS DINAS DIWYLLIANT Y DU 2025

WRECSAM

UK CITY OF CULTURE BID 2025

WE RISE TOGETHER

From: Carl Hughes <carl@hdsarchitectural.co.uk>

Sent: 05 October 2022 09:20

To: Design In Safety <david@designinsafety.co.uk>; Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Cc: Steve Rogers <Steve.Rogers@jbfgroup.co.uk>; Matthew Brownrigg <matthew@hdsarchitectural.co.uk>

Subject: RE: P/2021/0905 - JB Fabrication

Hi Sarah,

Please can you let me know if you have an update following the email of 12th September below?

Regards

Carl Hughes

Director

HDS Architectural Services

The Foundry

15 Yorke Street

Wrexham

LL13 8LW

Tel: (01978) 345250

Mobile: 07734 710223

Email: carl@hdsarchitectural.co.uk

Website: www.hdsarchitectural.co.uk

Company registration No: 06212412

Registered in England and Wales

From: Design In Safety <david@designinsafety.co.uk>

Sent: 12 September 2022 13:47

To: Sarah.Hill@wrexham.gov.uk

Cc: Carl Hughes <carl@hdsarchitectural.co.uk>; Steve Rogers <Steve.Rogers@jbfgroup.co.uk>; Matthew Brownrigg <matthew@hdsarchitectural.co.uk>

Subject: RE: P/2021/0905 - JB Fabrication

Sarah,

Updated CMTF attached in response to Matthew's email below.

Regards,



From: Matthew Brownrigg <matthew@hdsarchitectural.co.uk>

Sent: 12 September 2022 13:16

To: Sarah.Hill@wrexham.gov.uk

Cc: Carl Hughes <carl@hdsarchitectural.co.uk>; Steve Rogers <Steve.Rogers@jbfgroup.co.uk>; Design In Safety <david@designinsafety.co.uk>

Subject: P/2021/0905 - JB Fabrication

Hi Sarah,

R.E P/2021/0905 - JB Fabrication

Sorry for the delay responding to you, please find attached updated service and delivery management plan with additional information requested added. I understand the additional CTMP will be forwarded in due course when completed.

Kind regards

Matthew Brownrigg MCIAT

Chartered Architectural Technologist

HDS Architectural Services

The Foundry

15 Yorke Street

Wrexham

LL13 8LW

Tel: (01978) 345250

Email: matthew@hdsarchitectural.co.uk

Website: www.hdsarchitectural.co.uk

Company registration No: 06212412

Registered in England and Wales

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 - meddyliwch 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 yngl?n ? 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.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

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 - meddyliwch 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 ynagl?n ? 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.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

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 - meddyliwch 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 ynagl?n ? 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.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm