

Sarah Hill

From: Steve Edgeller <steve.edgeller@edgeplan.co.uk>
Sent: 15 November 2022 19:57
To: Sarah Hill
Subject: RE: P/2022/0673 - 38 Penybryn
Attachments: Site Location Plan.pdf

Hi, I think the anomaly here is with the red line, not the ownership.

Looking back at the former car repair garage, this area of land had lighting columns on it (see Streetview photo from 2009, below)

I think for this reason it was missed-off the application when the site was changed from garage to retail in 2015.

The red edge plan submitted with the current application reflects the 2015 red edge.

I've spoken to the freehold owners of Bellevue Court, and they don't believe they own the land in question (otherwise the flats would have been built on it, as it serves no purpose to them e.g. as access).

Accordingly, I now include a revised site location plan with the entire site edged red.

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From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Sent: 14 November 2022 09:22
To: Steve Edgeller <steve.edgeller@edgeplan.co.uk>
Subject: P/2022/0673 - 38 Penybryn

Hi Steve,

I'm in the process of writing my Committee report and have noticed that the Community Council have correctly stated that part of parking spaces 1 & 2 and two of the cycle parking spaces lie within land outside of the red-line boundary of the site.

While land ownership is not a material planning consideration this may prevent your client from implementing the permission as per the submitted plans. However movement of these parking spaces may narrow the access into the parking area to an unacceptable width. Please can you confirm the situation, including whether your client does in fact own all of the area proposed for the aforementioned parking spaces and if they do, provide a correct red-line plan.

Many thanks

Sarah.

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

Oriau gwaith/Working hours:
Dydd Mercher/Monday: 08:30 to 15:00pm
Dydd Mawrth /Tuesday: 08:30 am to 16:00pm
Dydd Mercher/Wednesday: 08:30pm to 16:00pm
Dydd Lau/Thursday: 08:30am to 16:00pm



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