

Simon Greenland

From: Phil Palmer
Sent: 19 April 2022 10:06
To: Simon Greenland
Subject: RE: BLD - P/2021/1134 - Hullah Farm

Follow Up Flag: FollowUp
Flag Status: Completed

Hi Simon,

My response to the points raised (in red):-

Northern Access

Please find attached Google street view image (Nov 2021) of gates to northern access to site. I refer to the comments of the Highway officer. It is not clear to me what they are asking for. Some clarification would be most helpful. Is a closed gate acceptable as a form of barrier? If so then is any other form of bollard / barrier necessary if an A4 size sign is affixed to the gate which will stay closed, saying ‘No Vehicular Access. Pedestrians and Cycles Only’. If a bollard / secondary barrier is also required, does it matter whether it is in front of or behind the gate and if behind does it matter whether or not it would be visible from the road?

The applicant is proposing to utilize this access as a designated pedestrian / cycle access only which is considered acceptable. The use of a bollard and signage located in private land indicating “No Vehicular Access. Pedestrians and Cycles Only” would be considered adequate. Ideally any signage should be Welsh over English (Stephen Jones who is our Welsh Translator should be able to assist with this). Our Traffic Section should be able to advise further on a suitable sign.

Southern Access

I refer the Highways officer to the Technical Note by Prime. The drawing at Appendix A shows the visibility splay to the south. It also shows the extent of the application site, shown with a red line. Any adjoining land in the ownership or control of the application would be shown in blue. The visibility splay shown is the best available with the land under the control of the applicant. I would reiterate the following

- there will be no increase in vehicle movements on and off the site as a result of this proposal
- the road is subject to a twenty mile per hour speed limit
- the visibility splay to the south is sufficient to allow for adequate intervisibility between drivers of vehicles exiting the site and drivers of vehicles approaching from the south, assuming the latter are on the correct side of the road, which I think it is reasonable to assume.

Having re-visited the site today, if the southerly access is widened slightly to 4.8m in the northerly direction, then a visibility splay of at least 2.4 x 25m in the southerly direction measured to the nearside edge is achievable. This is a standard request.

Northern field gate

I refer the Highway officer to the site location plan submitted with the application and to the red line showing the extent of the application site. Any adjoining land in the ownership or control of the application would be shown in blue.

The northern field gate access the highway officer appears to be referring to is not within the control or land ownership of the applicant.

Information acknowledged.

Traffic generation

There is no farming activity taking place on site (if ever there was).

Information acknowledged.

Regards, Phil

Phil Palmer

Peiriannydd (Rheoli Datblygiad)
Gwasanaethau Amgylchedd a Thechnegol

Engineer (Development Control)
Environment and Technical Services



01978 729688



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From: Simon Greenland <Simon.Greenland@wrexham.gov.uk>

Sent: 14 April 2022 12:48

To: Phil Palmer <Phil.Palmer@wrexham.gov.uk>

Subject: FW: BLD - P/2021/1134 - Hullah Farm

From: adrian@lightwatertpc.co.uk <adrian@lightwatertpc.co.uk>

Sent: 14 April 2022 12:47

To: Simon Greenland <Simon.Greenland@wrexham.gov.uk>

Subject: RE: BLD - P/2021/1134 - Hullah Farm

Dear Simon,

I have the following comments in response to the comments from the Highways officer dated 11 April 2021.

Northern Access

Please find attached Google street view image (Nov 2021) of gates to northern access to site. I refer to the comments of the Highway officer. It is not clear to me what they are asking for. Some clarification would be most helpful. Is a closed gate acceptable as a form of barrier? If so then is any other form of bollard / barrier necessary if an A4 size sign is affixed to the gate which will stay closed, saying 'No Vehicular Access. Pedestrians and Cycles Only'. If a bollard / secondary barrier is also required, does it matter whether it is in front of or behind the gate and if behind does it matter whether or not it would be visible from the road?

Southern Access

I refer the Highways officer to the Technical Note by Prime. The drawing at Appendix A shows the visibility splay to the south. It also shows the extent of the application site, shown with a red line. Any adjoining land in the ownership or control of the application would be shown in blue. The visibility splay shown is the best available with the land under the control of the applicant. I would reiterate the following

- there will be no increase in vehicle movements on and off the site as a result of this proposal
- the road is subject to a twenty mile per hour speed limit
- the visibility splay to the south is sufficient to allow for adequate intervisibility between drivers of vehicles exiting the site and drivers of vehicles approaching from the south, assuming the latter are on the correct side of the road, which I think it is reasonable to assume.

Northern field gate

I refer the Highway officer to the site location plan submitted with the application and to the red line showing the extent of the application site. Any adjoining land in the ownership or control of the application would be shown in blue.

The northern field gate access the highway officer appears to be referring to is not within the control or land ownership of the applicant.

Traffic generation

There is no farming activity taking place on site (if ever there was).

I await any further comment you may have from the Highway officer.

Kind regards

Adrian

From: Simon Greenland <Simon.Greenland@wrexham.gov.uk>

Sent: 12 April 2022 11:16

To: adrian@lightwatertpc.co.uk

Subject: RE: BLD - P/2021/1134 - Hullah Farm

Hello Adrian,

Please find attached further comments from highways,

Regards

Simon Greenland

Swyddog Gorfodi a Cynllunio/Planning and Enforcement Officer

Cynllunio a Rheoleiddio/Planning and Regulatory



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WE RISE TOGETHER

From: adrian@lightwatertpc.co.uk <adrian@lightwatertpc.co.uk>

Sent: 28 March 2022 11:57

To: Simon Greenland <Simon.Greenland@wrexham.gov.uk>

Subject: RE: BLD - P/2021/1134 - Hullah Farm

Hi Simon

I confirm agreement to the amendment to the description of development, as you have set out below.

I will leave the original Planning Statement as is. Please add my earlier email as an additional / addendum planning statement.

Thank you for forwarding the letter from NRW (22 Mar 22). I presume you will now reconsult them again. I hope they will recognise the proposal will not generate more foul waste than the current use, and therefore there will be no detriment to water quality. In the meantime I will discuss with my client the matters raised by NRW regarding the existing foul drainage arrangements.

Regards

Adrian Thompson MRTPI

Director, Lightwater TPC

Tel 07889 953 651

Eml adrian@lightwatertpc.co.uk

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From: Simon Greenland <Simon.Greenland@wrexham.gov.uk>

Sent: 28 March 2022 11:30

To: adrian@lightwatertpc.co.uk

Subject: RE: BLD - P/2021/1134 - Hullah Farm

Hello Adrian,

We need to agree a revised description of the application to be used in re-consultations. This is what it says at present- should we delete as suggested?

CHANGE OF USE FROM CLASS C3 (DWELLINGHOUSE) TO CLASS C2 (CARE HOME), ~~THE CONVERSION OF THE EXISTING FIVE-BAY GARAGE TO RESIDENTIAL ACCOMMODATION~~ AND MATERIAL ALTERATIONS TO THE EXTERNAL APPEARANCE OF THE EXISTING TWO-BAY GARAGE

I can add your email as an additional planning statement, unless you wish to revise the planning statement we have on file.

The drainage issue is referred to in the recent response from NRW- attached.

Once we have an agreed description I can then carry out re-consultations. With regard to the timescale, the next meeting of the Planning Committee is on 6/6/2022 (delayed by elections). A decision under delegated powers before that date may be possible subject to consultation responses and in particular the NRW response on the phosphate issue.

Kind regards

Simon Greenland

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



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From: adrian@lightwatertpc.co.uk <adrian@lightwatertpc.co.uk>

Sent: 28 March 2022 10:55

To: Simon Greenland <Simon.Greenland@wrexham.gov.uk>

Subject: BLD - P/2021/1134 - Hullah Farm

Dear Simon

Amendment to current application

Further to previous correspondence with the Council, the Applicant wishes to amend the current application by withdrawing from the scheme the proposal to convert the existing five bay garage into a two bed unit (Ty Newydd).

Accordingly, I attach a revised version of the site plan as proposed, drawing no 3513-10 Rev A, to replace drawing 3513-10.

I also withdraw drawings 3513-11 (Ty Newydd – existing and proposed floor plans) and 3513-21 (Ty Newydd – proposed elevations).

The garage block will now remain as existing. No changes to the structure or its use are proposed.

The Council ecology officer had requested the submission of a bat and bird assessment in connection with the conversion of the garages to residential use. On the basis this element of the scheme has now been withdrawn, the bat and bird assessment is no longer required.

In my emails to you of 3 March 2022, I suggested deferring the implementation of the conversion of the garage block to residential. Now this element is withdrawn, then as per my email of 3 March, there would be no material intensification of occupation of the site and therefore no additional foul sewerage discharge arising. As such, there should be no objection on 'phosphate' pollution grounds. Without prejudice to that and also as per my email of 3 March, the client continues to offer the option of deferring the re-use of the cottages and only initially implementing the conversion of the farmhouse. Please ensure Natural Resources Wales (NRW) are updated accordingly. I would be pleased to learn from you the date by which NRW should respond to the further information.

Highway matters

Please find attached a Technical Note from Transport Planning specialists Prime, which addresses the comments from Highways, as per your email of 10 December 2021.

I await further news from you, once you have received the further consultations responses from NRW and Highways.

Regards

Adrian Thompson MRTPI

Director, Lightwater TPC

Tel 07889 953 651

Eml adrian@lightwatertpc.co.uk

LinkedIn [AdrianThompson](#)

Web www.lightwatertpc.co.uk



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