

Cerys Jones

From: Bryn Bolton
Sent: 24 November 2021 12:10
To: planning_admin
Subject: FW: P/2021/0793 -Former Air Products site, Acrefair
Attachments: 21-DES-002 B Site plan.pdf; Llangollen Road Acrefair - Ecological Scoping Assessment.pdf; Report Draft 3 Acrefair Revision with levels.pdf; Land off Llangollen Road - Comments Regarding NECs and Stand-off Distances; Fwd: 7652 Llangollen Road, Acrefair, Wrexham; Fwd: Potential Site- Former Air Products (part), Acrefair, near Wrexham

Could the PDF file please be uploaded to the file and web. Could the attached e-mails please be attached as additional info (not web).

Many thanks,

Bryn

From: Kathryn Gratton <kathryn@edge-architects.com>
Sent: 24 November 2021 07:01
To: Bryn Bolton <Bryn.Bolton@wrexham.gov.uk>
Cc: 'Michael Forgrave' <michael.forgrave@gowerhomes.co.uk>; 'Doug Bailey' <dougbailey6@gmail.com>
Subject: P/2021/0793 -Former Air Products site, Acrefair

Good morning Bryn,

Hope you are well.

Thank you for your feedback on responses and we respond as below, in accordance with your points raised:

1. Acoustics. We refer to RS Acoustics email attached for Public Protections consideration, and Michael Forgrave's email 23/11/21. This is a very detailed analysis by email from our Acoustic Consultant with regard to the observations regarding noise exposure categories and standoff distances from the A539 and trust this addresses the concerns. Given that it is a single carriageway (as opposed to dual) and appropriate mitigation measures have been identified within RS Acoustic's report. Ryan Swales has denoted that the future residents would be adequately protected from road traffic noise ingress. Could this please be forwarded to the relevant department for their queries to be duly satisfied.

2. Ecology: Please see attached the resent Ecological Scoping assessment following Kingdom Ecology's recent surveys carried out at the seasonal time for ecology which may have crossed in our last email correspondence.

The report includes recommendations for creating natural habitats which Gower Homes will endeavour to undertake once the structural stability of the stone retaining wall is assessed. It is of course critical to ensure all cracks and fissures, considered a risk to the long term structure, are repaired. This work will be undertaken carefully to check there are no nesting birds or bat roosts prior to any works and alternatives will be provided as per Richard's attached proposal. In addition to this we have adjusted the position of plot 12 for ecological benefit and attach our revised site plan, drawing number 2-DES-002/2B

3. Foul Drainage: We have submitted foul drainage proposals, including WW's confirmation of acceptance of the point of connection, and their confirmation that capacity exists for our proposals within the nearby treatment plants for phosphate filtering. (Copies of the same are attached)

With respect to the recent concerns raised relating to phosphates levels within the Dee Valley SAC, we refer again to Michael Forgrave's email 23/11/21, requesting your consideration of the latest information and ability to appraise each site on its own merits (point 5.1.9 on page 108 of the joint WCBC/Flintshire report)

4. Archaeology: Please see attached update report that now includes a section through the area of greatest sensitivity near to the coke oven remnants. We hope this amended wording and additional information provides enough information to condition as necessary.

5- Coal Authority Could we have an update on the consultation response with the Coal Authority? We had discussions with Chris MacArthur during the pre-application who expressed a suitably worded condition could be noted in respect of shallow workings, however we have not had any sight of any consultation response since the submission of the application therefore under the impression that they are satisfied with the proposals. An update would be greatly appreciated.

6. Trees: Doug Bailey representing Gower Homes has discussed the matter with Jon Brewin last week; we are looking at providing a number of supplementary native species trees along the Llangollen Rd elevation in front gardens, along with maintaining 3 existing silver birches. This was the only query raised and can be covered by a suitably worded landscaping condition.

7. Highways: Have you received any statutory responses from Highways yet please?

If this additional information provided satisfies queries raised, and Highways respond favourably, could you please advise if this allows you to motion for a positive recommendation to the planning application please?

Kindest regards,

Kathryn Gratton
Director



EDGE Architects NW Ltd

Studio 55:20, North Wales Business Park, Abergele, LL22 8LJ

telephone: 01745 585517
www.edge-architects.com

This email & any attached files are confidential & copyright protected & are intended solely for the use of the individual or entity to whom they are addressed. Unless otherwise expressly agreed in writing, nothing stated in this communication shall be legally binding