

Cerys Jones

From: Sharon Holman
Sent: 23 March 2022 10:04
To: planning_admin
Subject: FW: P/2021/0560 - Trevor Basin

civ - highway resp

From: Dominic Jones <Dominic.Jones@wrexham.gov.uk>
Sent: 23 March 2022 09:36 AM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>; Nick Wild <Nick.Wild@canalrivertrust.org.uk>
Subject: RE: P/2021/0560 - Trevor Basin

Apologies Both,

I have been away on leave recently....

Regarding the attached email trails and associated information, Highways do not intend to make any additional comment and accept the proposals.

Regards

Dominic Jones

*Uwch Peiriannydd (Rheoli Datblygiad)
Gwasanaethau Amgylchedd a Thechnegol*

*Senior Engineer (Development Control)
Environment and Technical Services*



01978 298989

Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Ystad Ddiwydiannol, Wrecsam LL13 9PW

Wrexham County Borough Council, Abbey Road, Wrexham Industrial Estate, LL13 9PW

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From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 23 March 2022 07:48

To: Nick Wild <Nick.Wild@canalrivertrust.org.uk>; Dominic Jones <Dominic.Jones@wrexham.gov.uk>

Subject: RE: P/2021/0560 - Trevor Basin

Good morning both,

Thank you for the amended plans Nick, which are now all on file.

Could you jump in here Dominic if I'm wrong, but I am assuming that you have no objections to the amended plans? If I don't hear from you to the contrary, by the end of this week, I will accept the amendments as proposed by Nick.

Kind regards
Sharon

From: Nick Wild <Nick.Wild@canalrivertrust.org.uk>

Sent: 21 March 2022 03:57 PM

To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Subject: FW: P/2021/0560 - Trevor Basin

Good Afternoon Sharon,

Further to Jon's response below, we now have some amended plans to submit that are required in order to show some minor scheme alterations. The minor alterations are necessary to accommodate the Tree Route Protection requirements (required by condition 18) and consist of the realignment of the designated pedestrian access route within the central part of the site (not the section through the existing car park) and some changes to trees to be retained/removed. I appreciate that this approach would also need to be agreed by the Highway Officer but I have been unable to get a response as yet and essentially this solution is the only practical approach to protecting the tree roots as is going to be required by condition 18 therefore seems entirely justified as it doesn't not impact negatively on highway/pedestrian safety.

I have attached the amended drawings register, which should be useful in tracking the latest version of each of the drawing and updating the references. I will send the plans through in separate emails.

If you have any queries then please let me know.

Regards

Nick Wild MA MRTPI

Senior Delivery Planner (north and north wales)

Canal & River Trust

Fearn's Wharf, Neptune Street, Leeds. LS9 8PB

T 0303 0404040

F 0113 2 81 6 886

M 07795 354 689

DD 0113 2 005 723

E nick.wild@canalrivertrust.org.uk



From: Jon Brewin <Jon.Brewin@wrexham.gov.uk>

Sent: 21 March 2022 11:31

To: Nick Wild <Nick.Wild@canalrivertrust.org.uk>

Cc: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Subject: RE: P/2021/0560 - Trevor Basin

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Hello Nick,

After reviewing the drawings you recently provided, along with the previously submitted arboricultural method statement from Amenity Tree Care Ltd, I am satisfied with the overall design specifications and the recommended method of installation for the no-dig approach for the pedestrian footpath.

I trust you find this satisfactory however please do not hesitate to contact me should you require any further assistance.

Regards

Jon Brewin

Swyddog Caeddyddiaeth ([Chynllunio](#)) / Arboricultural Officer (Planning)

Cynllunio a Rheoleiddio / Planning and Regulatory



01978 298763



16 Lord Street, Wrexham, LL11 1LG



16 Stryt yr Arglwydd, Wreccsam, LL11 1LG



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From: Nick Wild <Nick.Wild@canalrivertrust.org.uk>

Sent: 21 March 2022 07:45

To: Jon Brewin <Jon.Brewin@wrexham.gov.uk>

Cc: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Subject: FW: P/2021/0560 - Trevor Basin

Importance: High

Good Morning Jon,

Further to my emails below – it would be really good to have a response from you on the tree root protection proposals so that we can confirm the principle of our approach to address these condition requirements?

I look forward to hearing from you.

Regards

Nick Wild MA MRTPI

Senior Delivery Planner (north and north wales)

Canal & River Trust

Fearn's Wharf, Neptune Street, Leeds. LS9 8PB

T 0303 0404040

F 0113 2 81 6 886

M 07795 354 689

DD 0113 2 005 723

E nick.wild@canalrivertrust.org.uk



From: Nick Wild

Sent: 14 March 2022 08:28

To: jon.brewin@wrexham.gov.uk

Cc: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Subject: FW: P/2021/0560 - Trevor Basin

Hello John,

Further to my previous email below with regard to the tree root protection condition (draft condition 18 attached) – the Trust has prepared all of the necessary drawings that illustrate a proposed solution. These drawings could be submitted (with updated drawing list provided) ahead of the decision date to address the information requirements and remove the need for including this condition.

However, before we formally submit the information we need to know whether this approach is going to be suitable to WCBC. Happy to discuss further and on-site if necessary?

Regards

Nick Wild MA MRTPI

Senior Delivery Planner (north and north wales)

Canal & River Trust

Fearn's Wharf, Neptune Street, Leeds. LS9 8PB

T 0303 0404040

F 0113 2 81 6 886

M 07795 354 689

DD 0113 2 005 723

E nick.wild@canalrivertrust.org.uk

From: Nick Wild

Sent: 02 March 2022 08:27

To: john.brewin@wrexham.gov.uk

Cc: Richard Banks <Richard.Banks@canalrivertrust.org.uk>; Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Subject: FW: P/2021/0560 - Trevor Basin

Hello John,

I refer to my correspondence below with your colleague Sharon Holman (copied in) with regard to a Canal & River Trust (the Trust) planning application at Trevor Basin (we previously met on site to discuss the scheme on a very rainy day in August last year).

You will see that Sharon has suggested the Trust contacts you directly with regard to a solution that we are considering to address a suggested planning condition. The planning condition relates to details of hard surfaces proposed within tree root protection areas. I have copied in the condition below and our initial response to how that could be practically addressed on-site along with some information on INDICATIVE plan drawings that are attached.

No part of the development shall commence until full details for any hard surfaced areas within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan, have been submitted to and approved in writing by the Local Planning Authority. The details shall include existing and proposed levels, a specification for hard surfaces, and a method statement detailing the construction process. The works shall be carried out in strict accordance with the details as are approved.	Pre-commencement	Achieving BS5837:2012 has been possible but only with some minor alterations to be retained and removed. To achieve BS5837:2012 the existing route within the central part of the site (the main building) would need to be root protection measures can be a construction method. This would result in trees being removed from site, which is INDICATIVE plan, each labelled as realigned path and access road. Additionally (T53) and a category C tree (T56) removal as previously proposed. Alternatively, in order to achieve BS5837:2012 on the island area where we are proposed parking – tree T21 will now need to be removed as previously proposed for removal. Clearly, this approach would need to be approved by the Tree officer and Ecologist. Submission will result in an amendment to the Tree Protection Plan. This can be arranged. This will also have implications for an amended Site Plan too. Happy to discuss further if necessary to establish yours and your colleagues' thoughts on this approach any further.
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I would be extremely grateful if you could consider our approach above and provide some feedback, which help us conclude upon whether this option should be pursued further (or not).

I am happy to discuss further and could potentially meet on site if that would be beneficial.

Thanks in advance.

Regards

Nick Wild MA MRTPI

Senior Delivery Planner (north and north wales)

Canal & River Trust

Fearn's Wharf, Neptune Street, Leeds. LS9 8PB

T 0303 0404040

F 0113 2 81 6 886

M 07795 354 689

DD 0113 2 005 723

E nick.wild@canalrivertrust.org.uk



From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 01 March 2022 14:32
To: Nick Wild <Nick.Wild@canalrivertrust.org.uk>
Subject: P/2021/0560 - Trevor Basin

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Hello Nick,

Thank you again for all of the additional information in this and your other email.

With regards to the first draft of the conditions and the assessment you have provided, most of your concerns relate to the conditions requested by the public protection team. I have attached their consultation response (trevorPP). The team can be contacted on tele no. 01978 292040, or at healthandhousing@wrexham.gov.uk if you would like to speak with them directly about the necessity for the requested conditions.

With regards to the technical matter of the tree RPAs, please contact the tree officer to discuss this. The tree officer is Jon Brewin and his telephone number is 01978 298763, email is jon.brewin@wrexham.gov.uk

You also requested a definition of operational development:

‘any development within the meaning of the TCPA 1990 Act (demolition, rebuild, structural alterations or additions etc.) other than development which consists only of the making of a material change in the use of any building or other land’. In other words ‘physical development’.

I think the above covers everything. I am hoping to have a final draft of the conditions in the next couple of days when I hope also to have a recommendation in place for the scheme.

Are you aware of any feedback on the draft S106?

Kind regards
Sharon

From: Nick Wild <Nick.Wild@canalrivertrust.org.uk>
Sent: 18 February 2022 04:21 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Cc: Andrew Harradine <Andrew.Harradine@wrexham.gov.uk>
Subject: RE: P/2021/0560 - Trevor Basin

Good Afternoon Sharon,

Further to our email correspondence below, please find attached a response from the Trust on the following matters recently raised:

- A table listing the draft conditions you sent across and the Trust’s response (for discussion) around the inclusion of those conditions. Although 32 conditions does seem quite a lot, the majority of which are fine but we do have some comments on a few that will need to be discussed.
- Answers to queries raised by WCBC on 04.02.2022 with regard to the phosphate report.
- Answers to queries raised by WCBC ON 04.02.2022 with regard to the proposed pedestrian gate, boat numbers and operating hours.

There are also two INDICATIVE plans attached that accompany some of the comments made against the tree root protection area condition. Also attached is a plan schedule as requested.

I hope that is sufficient. However, if you have any queries then please do let me know.

Regards

Nick Wild MA MRTPI

Senior Delivery Planner (north and north wales)

Canal & River Trust

Fearn's Wharf, Neptune Street, Leeds. LS9 8PB

T 0303 0404040 **F** 0113 2 81 6 886

M 07795 354 689 **DD** 0113 2 005 723

E nick.wild@canalrivertrust.org.uk



From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Sent: 17 February 2022 09:21

To: Nick Wild <Nick.Wild@canalrivertrust.org.uk>

Cc: Andrew Harradine <Andrew.Harradine@wrexham.gov.uk>

Subject: RE: P/2021/0560 - Trevor Basin

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Thank you Nick.

I will advise our ecologist that we will soon have the information we need to fully assess the scheme.

Kind regards

Sharon

From: Nick Wild <Nick.Wild@canalrivertrust.org.uk>

Sent: 17 February 2022 09:19 AM

To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Cc: Andrew Harradine <Andrew.Harradine@wrexham.gov.uk>

Subject: RE: P/2021/0560 - Trevor Basin

Hello Sharon,

Thank you for coming back to. I have a meeting with colleagues today with regard to addressing all of the outstanding queries that you have and also to provide any comments on the draft condition. I'm intending on responding to you on those points ASAP after today's meeting.

Thanks again.

Regards

Nick Wild MA MRTPI

Senior Delivery Planner (north and north wales)

Canal & River Trust

Fearn's Wharf, Neptune Street, Leeds. LS9 8PB

T 0303 0404040

F 0113 2 81 6 886

M 07795 354 689

DD 0113 2 005 723

E nick.wild@canalrivertrust.org.uk



From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Sent: 17 February 2022 09:06

To: Nick Wild <Nick.Wild@canalrivertrust.org.uk>

Cc: Andrew Harradine <Andrew.Harradine@wrexham.gov.uk>

Subject: P/2021/0560 - Trevor Basin

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Hello Nick,

Please see attached NRW response.

NRW has accepted the Phosphate assessment on the basis of the assertions / assumptions made within it. You will recall though that I highlighted some inaccuracies in the assessment, and areas requiring more information / clarification.

The NRW response goes on to state (in the section relating to the SAC) that no assessment of likely effect has yet been carried out by the authority. Please could you provide clarification on the points raised in my email on 7 February (as below)? This is the information we need to carry out the assessment of likely effect, for further consultation with NRW, and also to amend the Phosphate assessment where there are inaccuracies / need for clarification.

I spoke to the local member yesterday, and he tells me that there hasn't been any buildings on the site since the 70s. You might have a more accurate date.

Kind regards
Sharon

From: Sharon Holman

Sent: 07 February 2022 03:09 PM

To: Nick Wild <Nick.Wild@canalrivertrust.org.uk>

Subject: P/2021/0560 - Trevor Basin

Good afternoon Nick,

Just to confirm that I have now consulted with NRW and await their response.

In the meantime, here are some points / queries that we have noted in relation to the submitted Assessment:

- 1.3.2 When did Peter Jones cease to operate and when were the buildings removed?
1.3.6 What will happen to the existing Anglo Welsh premises once the business moves?
1.3.13 There is no existing café at the former Peter Jones / application site.
3.2 There is no existing business here, but a former one.

In general, it is not clear if the final visitor figures will be more than at present. It is uncommon for businesses to move where this will not generate any extra visitors. The application site has been empty for some time so is no longer contributing in terms of Phosphate discharge, thus may not be relevant to this application. I'm also not sure that the phosphate calculator used works for the river Dee. NRW are preparing to provide further guidance on what an effective phosphate calculator looks like, at the moment there isn't one in use in Wales.

We will have to wait for the feedback from NRW, but I thought it useful to provide our thoughts as early as possible, as being likely queries / challenges to the submitted Assessment.

Kind regards
Sharon

Sharon Holman

Swyddog Cynllunio Rheoli Datblygu / Development Control Planning Officer
Cynllunio a Rheoleiddio / Planning and Regulatory



- 01978 298779
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From: Nick Wild <Nick.Wild@canalrivertrust.org.uk>

Sent: 04 February 2022 10:26 AM

To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Cc: Jason Leach <Jason.Leach@canalrivertrust.org.uk>; Nicola Lewis-Smith <Nicola.Lewis-Smith@canalrivertrust.org.uk>; Richard Beardsley <Richard.Beardsley@canalrivertrust.org.uk>; Stephen Hough <Stephen.Hough@canalrivertrust.org.uk>

Subject: FW: P/2021/0560 - Consultation Responses

Hello Sharon,

Further to our email correspondence below with your colleague, Matthew Phillips, the Trust has commissioned a Phosphate Assessment to accompany the above application. It was suggested by Matthew in the email below that; *'Ultimately you would need to put forward a drainage scheme with measures that demonstrate that the development will be phosphate neutral in terms of discharges to the River Dee.'*

Therefore, please find attached a Phosphate Assessment Report that does demonstrate, as per the currently proposed drainage scheme arrangements, that the scheme will not only be phosphate neutral but will see some reduction.

Clearly, the aim of this assessment is to satisfy any outstanding potential concerns with regard to foul drainage, which unfortunately are unable to be assessed because of outdated phosphate consents at local WWTP's in the area. It is understood that this has been an acceptable approach to progress other WCBC planning applications too.

I could be worth discussing who you will consult on this? We are keen to progress this as a matter of urgency and would be happy to liaise with NRW directly in order to try and encourage a response ASAP within the 21 days timeframe.

I am going to be on leave on Monday 7th and Tuesday 8th of Feb so if any matters crop up across those two days could I ask that you contact either Richard Beardsley or Stephen Hough (both copied in).

Thanks in advance.

Regards

Nick Wild MA MRTPI

Senior Delivery Planner (north and north wales)

Canal & River Trust

Fearn's Wharf, Neptune Street, Leeds. LS9 8PB

T 0303 0404040

F 0113 2 81 6 886

M 07795 354 689

DD 0113 2 005 723

E nick.wild@canalrivertrust.org.uk



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