

Mark Roberts

From: Craig Bithell <craig.bithell@ajfieldgroup.co.uk>
Sent: 05 October 2020 17:12
To: Sean Hanlon
Cc: Mark Roberts; 'consult@wynn-rogers.co.uk'
Subject: RE: 4135-1 PENDINE PARK NEW CARE HOME - DISCHARGE OF RESERVE MATTERS PLANNING CONDITIONS

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Sean,

In response to section 11 we will not be installing any AHU units as there is no commercial kitchen or any areas that require this.

All extract will be via local extract fans .

Kind Regards

Craig Bithell
M&E Contracts Manager



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From: Sean Hanlon <Sean@carrollltd.co.uk>
Sent: 05 October 2020 14:49
To: Craig Bithell <craig.bithell@ajfieldgroup.co.uk>
Cc: mark@mccormick-architecture.co.uk; 'consult@wynn-rogers.co.uk' <consult@wynn-rogers.co.uk>
Subject: FW: 4135-1 PENDINE PARK NEW CARE HOME - DISCHARGE OF RESERVE MATTERS PLANNING CONDITIONS

Craig,
See e-mail below .
Can you give us call to discuss Condition 11 below please

Regards
Sean Hanlon

Director



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From: Mark Roberts <mark@mccormick-architecture.co.uk>
Sent: 05 October 2020 12:00
To: Sean Hanlon <Sean@carrollltd.co.uk>
Cc: Mario Kreft <Mario@pendinepark.com>; Dan Illott <dan@mccormick-architecture.co.uk>
Subject: 4135-1 PENDINE PARK NEW CARE HOME - DISCHARGE OF RESERVE MATTERS PLANNING CONDITIONS

Dear Sean,

Following our discussions with Mario, he has instructed us to proceed with the reserve matters planning submission to Wrexham Council with a view for you to be making a start on site in spring 2021.

We are working on preparing and collating the documentation and design for the reserve Matters planning application to discharge the conditions precedent associated with the Outline Planning Consent, and as agreed with Mario, there are a couple of conditions that need input from Carrolls relating to construction information and specification. I wanted to give you a heads-up regarding what we will be needing from you please.

I've attached a highlighted copy of the outline planning consent for your assistance, which we have already discussed with Mario. The green highlighted conditions 6 and 11 are the main ones we for which need information from you, and Condition 9 (external lighting) is also needed from you with assistance from Kingdom Ecology. I've also attached a copy of the latest Ecology report (as approved by the Outline Consent) which gives you some more background information. We've already written to Mario regarding the badger sett at Target point 6 which needs survey and licensed removal before 1st December 2020 if it's in the way of the development.

We would be grateful to receive from you the following please :-

CONDITION 6 :- This one is self-explanatory, and is a condition precedent, meaning no development can start until the drainage proposals have been submitted to and approved by Wrexham Council.

- In order to discharge this condition, we need from you your full foul, land and surface water drainage design and calculations please, along with the long term management plan.

CONDITION 9 :- This is a condition precedent by its referral to Condition 1: We have received the Ecologist's advice regarding this condition, and from his experience, you will need to provide the following in order that the condition can be discharged/satisfied. Richard's advice for you regarding what is needed is as follows :-

- *This is a standard Wrexham requirement. They don't want the development illuminated the tree lines and hedges at the site boundaries which could be used by foraging bats. I recommend that the lighting designer looks at the ILP guidance note 8. <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/> and avoids lighting the site boundaries. The council may want to see an abridged version of the lighting plan with light spill analysis for bats unless it is clear that the lighting will not negatively affect potential bat roosting habitat and dark habitat corridors can be retained.*
- In order to discharge this condition, we need from you your lighting design and light spill analysis calculations please.

CONDITION 11 :- This is a compliance condition that must be met by any mechanical air handling plant installation. It is not a condition precedent, but it would be helpful if you could provide your M&E information for the apparatus you intend to use, so that it demonstrates compliance with the stated levels. This can be submitted to planning at a later stage when you have your M&E detailed designs prepared.

Presently, we are looking to submit the documents around early November to Wrexham for approval of the reserve matters, which gives us this month to collect the required information from others.

We are also currently preparing the base drawings for the care home to discuss with Mario, as he's indicated he may want a few minor tweaks, and once we have those updated, I'd like to meet up with you to go through those drawings to make sure they are in-line with your cost plan.

We've also sent Mario quotes to update the topo survey, the old one we have is from 2014, and from my last site visit 4th August there are a number of updates required for planning, Arb and construction use. We're waiting for Mario's instruction, and shall send it through as soon as received.

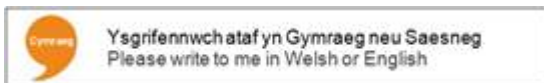
In the meantime, here's a copy of the old one, and as the setting out pegs had been removed by the time we visited on the 4th, I'd be grateful if you could mark-on where you agreed the position of the new building to be with Mario please, and send it back to us – thank you.

Kind Regards

Mark Roberts R.I.B.A.

Associate Director / Senior Architect

For and on behalf of McCormick Architecture Limited



Tel: 01244 332020

THE MOORINGS, ROWTON BRIDGE ROAD, CHRISTLETON, CHESTER, CH3 7AE (8.30am-5.00pm)

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