

Pauline Gallagher Brown

From: Sharon Williams
Sent: 26 November 2021 07:38
To: Pauline Gallagher Brown
Subject: FW: VAL/2021/0125 - ZENITH POINT

Hi Pauline could you look out for this, I have the invalid file here for reference.

Thanks

Sharon

From: Theo Speaks <theo@speaksds.co.uk>
Sent: 25 November 2021 20:46
To: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Subject: RE: VAL/2021/0125 - ZENITH POINT

Hi Sharon,

We have submitted a new application form for Zenith Point. The application reference number is PP-10427795.

We have ticked the option of exemption from payment.

Thanks for your patience!

Kind regards

Théo Speaks BSc (Hons) MCIAT
Chartered Architectural Technologist
Speaks Design Services

T: 01978 592872
M: 07592 759095
W: www.speaksds.co.uk



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From: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Sent: 15 November 2021 11:38
To: Theo Speaks <theo@speaksds.co.uk>
Subject: RE: VAL/2021/0125 - ZENITH POINT

Hi Theo,

Yes that's fine, it should reference as Version 2 when you resubmit. I will look out for it.

Thanks

Sharon

From: Theo Speaks <theo@speaksds.co.uk>
Sent: 15 November 2021 11:32
To: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Subject: RE: VAL/2021/0125 - ZENITH POINT

Hi Sharon,

Apologies for the delay. Would it be ok to re-submit this paperwork by submitting a new application on the planning portal?

Kind regards

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From: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Sent: 02 November 2021 15:19
To: Theo Speaks <theo@speaksds.co.uk>
Subject: RE: VAL/2021/0125 - ZENITH POINT

Yes from looking at the validation list this is the last outstanding issue. I have received the amended site plan and Ecology report and a AIA wasn't required following emails with Jon and payment made, so I think we are ok following receipt of the form. Copy enclosed for your completion.

Thanks

Sharon

From: Theo Speaks <theo@speaksds.co.uk>
Sent: 02 November 2021 15:16
To: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Subject: RE: VAL/2021/0125 - ZENITH POINT

Hi Sharon,

Thanks for the reminder!

We have tried to amend the application – but the same forms are provided.

Are you able to send over a digital form?

Also, once we have completed the form, will this be all that is required for validation?

Draft	Submitted	Transferred	Archived
Name ▼	LPA	Ref	Ver
Zenith Point	Wrexham County Borough Council	PP-09839347	2

Kind regards

Théo Speaks BSc (Hons) MCIAT
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From: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Sent: 02 November 2021 14:59
To: theo@speaksds.co.uk
Subject: RE: VAL/2021/0125 - ZENITH POINT

Hi Theo,

Just looking to validate this application, its been a while since I looked at the file, can you confirm if you submitted a new full planning application form as I have checked through my emails and I can't find one.. did you submit it through the portal by any chance, or if not could you re send it by email.

Thanks

Sharon.

Sharon Williams

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From: theo@speaksds.co.uk <theo@speaksds.co.uk>
Sent: 05 August 2021 11:58
To: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Subject: RE: VAL/2021/0125 - ZENITH POINT

Hi Sharon,

The only thing outstanding is the ecology survey. We have commissioned an ecologist who will be preparing this. Thank you for your patience.

Kind regards

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From: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Sent: 05 August 2021 12:41
To: theo@speaksds.co.uk
Subject: RE: VAL/2021/0125 - ZENITH POINT

Hi Theo,

Could you give me an update on whats left on the validation list following my original email.

Thanks

Sharon

From: Jon Brewin <Jon.Brewin@wrexham.gov.uk>
Sent: 05 August 2021 12:34
To: theo@speaksds.co.uk
Cc: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Subject: RE: VAL/2021/0125 - ZENITH POINT

Thank you, that's all fine.

Many thanks for your patience and co-operation.

Regards

Jon Brewin

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

Cynllunio a Rheoleiddio / Planning and Regulatory



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From: theo@speaksds.co.uk <theo@speaksds.co.uk>
Sent: 05 August 2021 11:48
To: Jon Brewin <Jon.Brewin@wrexham.gov.uk>
Cc: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Subject: RE: VAL/2021/0125 - ZENITH POINT

Many thanks for the confirmation John. The plans have been updated in line with your recommendations.

I trust this is satisfactory.

Kind regards

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From: Jon Brewin <Jon.Brewin@wrexham.gov.uk>
Sent: 03 August 2021 10:42
To: theo@speaksds.co.uk
Cc: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Subject: RE: VAL/2021/0125 - ZENITH POINT

Hello Theo,

Thank you for confirming the points raised. From the information you have provided I can confirm that a tree report will not be required with your application. It would be advisable however for clarity for you to amend and resubmit a layout plan with your application which reflects your comments below.

Regards

Jon Brewin

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

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From: theo@speaksds.co.uk <theo@speaksds.co.uk>
Sent: 01 August 2021 18:26
To: Jon Brewin <Jon.Brewin@wrexham.gov.uk>

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

Subject: RE: VAL/2021/0125 - ZENITH POINT

Hi Jon,

Apologies for the late reply!

Please see the answers below in red. Please could you confirm whether a tree report will be required.

Kind regards

Théo Speaks BSc (Hons) MCIAT
Chartered Architectural Technologist
Speaks Design Services

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From: Jon Brewin <Jon.Brewin@wrexham.gov.uk>
Sent: 24 June 2021 16:05
To: theo@speaksds.co.uk
Cc: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Subject: RE: VAL/2021/0125 - ZENITH POINT

Hello Theo,

Thank you for the email, attachments and telephone call. As discussed, from the evidence provided it would appear as though the proposed installation of the glamping pods would have little impact upon the tree and hedgerow boundary features around the site however, there are a number of points requiring clarification before I would be able to confirm as to whether or not a tree report should accompany your application.

- Does the existing access road/track require upgrading (resurfacing/re-routing etc)?

No re-routing or resurfacing will be required

- Will the pods be located closer than 2.0m to the existing boundary hedge?

The pods can be located over 2m away from the boundary hedge.

- Will existing ground levels be changed to accommodate the pods?

There are no plans to change the ground levels to accommodate the pods

You may be able to answer the above questions within an amended site plan however, please be advised that any 'potential disturbances' to existing ground conditions within close proximity to trees or the hedgerow may well then require you to provide an arboricultural impact assessment with your application and, possibly a subsequent Method Statement; both completed in accordance with BS5837:2012 'Trees in relation to Demolition, Design and Construction'.

Regards

Jon Brewin

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

Cynllunio a Rheoleiddio / Planning and Regulatory

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From: theo@speaksds.co.uk <theo@speaksds.co.uk>

Sent: 17 June 2021 14:49

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

Subject: RE: VAL/2021/0125 - ZENITH POINT

Importance: High

Hi Jon,

Hope you are well. We have been asked to get in touch regarding an Arboricultural Impact Assessment that is required for a Full Planning Application for Zenith Point, Pen-y-bryn, Penycae, Acrefair, Wrexham, LL14 1TY.

Please could you break down the information you would require for this application.

Look forward to hearing from you.

Kind regards

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

Sent: 25 May 2021 12:10

To: theo@speaksds.co.uk

Subject: VAL/2021/0125 - ZENITH POINT

Dear Sir,

I refer to the recently submitted planning application and I wish to inform you that the following information is required to validate the application:

Application Form: The incorrect form has been completed this should be a full planning application please submit the correct form.

Ecology Report: An Ecology Report is required if you wish to discuss this matter further please contact our Ecologist Emma Broad on 01978 298762 or emma.broad@wrexham.gov.uk

Aboriginal Impact Assessment is required. If you wish to discuss this matter further please contact Jon Brewin , Tree Officer on 01978 298763 or jon.brewin@wrexham.gov.uk

Block Plan: Please include on the block plan the extent of any access roads/hard surfaced areas connecting the parking areas to the driveway.

Once this information has been provided I will be able to validate the application.

Kind Regards

Sharon Williams

Swyddog Cefnogi Busnes / Business Support Officer Cyngor Bwrdeistref Sirol Wrecsam / Wrexham County Borough Council

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