

Hi Simon,

I refer to the planning application (Ref P/2021/1101) that we have submitted for the change of use of the southwestern part of the existing workshop building at Pen y Bont Works to the repair and maintenance of heavy goods vehicles, including ancillary vehicle parking.

You have requested that we provide you with additional information with regard to the proposed development; we would respond as follows:

Site Layout and Access

- The existing vehicular access from the B5605, which served the former landfill site, will be retained without amendment and will provide vehicular access to the proposed development;
- We enclose a Proposed Site Layout Plan (Ref 5149-CAU-XX-XX-DR-T-1801 Rev P03) which identifies the location of proposed staff car parking and HGV parking within the application site.
- The Proposed Site Layout Plan identifies the route within the application site that will be retained to ensure that access is maintained at all times to the adjoining premises occupied by Border Tachographs and to the former landfill site.
- The existing workshop building and adjoining outbuilding, the subject of this application, will remain unchanged, although minor maintenance works to the fabric of the building will be carried out (e.g. Replacement of damaged roof panels to prevent water ingress and refurbishment of roller shutter doors, etc).

Drainage

- Foul drainage at the application site will remain unchanged.
- Surface water from the roof of the existing workshop building and from the hardstanding presently drains to a ditch which flows from south west to north east along the south eastern boundary of the application site. This ditch also collects surface water run-off from the restored landfill and passes the flows to settlement lagoons and filtration beds, prior to discharge to the River Dee, as shown on the attached Surface Water Management Plan for the site (Ref 466-NW-2017-SW Rev B). In the event that planning permission is granted for the proposed change of use, the applicant intends to install a suitable interceptor between the hardstanding and the ditch to ensure that water quality in the River Dee is not adversely affected as a result of the proposed development. It is proposed that a condition be attached to the planning permission, requiring that full details of the proposed interceptor be submitted to and approved by the Local Planning Authority and that the approved scheme be implemented in full prior to the commencement of the permitted use.

Landfill Restoration Scheme

- The restoration scheme for the former landfill site identifies as being retained the building and hardstanding to which the current planning application relates. The proposed development is not prejudicial, therefore, to the restoration of the former landfill site.

Pre-Application Advice

- No pre-application advice was sought from the Local Planning Authority prior to the submission of the current planning application. This planning application has been submitted to satisfy the prospective tenant that full planning permission is in place for the use that is now proposed

I trust that this additional information will now enable you to validate the submitted application.

If you require any further information or clarification, please do not hesitate to contact me.

Regards, Howard



Howard Jones

Technical Director of Planning

HowardJones@caulmert.com

www.caulmert.com

Altrincham Office • 8 St.George Court, Altrincham Business Park, Dairy House Lane • Altrincham, Cheshire • WA14 5UA
• United Kingdom

Caulmert Limited

Mobile: 07909 578823

Direct: 0161 537 3050

Phone: 0161 928 6886

Disclaimer: The information contained in this message is for the intended addressee only and may contain confidential and/or privileged information. If you are not the intended addressee, please delete this message and notify the sender; do not copy or distribute this message or disclose its contents to anyone. Any views or opinions expressed in this message are those of the author and do not necessarily represent those of Caulmert Limited or of any of its associated companies. Caulmert Limited cannot guarantee this email or attachments to be free from computer viruses and cannot be held liable for any damage caused by them.

Caulmert Limited Registered as a company in Wales and England. Number 06716319. Registered Office: Intec, Parc Menai, Bangor, Gwynedd, North Wales, LL57 4FG

