

## AnnS Jones

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**From:** Matthew Phillips  
**Sent:** 02 October 2018 14:19  
**To:** planning\_admin  
**Subject:** FW: P/2017/0843 Total Fitness

General consultation response.

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**From:** Nicholas Adamson  
**Sent:** 26 September 2018 14:45  
**To:** Matthew Phillips  
**Subject:** RE: P/2017/0843 Total Fitness

Matthew

I think on the evidence put forward showing development profit percentage return in the order of 8.95% seems reasonable. I trust you will input the data into your development appraisal model to inform your views?

I trust this is sufficient response but please let me know if you need anything else.

Regards

Nick

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**From:** Matthew Phillips  
**Sent:** 26 September 2018 14:29  
**To:** Nicholas Adamson  
**Subject:** FW: P/2017/0843 Total Fitness

Nick,

Just had a look at the values for the adjoining site (Shell Bark Close).

<https://www.zoopla.co.uk/house-prices/wrexham/shellbark-close/>

The 2017 sales values for a terrace comprised of 6, 8 and 10 Shell Bark Close (3 bed terrace) were £131,950 to £132,950. I make the floor area of these to be 62 sq.m so £2128 - £2144 per sq.m. The semi-detached dwellings seem to have sold for £149,000 and as they have a floor area of 71 and 77 sq.m depending on type, the values are £2098 and £1935 per sq.

Matthew

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**From:** Matthew Phillips  
**Sent:** 26 September 2018 14:01  
**To:** Nicholas Adamson  
**Subject:** FW: P/2017/0843 Total Fitness

Nick,

Further to our previous correspondence, please see attached. I'd be grateful for your comments.

Regards

Matthew

**From:** Glen Moody [mailto:g.moody@hardiebrack.co.uk]  
**Sent:** 20 September 2018 19:37  
**To:** Matthew Phillips  
**Cc:** David Williams; Nathan Cunningham  
**Subject:** RE: P/2017/0843 Total Fitness

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Matthew,

Apologies for the calculation error, updated reports attached.

Please note that as requested by the applicant, contingency rates have been increased in conjunction with construction industry standards. We were also requested to include for interest rate charges now likely to be incurred by the developer due to the extreme delays caused with this application, these rates could likely increase further.

In terms of land ownership, this has been expressed on numerous occasions, Total fitness and the application site are under separate ownership, therefore any costs providing car parking facilities are deducted from profit.

Please see attached correspondence confirming sale of land prior to planning permission for Gower Homes Site being granted, which should therefore negate any requirement for affordable housing in its own right.

The conservative figure of £75,000 clearly relates to the application site, this is the amount proportionally calculated as paid for when purchased. This is not the land value that is irrespective of the appraisal.

With regards to the perceived OMV, Hardie Brack are RICS registered valuers, there are more than sufficient comparables attached for the adjacent site. For the avoidance of doubt, the maximum likely value of sold property with similar footprint for 3 bed semi-detached and terraced property would be circa £154,000 (which is more than realistic with inflation), this relates to property in more desirable locations on the site provided by an established local builder. We would expect reduction on this basis and have been valued accordingly. We have uplifted the values marginally and the applicant is hopeful values will increase further to make some meaningful profit on this scheme.

Low profit margins are clear for this site, building rates have already been confirmed by your colleagues, we would consider that further delay to the decision process would be unjustified and should be put forward to committee for approval on 12 October.

We note the planning decision period for this application has over expired and no further extension of time will be granted.

Kind regards

Glen Moody  
Director **Hardie Brack**

DDI: 0151 242 1505  
Mob: 07985 915900  
Web: [www.hardiebrack.co.uk](http://www.hardiebrack.co.uk)

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**From:** Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

**Sent:** 20 September 2018 13:33

**To:** Glen Moody <g.moody@hardiebrack.co.uk>

**Subject:** FW: P/2017/0843 Total Fitness

Glen,

The application will need to be reported to committee. On the basis that our deadline for the 1 October meeting was last week, I confirm it will not be on that agenda.

I have sought a second opinion on the viability information and some issues have been identified and set out below.

In terms of how this is approached I would prefer to run this through our Three Dragons DAT using BCIS costs for build and agreeing appropriate other costs. However as a starting point I would be grateful for a response to the matters set out below.

In terms of the OMV I would be grateful for how this has been determined.

Regards

**Matthew Phillips**

Planning Control Lead/Arweinydd Rheoli Cynllunio

Environment and Planning/Amgylchedd a Chynllunio

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

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**From:** Nicholas Adamson

**Sent:** 19 September 2018 09:46

**To:** Matthew Phillips

**Subject:** RE: P/2017/0843 Total Fitness

Matthew

Thank you for sending through the extra information.

Having looked at the financial appraisal figures I would question sub-total figures after line 32.0 of £551,300. Doing a quick sense check this should amount to £514,300. Do you agree?

I have tallied up the Building Works, excluding 2.0 site clearance works and 26.0 landscaping works, and this amounts to some £452,100. With a GIA presented as 440sqm for 6 units this equates to £1,027.5psm.

BCIS average figures for estate housing for semi-detached and terrace housing shows this to be within an acceptable range. Copy attached for reference this includes for this quarter day and Wrexham location factor.

I have also attached a copy of the notes and definitions of what is included and excluded as part of the BCIS figures.

I would question the levels of car parking and landscaping charges in 27.0 & 32.0 and which is classed as housing build works and which if Total Fitness works as I understand this is one and the same landowner/developer.

What is the £75,000 land value for i.e. what land area so you can assess against land values per acre as a comparator. Also have these external ground works been taken into account as part of the land value. I.e. if the developer is being asked to prepare new car parking and landscaping for Total Fitness for loss of parking then I would have thought this would come off the land value?

With regards to the OMV for the end product I haven't reviewed this as I assume you have sufficient information to review these. If not please let me know if you need further assistance.

Should you require further detailed assistance on the build prices put forward you may wish to seek advice from our Quantity Surveying team which is headed up by Carl Jones.

I trust the above assists with your deliberations but should you require any else please let me know.

Regards

Nick Adamson MRICS  
Syrffwr Datblygu/Development Surveyor  
Adran Tai a'r Economi/Housing and Economy Department



01978 315671 – Ext 6671



Cyngor Bwrdeistref Sirol Wrecsam, Adran Tai a'r Economi, Ffordd Rhuthun, Wrecsam. LL13 7TU  
Wrexham County Borough Council, Housing and Economy Department, Ruthin Road, Wrexham.  
LL13 7TU



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**From:** Matthew Phillips  
**Sent:** 18 September 2018 15:23  
**To:** Nicholas Adamson  
**Subject:** RE: P/2017/0843 Total Fitness

Nick,

Attached is an updated version of their assessment. In addition also attached are the plans.

Would early October be reasonable – say 5<sup>th</sup>?

Matthew

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**From:** Nicholas Adamson  
**Sent:** 17 September 2018 14:47  
**To:** Matthew Phillips  
**Subject:** RE: P/2017/0843 Total Fitness

Hi Matthew

Thank you for this.

Firstly, have you got scheme plans to consider against?

Secondly, when do you need a response by?

Regards

Nick Adamson MRICS  
Syrffwr Datblygu/Development Surveyor  
Adran Tai a'r Economi/Housing and Economy Department



01978 315671 – Ext 6671



Cyngor Bwrdeistref Sirol Wrecsam, Adran Tai a'r Economi, Ffordd Rhuthun, Wrecsam. LL13 7TU  
Wrexham County Borough Council, Housing and Economy Department, Ruthin Road, Wrexham.  
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**From:** Matthew Phillips  
**Sent:** 17 September 2018 13:30  
**To:** Nicholas Adamson  
**Subject:** FW: P/2017/0843 Total Fitness

Nick,

I have had the attached viability appraisal for a small development proposed on land at Total Fitness in Wrexham – 6 dwellings.

If possible, can you have a look at the details submitted to advise me whether their assumptions are reasonable?

Regards

**Matthew Phillips**

Planning Control Lead/Arweinydd Rheoli Cynllunio  
Environment and Planning/Amgylchedd a Chynllunio  
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam  
Telephone/Ffôn: 01978 298780

**From:** Glen Moody [<mailto:g.moody@hardiebrack.co.uk>]  
**Sent:** 17 September 2018 08:06  
**To:** Matthew Phillips  
**Cc:** David Williams; Nathan Cunningham  
**Subject:** RE: P/2017/0843 Total Fitness

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Dear Matthew

Please find attached viability assessment appraisal relating to the application site for which we trust provides sufficient information for determination.

Please let me know should anything further be required and whether the application is to be supported.

Kind regards

Glen Moody  
Director **Hardie Brack**

DDI: 0151 242 1505  
Mob: 07985 915900  
Web: [www.hardiebrack.co.uk](http://www.hardiebrack.co.uk)

---

**From:** Matthew Phillips <[Matthew.Phillips@wrexham.gov.uk](mailto:Matthew.Phillips@wrexham.gov.uk)>  
**Sent:** 14 September 2018 10:17  
**To:** Glen Moody <[g.moody@hardiebrack.co.uk](mailto:g.moody@hardiebrack.co.uk)>  
**Cc:** David Williams <[David.Williams@wrexham.gov.uk](mailto:David.Williams@wrexham.gov.uk)>; Nathan Cunningham <[nathan@urbandevelopments.co.uk](mailto:nathan@urbandevelopments.co.uk)>  
**Subject:** RE: P/2017/0843 Total Fitness

Glen,

I confirm the assessment would be based on the existing use value of the application site (i.e. as a car park plus landscaped area) and the construction costs and sales value of the proposed 6 dwellings. I can provide a full list of the inputs I'd need to run the appraisal if necessary.

Regards

**Matthew Phillips**

Planning Control Lead/Arweinydd Rheoli Cynllunio  
Environment and Planning/Amgylchedd a Chynllunio  
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam  
Telephone/Ffôn: 01978 298780

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**From:** Glen Moody [<mailto:g.moody@hardiebrack.co.uk>]  
**Sent:** 14 September 2018 10:15  
**To:** Matthew Phillips  
**Cc:** David Williams; Nathan Cunningham  
**Subject:** RE: P/2017/0843 Total Fitness

Dear Matthew

Thank you for your reply, for clarity, please advise the affordable housing assessment is to be based on the appraisal of construction and value for the 6 houses under the applicants ownership.

Kind regards

Glen Moody  
Director **Hardie Brack**

DDI: 0151 242 1505  
Mob: 07985 915900  
Web: [www.hardiebrack.co.uk](http://www.hardiebrack.co.uk)

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**From:** Matthew Phillips <[Matthew.Phillips@wrexham.gov.uk](mailto:Matthew.Phillips@wrexham.gov.uk)>  
**Sent:** 14 September 2018 10:00  
**To:** Glen Moody <[g.moody@hardiebrack.co.uk](mailto:g.moody@hardiebrack.co.uk)>  
**Cc:** David Williams <[David.Williams@wrexham.gov.uk](mailto:David.Williams@wrexham.gov.uk)>; Nathan Cunningham <[nathan@urbandevelopments.co.uk](mailto:nathan@urbandevelopments.co.uk)>  
**Subject:** RE: P/2017/0843 Total Fitness

Glen,

My colleagues in public protection have confirmed that the methodology and conclusions of the assessment are acceptable.

There isn't a timescale where it would be judged that there was or wasn't a link, it would really be a case by case basis. However given that the adjacent development has only recently been completed means that I think that this should be taken into account.

The need for affordable housing is identified in the local housing market assessment update. This was produced to inform the LDP but is the most up to date assessment we have so is a material consideration when determining individual planning applications also. It can be found here:

[https://wrexham-consult.objective.co.uk/portal/ldp/dldp/ldp\\_deposit?tab=files](https://wrexham-consult.objective.co.uk/portal/ldp/dldp/ldp_deposit?tab=files)

We have a copy of the Three Dragons development appraisal toolkit software so would be able to run an assessment subject to having the relevant inputs.

Regards

**Matthew Phillips**

Planning Control Lead/Arweinydd Rheoli Cynllunio  
Environment and Planning/Amgylchedd a Chynllunio  
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam  
Telephone/Ffôn: 01978 298780

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**From:** Glen Moody [<mailto:g.moody@hardiebrack.co.uk>]

**Sent:** 11 September 2018 14:25

**To:** Matthew Phillips

**Cc:** David Williams; Nathan Cunningham

**Subject:** RE: P/2017/0843 Total Fitness

Dear Matthew

Further to recent correspondence, could you please provide your feedback concerning noise impact assessment and whether you consider the matter resolved.

In terms of land ownership, this is being looked into. It would be helpful if you could advise what timeframe would relate to transferring a site for development without being linked to adjoining neighbours. You have advised that should this application have been made at the time Gower Homes submitted their application, affordable housing supplement would not have applied. Therefore, surely it would be unjustified to demand 2 houses of 6 being penalised to this extent when the adjoining site was completed some years ago.

In terms of affordable housing could you please justify there is a need in this locality.

Should a viability assessment be required, we trust this would only relate to appraisal for the application site for 6 houses, and the report would need only to be basic and not prepared by development appraisal toolkit software given the scale of development.

Kind regards

Glen Moody  
Director **Hardie Brack**

DDI: 0151 242 1505  
Mob: 07985 915900  
Web: [www.hardiebrack.co.uk](http://www.hardiebrack.co.uk)

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**From:** Matthew Phillips <[Matthew.Phillips@wrexham.gov.uk](mailto:Matthew.Phillips@wrexham.gov.uk)>

**Sent:** 06 September 2018 14:10

**To:** Glen Moody <[g.moody@hardiebrack.co.uk](mailto:g.moody@hardiebrack.co.uk)>

**Cc:** David Williams <[David.Williams@wrexham.gov.uk](mailto:David.Williams@wrexham.gov.uk)>; Nathan Cunningham <[nathan@urbandevelopments.co.uk](mailto:nathan@urbandevelopments.co.uk)>

**Subject:** RE: P/2017/0843 Total Fitness

Glen,

At the time the Gower application was submitted the land subject to that application was in the same ownership as the land subject to the current application – Urban Development and Construction Limited. When the Gower application originally came in the ownership formed declared the applicants to be the owners but when I questioned this, a revised form was submitted with Certificate B completed. I have the land registry documents to confirm that at the time the whole site (i.e. Total Fitness and all of the car park) were in the same ownership.

I understand that the land subject to the lease to Total Fitness is no longer in the applicant's ownership (directly at least). However it remains the case that this is the second application on land that was/is owned by the applicant at the time of planning permission being sought. I think it is reasonable to treat the development as an extension to the Gower development rather than as a standalone development. The development therefore in my opinion does trigger policy H7 because cumulatively there are more than 25 dwellings. Were I not to take this approach, landowners throughout the County Borough would seek to bring forward large sites incrementally in order to avoid triggering policies that require certain contributions.

Viability is a material consideration, but for me to be able to take it into account and afford it any weight there would need to be a detailed viability appraisal submitted.

Regards

**Matthew Phillips**

Planning Control Lead/Arweinydd Rheoli Cynllunio  
Environment and Planning/Amgylchedd a Chynllunio  
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam  
Telephone/Ffôn: 01978 298780

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**From:** Glen Moody [<mailto:g.moody@hardiebrack.co.uk>]  
**Sent:** 04 September 2018 16:07  
**To:** Matthew Phillips  
**Cc:** David Williams; Nathan Cunningham  
**Subject:** RE: P/2017/0843 Total Fitness

Dear Matthew

There are only 6no. houses now being proposed opposed to 9no. units submitted with the original application at which stage affordable housing was discussed with you, there is also requirement to access private road owned by others to facilitate back of house parking that will be subject to certain costs. There are associated costs to reallocate parking spaces for the gym.

The proposed scheme is for 6nr low value starter homes which we consider the local community would benefit, it would be our view that 2 affordable houses are not be financially viable given the economics of the scheme for 6 houses are challenged.

We would again advise the applicant of this application was not the owner or applicant for the Gower Homes Site when their application was submitted over 3 years ago, and would be unreasonable of the local authority to penalise a different owner.

Much value has already been lost on the relatively moderate low value housing scheme and we would wish for the economic viability of development to be a material consideration.

Kind regards

Glen Moody  
Director **Hardie Brack**

DDI: 0151 242 1505  
Mob: 07985 915900  
Web: [www.hardiebrack.co.uk](http://www.hardiebrack.co.uk)

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**From:** Matthew Phillips <[Matthew.Phillips@wrexham.gov.uk](mailto:Matthew.Phillips@wrexham.gov.uk)>  
**Sent:** 04 September 2018 14:30  
**To:** Glen Moody <[g.moody@hardiebrack.co.uk](mailto:g.moody@hardiebrack.co.uk)>  
**Cc:** David Williams <[David.Williams@wrexham.gov.uk](mailto:David.Williams@wrexham.gov.uk)>; Nathan Cunningham <[nathan@urbandevelopments.co.uk](mailto:nathan@urbandevelopments.co.uk)>  
**Subject:** RE: P/2017/0843 Total Fitness

Glen,

Circumstances rather than policy have changed since the Gower development was granted in that the most recent local housing market assessment demonstrates a need. In my opinion we would therefore be seeking 25% affordable housing contributions on the application site as it represents a subdivision of the applicant's original land holding which included the Gower site. My view is that it would be unreasonable to require the contribution on the basis of the cumulative total number of dwellings (30) given the changes in circumstance.

The submission date of the application is not considered to be relevant – the application must be determined in light of the circumstances that apply at the time of the decision. The reason for my previous correspondence was that if committee resolved to grant permission subject to a planning obligation requiring affordable housing (25% out of the 6 units) in addition to the education and off-site POS contribution I wanted to establish if your client would be willing to sign such an obligation or not.

Regards

**Matthew Phillips**

Planning Control Lead/Arweinydd Rheoli Cynllunio  
Environment and Planning/Amgylchedd a Chynllunio  
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam  
Telephone/Ffôn: 01978 298780

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**From:** Glen Moody [<mailto:g.moody@hardiebrack.co.uk>]  
**Sent:** 04 September 2018 14:25  
**To:** Matthew Phillips  
**Cc:** David Williams; Nathan Cunningham  
**Subject:** RE: P/2017/0843 Total Fitness

Dear Matthew

In terms of your request for our comments on the aspect of affordable housing, you have advised there would not have been such requirement should the application have been submitted alongside Gower Homes Development in the year 2015 under older planning policy. We would therefore consider it unreasonable to suggest that new local policy should be taking into consideration a developed site and number of housing units under separate ownership.

The application site is only to accommodate 6nr houses opposed to 9no. units as originally proposed, and it is for the local authority to decide whether or not it would be viable for 2 of 6 houses to be certified affordable. One point to note is that this application was validated on 11 October 2017 which may have some relevance to policy.

We trust that you have now have sufficient correspondence and documentation for this application and it would be greatly appreciated if you could advise the date when determination is to be given.

Kind regards

Glen Moody  
Director **Hardie Brack**

DDI: 0151 242 1505  
Mob: 07985 915900  
Web: [www.hardiebrack.co.uk](http://www.hardiebrack.co.uk)

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**From:** Matthew Phillips <[Matthew.Phillips@wrexham.gov.uk](mailto:Matthew.Phillips@wrexham.gov.uk)>  
**Sent:** 03 September 2018 10:18  
**To:** Glen Moody <[g.moody@hardiebrack.co.uk](mailto:g.moody@hardiebrack.co.uk)>  
**Cc:** David Williams <[David.Williams@wrexham.gov.uk](mailto:David.Williams@wrexham.gov.uk)>; Nathan Cunningham <[nathan@urbandevelopments.co.uk](mailto:nathan@urbandevelopments.co.uk)>  
**Subject:** RE: P/2017/0843 Total Fitness

Glen,

I will try to look at this and get responses from colleagues in Public Protection.

One point that you haven't responded to is in respect of affordable housing. I would be grateful for your comments on that matter. Please note that this would be in addition to a requirement for contribution to schools as well as a £1000 per dwelling contribution towards off-site POS provision.

Regards

**Matthew Phillips**  
Planning Control Lead/Arweinydd Rheoli Cynllunio  
Environment and Planning/Amgylchedd a Chynllunio  
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam  
Telephone/Ffôn: 01978 298780

**From:** Glen Moody [<mailto:g.moody@hardiebrack.co.uk>]  
**Sent:** 30 August 2018 19:15  
**To:** Matthew Phillips  
**Cc:** David Williams; Nathan Cunningham  
**Subject:** RE: P/2017/0843 Total Fitness

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Dear Matthew

Apologies for our late reply with me being on leave and having to obtain supporting information to answer your query.

Firstly, we are pleased to learn that you now accept design and that parking concerns have been addressed.

With regards to your last point of concern please find attached copy noise impact assessment report confirming extending parking would have no adverse effect on neighbouring properties.

We trust the enclosures conclude all matters of concern and that you will now be in a position to recommend approval for the scheme.

Kind regards

Glen Moody  
Director **Hardie Brack**

DDI: 0151 242 1505  
Mob: 07985 915900  
Web: [www.hardiebrack.co.uk](http://www.hardiebrack.co.uk)

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**From:** Matthew Phillips <[Matthew.Phillips@wrexham.gov.uk](mailto:Matthew.Phillips@wrexham.gov.uk)>  
**Sent:** 26 July 2018 09:08  
**To:** Glen Moody <[g.moody@hardiebrack.co.uk](mailto:g.moody@hardiebrack.co.uk)>  
**Cc:** David Williams <[David.Williams@wrexham.gov.uk](mailto:David.Williams@wrexham.gov.uk)>  
**Subject:** P/2017/0843 Total Fitness

Glen,

I visited the site again on Tuesday. I think it would be difficult for us to refuse permission on design grounds - I am minded to accept that this is a fairly modest/logical extension to the existing development, albeit with a different style of house. I am consider most of the concerns raised by Highways to be matters that would be difficult to justify in terms of refusal, largely due to the scale of the development.

If the development replaces the parking spaces on a like for like basis and leads to no net loss in parking for the gym, then gym parking provision also need not be a matter of concern. However I do remain concerned about the relationship between the proposed gym parking and the dwellings that border the site. The proposals would fundamentally change their relationship with the gym car park, so the point of adverse impact. I appreciate that boundary treatment is proposed although the plan indicates it would be between 1.5m and 2m. The former would not provide adequate screening. Whilst the latter would provide a high level of screening and would provide a degree of acoustic attenuation given the close proximity of parking spaces, I remain concerned that a level of disturbance would occur that would adversely impact upon the amenity of neighbouring properties as a result of cars arriving, leaving, doors opening and closing etc.

In light of the above I am minded to process with a recommendation for refusal.

Regards

**Matthew Phillips**  
Planning Control Lead/Arweinydd Rheoli Cynllunio  
Environment and Planning/Amgylchedd a Chynllunio  
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam  
Telephone/Ffôn: 01978 298780

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