

Cerys Jones

From: Matthew Phillips
Sent: 17 November 2018 11:48
To: planning_admin
Subject: FW: P/2018/0568 - Hawthorn View

Please add as Highways response

From: Peter Douthwaite
Sent: 12 November 2018 10:56
To: Matthew Phillips
Subject: RE: P/2018/0568 - Hawthorn View

Looks ok to me

From: Matthew Phillips
Sent: 01 November 2018 13:13
To: Peter Douthwaite
Subject: FW: P/2018/0568 - Hawthorn View

Pete,

Does this look ok?

Matthew

From: Carl Hughes [<mailto:carl@hdsarchitectural.co.uk>]
Sent: 27 September 2018 08:16
To: Matthew Phillips
Subject: RE: P/2018/0568 - Hawthorn View

This email's attachments were cleaned of potential threats by Wrexham Council's Security Gateway.
Click [here](#) if the original attachments are required (justification needed).

Matthew,

Please find attached amended site plan as requested.

Regards

Carl Hughes

HDS Architectural Services
Ferndale Villa
25 Manley Road
Wrexham
LL13 8HD

Tel: (01978) 353445
Mobile: 07734 710223

Email: carl@hdsarchitectural.co.uk
Website: www.hdsarchitectural.co.uk

Company registration No: 06212412
Registered in England and Wales

From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 26 September 2018 12:59
To: Carl Hughes
Subject: RE: P/2018/0568 - Hawthorn View

Carl,

Railings wouldn't address the issue because there would still be an obstruction to visibility. I would suggest taking the boundary treatment from the corner of the first space for plot 2 straight across to the corner of the dwelling to ensure an adequate line of site.

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: Carl Hughes [<mailto:carl@hdsarchitectural.co.uk>]
Sent: 25 September 2018 09:34
To: Matthew Phillips
Subject: RE: P/2018/0568 - Hawthorn View

Matthew,

I would not be very keen in moving the boundary treatment 1m away from the road as the garden to plot 2 is already very small and I really don't want to reduce it further.

What about if we replaced with fence panels with metal railings? That should at least aid visibility?

I could also splay the boundary treatment towards the parking space slightly to aid access?

Regards

Carl Hughes

HDS Architectural Services
Ferndale Villa
25 Manley Road
Wrexham
LL13 8HD

Tel: (01978) 353445
Mobile: 07734 710223

Email: carl@hdsarchitectural.co.uk
Website: www.hdsarchitectural.co.uk

Company registration No: 06212412
Registered in England and Wales

From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 25 September 2018 09:15
To: Carl Hughes
Subject: FW: P/2018/0568 - Hawthorn View

Carl,

Please see below from Highways.

From: Peter Douthwaite
Sent: 25 September 2018 08:59
To: Matthew Phillips
Subject: RE: P/2018/0568 - Hawthorn View

Matthew

BF1 at boundary to plot 2 seriously restricts visibility out of driveways 2 & 3 – it will also make manoeuvrability into driveway 2 quite difficult - it would be better set back about at least 1m behind the footway – this would also help provide adequate pedestrian visibility.

On another matter, and there's not much we can do about it at this stage - I did suggest to Carl that he should consider making the driveways to 2 & 3 wider than the 2.4m shown – they will not be able to open the car doors if they are fenced / walled in on both sides? Preferably 3.2m but minimum of 3m width per driveway?

Lastly I've not seen a plan with the additional parking space on ?

Pete

From: Matthew Phillips
Sent: 20 September 2018 12:48
To: Peter Douthwaite
Subject: FW: P/2018/0568 - Hawthorn View

Pete,

Are you happy with this?

Matthew

From: Carl Hughes [<mailto:carl@hdsarchitectural.co.uk>]
Sent: 16 September 2018 11:21
To: Matthew Phillips
Subject: RE: P/2018/0568 - Hawthorn View

This email's attachments were cleaned of potential threats by Wrexham Council's Security Gateway.
Click [here](#) if the original attachments are required (justification needed).

Hi Matthew,

Sorry, I have just realised that I didn't include the details for the piers/fence.

This is now included. Please can you confirm that this now clears the relevant conditions?

Regards

Carl Hughes

HDS Architectural Services
Ferndale Villa
25 Manley Road
Wrexham
LL13 8HD

Tel: (01978) 353445
Mobile: 07734 710223
Email: carl@hdsarchitectural.co.uk
Website: www.hdsarchitectural.co.uk

Company registration No: 06212412
Registered in England and Wales

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

Sent: 07 September 2018 15:04

To: Carl Hughes

Subject: RE: P/2018/0568 - Hawthorn View

Carl,

I think Pete's comments will cover condition 4 so I will forward them to you when I get them.

In terms of boundary treatment, yes, the areas in red are the ones I was referring to. I would be happy for just the concrete posts to be replaced by brick pillars for those boundaries, no need for dwarf walls with panels on top. So the fence panels could still be 1.8m.

Regards

Matthew

From: Carl Hughes [<mailto:carl@hdsarchitectural.co.uk>]

Sent: 06 September 2018 20:53

To: Matthew Phillips

Subject: RE: P/2018/0568 - Hawthorn View

This email's attachments were cleaned of potential threats by Wrexham Council's Security Gateway.
Click [here](#) if the original attachments are required (justification needed).

Hi Matthew,

With regards to the boundary treatments, please could you confirm if the areas that you are referring to are the parts highlighted red on the attached plan?

Also, would brick pillars with a fence that goes down to the floor be acceptable, or would you need us to provide a dwarf wall as well?

With regards to the part highlighted yellow, the intention is for this to remain as existing.

I have updated the plan to indicate how this is currently laid out. There is currently a single parking space which is surrounded by a grassed verge. I believe that this single parking space should allow us to satisfy condition number 4 of the planning permission. Would this be acceptable?

I would be grateful if you could please let me know asap and should you need anything further, please do not hesitate to contact me.

Regards

Carl Hughes

HDS Architectural Services
Ferndale Villa
25 Manley Road
Wrexham
LL13 8HD

Tel: (01978) 353445
Mobile: 07734 710223
Email: carl@hdsarchitectural.co.uk
Website: www.hdsarchitectural.co.uk

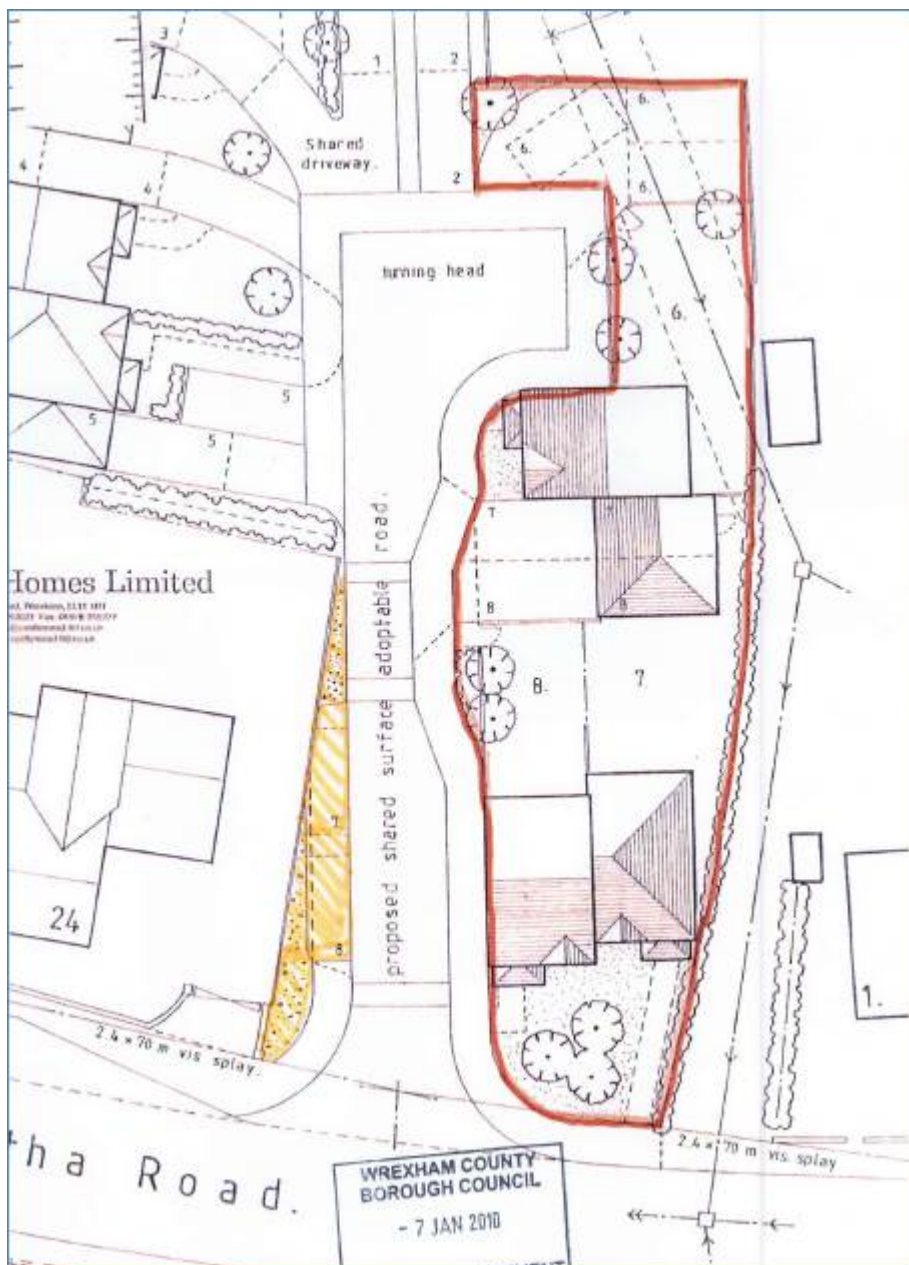
Company registration No: 06212412
Registered in England and Wales

From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 06 September 2018 10:12
To: Carl Hughes
Subject: P/2018/0568 - Hawthorn View

Carl,

Sorry for the slight delay on this one – I am still waiting for some comments from Highways.

Having had another look at the details you submitted for condition 07, I think there is scope for a little improvement/clarification in the plan submitted. It also omits some of the details actually required as well. I apologise for not raising this matter with you sooner.



The condition requires two things:

- i) Boundary details for the south side of plot 8 (or plot 2 on your plan) and the west side of plot 6 (your plot 1). The plan submitted provides no details of the boundary treatment for plot 8/2 and given the how visible the boundary to the west of plot 6/1 is, something slightly higher quality than a concrete post and panel fence would be required. The same applies to any boundary treatment provided to the south of plot 8/2. I would suggest that brick pillars with fence panels would be more appropriate.
- ii) In addition the details submitted don't actually confirm the hard landscaping required for the area highlighted in orange on the original site plan – see above.

I have chased Highways for their response, but if possible please can the above matters also be addressed. I have also attached an extension of time request. Please can you confirm if you are agreeable to this and if so complete and return the attached?

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and

use of this e-mail message and any attachments, please refer to
www.wrexham.gov.uk/top_navigation/disclaimers.htm

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm