

## Cerys Jones

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**From:** Philip Forster  
**Sent:** 03 October 2018 15:26  
**To:** planning\_admin  
**Subject:** FW: P/2018/0463 - Request for extension of time

P/2018/0463 public protection response

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**From:** Helen Bradshawe  
**Sent:** 03 October 2018 11:13  
**To:** Philip Forster  
**Subject:** RE: P/2018/0463 - Request for extension of time

Phil,

Yes the conditions seem to be fine.

Kind Regards

### Mrs Helen Bradshawe

Contaminated Land Officer - Environmental Protection  
Swyddog Tir wedi ei Halogi - Diogelu'r Amgylchedd

Please note that I am only in the office Wednesday to Friday, I will respond to your email on my return. If the matter is urgent and you require further assistance please contact Paul Sleeman (01978 2978772), Stacey Inglis (01978 298773) or Angela Guy (01978 298771).



☎ 01978 298774

✉ Environment and Planning Department, 16 Lord Street, Wrexham LL11 1LG

✉ Adran Amgylchedd a Chynllunio, 16 Stryt yr Arglwydd, Wrecsam LL11 1LG

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[www.wrecsam.gov.uk/taliadauRA](http://www.wrecsam.gov.uk/taliadauRA)

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**From:** Philip Forster  
**Sent:** 28 September 2018 14:11  
**To:** Helen Bradshawe  
**Subject:** FW: P/2018/0463 - Request for extension of time

Thanks Helen,

It's conditions 7 and 8. No rush.

Thanks  
Phil

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**From:** Lorraine Robertson [<mailto:Lorraine.Robertson@bartonwillmore.co.uk>]  
**Sent:** 28 September 2018 11:15  
**To:** Philip Forster  
**Subject:** RE: P/2018/0463 - Request for extension of time

Hi Philip, please see attached our comments on the draft conditions. Happy to discuss.

We have used the contamination condition at a previous scheme in Rhuddlan.

Many Thanks

Lorraine

**Lorraine Robertson**

Senior Planner



**DDI:** 0161 817 4906

**W:** [www.bartonwillmore.co.uk](http://www.bartonwillmore.co.uk)

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**From:** Philip Forster <[Philip.Forster@wrexham.gov.uk](mailto:Philip.Forster@wrexham.gov.uk)>  
**Sent:** 25 September 2018 13:03  
**To:** Lorraine Robertson <[Lorraine.Robertson@bartonwillmore.co.uk](mailto:Lorraine.Robertson@bartonwillmore.co.uk)>  
**Subject:** RE: P/2018/0463 - Request for extension of time

Thanks Lorraine,

Phil

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**From:** Lorraine Robertson [<mailto:Lorraine.Robertson@bartonwillmore.co.uk>]  
**Sent:** 25 September 2018 11:33  
**To:** Philip Forster  
**Subject:** RE: P/2018/0463 - Request for extension of time

Thanks Philip. We are reviewing these and will revert back to you hopefully tomorrow.

We have some suggestions with the contamination and coal authority conditions which we will provide.

Many Thanks

Lorraine

**Lorraine Robertson**

Senior Planner



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**From:** Philip Forster <[Philip.Forster@wrexham.gov.uk](mailto:Philip.Forster@wrexham.gov.uk)>  
**Sent:** 24 September 2018 16:31  
**To:** Lorraine Robertson <[Lorraine.Robertson@bartonwillmore.co.uk](mailto:Lorraine.Robertson@bartonwillmore.co.uk)>  
**Subject:** RE: P/2018/0463 - Request for extension of time

Hi Lorraine,

Sorry for the delay with this – I've completed my delegated report. Please see attached draft conditions. There may be the odd typo here and there. They were done in a rush.

I'm still struggling with these contamination and coal conditions. For ease I would wish to impose the condition as recommended. I have looked at other authorities and how they have imposed the condition. It is for the LPA to determine whether the works you are required to do to instigate the investigation works would constitute a commencement of development – my view is that the removal of structures and the removal of tanks etc would be within the remit of the condition requirements. We would not seek to take any enforcement action against your efforts to adhere with a condition.

Let me know your thoughts on these.

Regards

Phil  
**Philip Forster**  
Swyddog Cynllunio/Planning Officer  
Rheoli Datblygu /Development Control



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**From:** Lorraine Robertson [<mailto:Lorraine.Robertson@bartonwillmore.co.uk>]  
**Sent:** 24 September 2018 09:42  
**To:** Philip Forster  
**Subject:** RE: P/2018/0463 - Request for extension of time

Hi Philip, are you able to provide the draft list of conditions please?

Many Thanks

Lorraine

**Lorraine Robertson**  
Senior Planner

**DDI:** 0161 817 4906  
**W:** [www.bartonwillmore.co.uk](http://www.bartonwillmore.co.uk)  
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**From:** Lorraine Robertson  
**Sent:** 18 September 2018 13:38  
**To:** 'Philip Forster' <[Philip.Forster@wrexham.gov.uk](mailto:Philip.Forster@wrexham.gov.uk)>  
**Subject:** RE: P/2018/0463 - Request for extension of time

Hi Philip, I trust you are agreeable to an extension of time to the end of the week – 21 September 2018?

Thanks

Lorraine

**Lorraine Robertson**

Senior Planner

**DDI:** 0161 817 4906

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**From:** Philip Forster <[Philip.Forster@wrexham.gov.uk](mailto:Philip.Forster@wrexham.gov.uk)>  
**Sent:** 04 September 2018 08:39  
**To:** Lorraine Robertson <[Lorraine.Robertson@bartonwillmore.co.uk](mailto:Lorraine.Robertson@bartonwillmore.co.uk)>  
**Subject:** RE: P/2018/0463 - Request for extension of time

Hi Loraine,

Apologies for the delay in sorting this out. I'm still waiting a review from our contaminated land officer but hope this will be forthcoming this week. I'll revert to you ASAP so that we can resolve any outstanding issues.

I've reviewed the file and all appears well otherwise. However, perhaps you could review the recommended conditions of the Highway Authority (attached for ease). I have reviewed the recommended conditions but before I conclude whether they meet the tests perhaps I could have your thoughts at this stage?

In terms of the stat expiry of the application – strictly speaking upon notification of the objection from the Coal Authority, as the submission of a Coal Mining Risk Assessment is a statutory validation requirement, the application becomes invalid. The application is revalidated upon submission of the requested report with a new 8 week date. The statutory expiry would be 12.10.2018 but as I have not formally written to you to notify you of this it would be unfair to retrospectively impose this. Perhaps we could agree to an **extension of time up to 14.09.2018?** This should allow me to finalise the conditions (subject to agreement) and get the application through the delegation process.

Regards

Phil  
**Philip Forster**

Swyddog Cynllunio/Planning Officer  
Rheoli Datblygu /Development Control



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**From:** Lorraine Robertson [<mailto:Lorraine.Robertson@bartonwillmore.co.uk>]  
**Sent:** 03 September 2018 17:11  
**To:** Philip Forster  
**Subject:** RE: P/2018/0463 - Request for extension of time

Hi Philip, I note online that we have now received the Coal Authority response? We are reviewing this and will revert back to you, but may need to agree to a further extension of time?

Many Thanks

Lorraine

**Lorraine Robertson**

Senior Planner

**DDI:** 0161 817 4906

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**From:** Lorraine Robertson  
**Sent:** 17 August 2018 09:32  
**To:** 'Philip Forster' <[Philip.Forster@wrexham.gov.uk](mailto:Philip.Forster@wrexham.gov.uk)>  
**Subject:** RE: P/2018/0463 - Request for extension of time

Phillip

Further to your correspondence with my colleague Craig, please find attached the requested coal mining report.

If you require anything else, please let me know.

Many Thanks

Lorraine

**Lorraine Robertson**

Senior Planner

**DDI:** 0161 817 4906

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**From:** Philip Forster <[Philip.Forster@wrexham.gov.uk](mailto:Philip.Forster@wrexham.gov.uk)>  
**Sent:** 02 August 2018 19:46  
**To:** Craig Barnes <[Craig.Barnes@bartonwillmore.co.uk](mailto:Craig.Barnes@bartonwillmore.co.uk)>  
**Cc:** Vincent Ryan <[Vincent.Ryan@bartonwillmore.co.uk](mailto:Vincent.Ryan@bartonwillmore.co.uk)>; Lorraine Davison

<[Lorraine.Davison@bartonwillmore.co.uk](mailto:Lorraine.Davison@bartonwillmore.co.uk)>

**Subject:** RE: P/2018/0463 - Request for extension of time

Craig,

Our file will be updated with this agreement for an extension of time to determine the application.

There remain no objections lodged on the file so the determination of the application will hinge on the submission of the coal report. I will look into the concerns raised by your colleague Lorraine regarding the contamination investigations.

Regards

Phil

**Philip Forster**

Swyddog Cynllunio/Planning Officer  
Rheoli Datblygu /Development Control



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**From:** Craig Barnes [<mailto:Craig.Barnes@bartonwillmore.co.uk>]

**Sent:** 02 August 2018 09:33

**To:** Philip Forster

**Cc:** Vincent Ryan; Lorraine Davison

**Subject:** P/2018/0463 - Request for extension of time

Dear Philip

Further to our conversation just now, the Applicant would like to request an extension of time for the determination of this planning application to the 31<sup>st</sup> August 2018, to allow for the comments of the Coal Mining Authority to be addressed. I would be grateful if you could acknowledge receipt and confirm the new timescales for this planning application.

Kind Regards

**Craig Barnes**

Senior Planner



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