

Cerys Jones

From: Matthew Phillips
Sent: 13 November 2018 15:41
To: planning_admin
Subject: FW: P/2018/0426

NRW response

From: Davies, Daniel [mailto:Daniel.Davies@cyfoethnaturiolcymru.gov.uk]
Sent: 13 November 2018 15:07
To: Matthew Phillips
Cc: North Planning
Subject: RE: P/2018/0426

Matthew,

We would request that the LPA, presumably via planning committee, clarify what the over-riding planning reasons are for being minded to “approve” this application contrary to TAN15 (in line with the guidance in our pilot project response). This should be received before we enter into detailed discussions / meetings about the FCA. It may be worth referring the applicant to the comments we provided previously regarding the 2011 FCA (our response dated 11/06/2018). They identify the additional work that would be required to the FCA. It’s clear that additional work is required, and that there are no guarantees that any updated FCA will be able to demonstrate that the consequences of flooding can be acceptably managed over its development lifetime. However, reference to our previous comment at least gives the applicant the option to begin work on amending the FCA. Does this seem like an appropriate way forward?

Thanks,
Dan

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 12 November 2018 14:17
To: Davies, Daniel <Daniel.Davies@cyfoethnaturiolcymru.gov.uk>
Subject: FW: P/2018/0426

Dan,

Sorry to follow this one up. Did you hear back from your flood risk colleagues?

Regards

Matthew

From: Matthew Phillips
Sent: 06 November 2018 10:34
To: 'Davies, Daniel'
Subject: RE: P/2018/0426

Dan,

They didn’t give a specific indication, however I think the general feeling was one of sympathy with the applicants so for the purposes of how we take matters forward I think we should work on the basis that they would grant when it goes back to committee.

I am not expecting NRW to change their advice and I am not planning to change my recommendation. I think we should very much stick with the position that notwithstanding the previous decision, the proposals do not accord with TAN15. However I would like to be in a position that when we go back to committee, Members at least have something to work with.

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: Davies, Daniel [<mailto:Daniel.Davies@cyfoethnaturiolcymru.gov.uk>]
Sent: 06 November 2018 08:46
To: Matthew Phillips
Subject: RE: P/2018/0426

Hi Matthew,

I'll need to get some advice from flood risk colleagues regarding the best way forward. Did the members indicate they were minded to grant planning permission (subject to further advice from NRW), or did they not reach a conclusion?

Thanks,
Dan

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 06 November 2018 08:35
To: Davies, Daniel <Daniel.Davies@cyfoethnaturiolcymru.gov.uk>
Subject: P/2018/0426

Dan,

I took the Bradley Mill application to committee last night – copy of the report attached. Members have deferred the application in order to seek NRW's advice as to what would be required were permission to be granted.

I have been contacted by the agent this morning requesting that a meeting be arranged to be attended by him, myself as well as NRW officers.

The purpose would be, in my opinion, to scope out what (if any) further technical assessments the applicants need to provide, for example, do they need to update the previous FCA and secondly what flood mitigation measures would you expect to see incorporated into the development. You may recall the previous permission included a condition in respect of minimum floor levels.

In terms of how we would proceed post-meeting I am very much of the view that when the application is reported back to committee, it should be on the basis of what I have set out in the attached report, but setting out what NRW would expect to see incorporated into the decision in the event that Members were minded to overturn the recommendation.

Do you think all of the above is a reasonable way forward, and if so, who would I need to contact to arrange the meeting?

Regards

Matthew Phillips

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

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