

Cerys Jones

From: Philip Forster
Sent: 11 October 2018 10:20
To: planning_admin
Subject: FW: P/2108/0325 - proposed speculative B1, B2 and B8 unit, Bridge Road North

NRW response

From: Ellis, Matthew [mailto:Matthew.Ellis@cyfoethnaturiolcymru.gov.uk]
Sent: 05 October 2018 12:08
To: Lee Greenhough
Cc: Damian Horridge; Nigel Andrews; Philip Forster; Emma Broad
Subject: RE: P/2108/0325 - proposed speculative B1, B2 and B8 unit, Bridge Road North

Dear Lee

Thank you very much for your email dated 5th October 2018

I wish to confirm that we consider the principles and confirmed details of this proposed scheme to have now been satisfactorily addressed

To reiterate, we consider that ecological issues to have now been resolved in both principle and detail.

We therefore have no objection to the proposal from an ecological perspective

We advise that any consent includes a condition requiring the submission of a management plan

We trust this email will be of assistance to you

Yours sincerely

Matt Ellis

Matt Ellis

Swyddog Rhywogaethau Rhanbarthol/Senior Species Officer

Cyfoeth Naturiol Cymru/Natural Resources Wales
Ffordd Caer/Chester Road
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Ein pwrpas yw sicrhau fod adnoddau naturiol Cymru yn cael eu cynnal gwella a'u defnyddio yn gynaliadwy,

yn awr ac i'r dyfodol.

Our purpose is to ensure that the natural resources of Wales are sustainably managed, used and enhanced, now and for the future.

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From: Lee Greenhough <LeeGreenhough@tep.uk.com>
Sent: 05 October 2018 11:59
To: Ellis, Matthew <Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>
Cc: Damian Horridge <Damian.Horridge@c4consulting.co.uk>; Nigel Andrews <niphone@lower-house.co.uk>; Philip.Forster@wrexham.gov.uk; Emma Broad <Emma.Broad@wrexham.gov.uk>
Subject: RE: P/2108/0325 - proposed speculative B1, B2 and B8 unit, Bridge Road North
Importance: High

Morning Matt

Please see attached document with proposals .

Kind regards

Lee Greenhough
Principal Ecologist

01925 844044 (Direct Dial)
07918 741083 (Mobile)



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01925 844004 | 0191 605 3340 | 01858 383120 | 0203 096 6050 | 01326 240081

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From: Lee Greenhough
Sent: 01 October 2018 10:01
To: 'Ellis, Matthew' <Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>
Cc: Damian Horridge <Damian.Horridge@c4consulting.co.uk>; 'Nigel Andrews' <niphone@lower-house.co.uk>
Subject: RE: P/2108/0325 - proposed speculative B1, B2 and B8 unit, Bridge Road North

Morning Matt

Just to clarify ,

NRW agree with the landscape plan and site mitigation for GCN and the commuted sum ?

Regards

Lee Greenhough
Principal Ecologist

01925 844044 (Direct Dial)
07918 741083 (Mobile)

From: Nigel Andrews [<mailto:niphone@lower-house.co.uk>]

Sent: 01 October 2018 09:54

To: Damian Horridge <Damian.Horridge@c4consulting.co.uk>; Lee Greenhough <LeeGreenhough@tep.uk.com>

Subject: Fwd: P/2108/0325 - proposed speculative B1, B2 and B8 unit, Bridge Road North

Sent from my iPhone

Begin forwarded message:

From: "Ellis, Matthew" <Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>

Date: 1 October 2018 at 09:21:13 BST

To: Nigel Andrews <niphone@lower-house.co.uk>

Subject: RE: P/2108/0325 - proposed speculative B1, B2 and B8 unit, Bridge Road North

Hi Nigel,

In my view, the revised scheme is now satisfactory.

However, it would be helpful if a single updated package can now be prepared that clearly summarizes all of the amended proposals in single document.

This would be very helpful.

Best wishes

Matt

From: Nigel Andrews <niphone@lower-house.co.uk>

Sent: 30 September 2018 20:02

To: Ellis, Matthew <Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>

Subject: Fwd: P/2108/0325 - proposed speculative B1, B2 and B8 unit, Bridge Road North

Hi Matt

Please see attached e mail from Philip forrester regarding planning at bridge road north recieved today

Are you able to confirm you're position please regarding the revised development scheme for the site !?

Please let me know if there is anything else you need

Regards

Nigel Andrews

Sent from my iPhone

Begin forwarded message:

From: Philip Forster <Philip.Forster@wrexham.gov.uk>
Date: 30 September 2018 at 19:51:38 BST
To: 'Damian Horridge' <Damian.Horridge@c4consulting.co.uk>
Cc: Nigel Andrews <niphone@lower-house.co.uk>, Emma Broad <Emma.Broad@wrexham.gov.uk>, Lee Greenhough <LeeGreenhough@tep.uk.com>, Richard Jones <Richard.jones@c4consulting.co.uk>, "Ellis, Matthew" <Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>
Subject: RE: P/2108/0325 - proposed speculative B1, B2 and B8 unit, Bridge Road North

Damian,

Thanks for the provision of these amended plans to reflect your intentions.

Before we go any further I would like all parties to be clear where we are at.

Please can you confirm that you are satisfied for me to proceed to recommendation on the basis of a commuted sum of £13,940 in relation to the provision of butterfly mitigation as has been discussed and agreed with Emma Broad here at WCBC.

I have received no formal confirmation that NRW are content with any GCN mitigation and neither have I been party to any discussions regarding possible commuted sums. Is strongly urge you and your team to conclude these discussions with NRW prior to me re-consulting with them on these amended plans.

The commuted sums discussed will need to be secured by a planning obligation under s106 of the T&CPA. A detail mitigation scheme covering both habitats should ideally be submitted pre-determination but we would be happy to accept this as a pre-commencement condition. NRW will make separate comment regarding this matter. Please note that planning permission is not granted until such time that the s106 is signed by the applicant and the LPA.

In short, please can you confirm your intentions regarding any further discussions with NRW. Matt Ellis is copied in for info.

Kind regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



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From: Damian Horridge [<mailto:Damian.Horridge@c4consulting.co.uk>]
Sent: 28 September 2018 13:39
To: Philip Forster
Cc: Nigel Andrews; Emma Broad; Lee Greenhough; Richard Jones

Subject: P/2108/0325 - proposed speculative B1, B2 and B8 unit, Bridge Road North

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Click [here](#) if the original attachments are required (justification needed).

Philip

I refer to recent discussions and attach a revised suits of drawings. Can we please now formally request the substitution of the application drawings with the drawings attached and listed below.

18-001-C4C-BB-ZZ-A1-01-P2-00-003_A_Site Plan as Proposed - Option 2

18-001-C4C-B1-ZZ-A1-19-E2-LL-001-D_Elevations (Sheet 1)

18-001-C4C-B1-ZZ-A1-19-E2-LL-002-D_Elevations (Sheet 2)

18-001-C4C-B1-ZZ-A1-20-P2-00-001-E_General Arrangement Plans

If you could please kindly acknowledge receipt and advise on the likely timescale for determination of this application.

Thanks

Regards

Damian M. Horridge

Managing Director

BSc (Hons), MRICS



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