

Susan Davies

From: Sharon Holman
Sent: 06 June 2018 09:38
To: planning_admin
Subject: FW: P/2018/0348 - Ellesmere Lane, Wrexham
Attachments: P2018-0348.pdf

Importance: High

Good morning Rob,

Can you give me an update on this please?

I appreciate that it has only been a week however, I have received an objection to this application and so I will need to report it to committee. My deadline is Friday 15 June and I will need to have all matters resolved by then.

Thank you
Sharon

From: Sharon Holman
Sent: 29 May 2018 13:15
To: planning@robparrybennett.com
Subject: FW: P/2018/0348 - Ellesmere Lane, Wrexham
Importance: High

Robert,

Sorry, I forgot to add that I don't have any side elevations for the semis.

Thanks
Sharon

From: Sharon Holman
Sent: 29 May 2018 13:11
To: planning@robparrybennett.com
Subject: P/2018/0348 - Ellesmere Lane, Wrexham
Importance: High

Good afternoon Robert,

I hope you are well and enjoyed the bank holiday weekend.

I have the following comments to make on the reserved matters which you will note push the development more in the direction of the indicative layout approved as part of the Outline permission:

- The proposed layout plan does not contain the feature planting (Oak) to the north of the site which was agreed at outline planning stage to mitigate for the wholesale removal of the existing trees. Please reintroduce this;
- Planting was proposed for the eastern boundary also (removing the existing trees to address the over shading issues; planting new trees with hedge around. Please reintroduce this and provide a detailed planting scheme for the whole of the site. This should include planting specifications and hard and soft landscaping, and all boundary treatments;
- There is too much hard surfacing to the front of the site. This must be reduced and parking should be moved to the side of the dwellings, between the plots. Again, see outline plan;

- There doesn't appear to be adequate separation between the proposed Plot 1 and the existing bungalow. Habitable windows face the bungalow which has a bedroom window facing the application site. Please re-orientate the dwelling ensuring a minimum of 13 metres from the bungalow with no habitable window facing this direction. See outline site plan for guidance;
- The elevations are lacking in detail. Please include details of heads and sills. Please also vary the materials of construction;
- Highway response attached. Please provide the additional detail requested by the engineer.

I would be grateful to receive amended plans and additional information that take account the above as soon as possible.

Kind regards
Sharon

Sharon Holman

Development Control Planning Officer/ Swyddog Cynllunio Rheoli Datblygu



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