

AnnS Jones

From: Philip Forster
Sent: 02 August 2018 08:39
To: planning_admin
Subject: FW: P/2018/0138 - Proposed residential development at Bedwell Road, Cross Lanes
Attachments: HYD331_BEDWELL.ROAD_FCA&DMS_FINAL-REV1.0-CONS.pdf

Please attach this email as applicant agent corresp and the PDF as Flood Report

Phil

From: Steve Jones [mailto:DSJonesandCo@live.co.uk]
Sent: 01 August 2018 10:06
To: Philip Forster
Subject: Fw: P/2018/0138 - Proposed residential development at Bedwell Road, Cross Lanes

Hi Phil,

I refer to the above and to my email below.

I've just checked and noted that none of the supporting reports, ie trees, ecology and FCA have been uploaded to the website yet. Please would you be good enough to let me know where you are up to with this application as my client is keen that matters are progressed.

I trust that this is in order and look forward to hearing from you.

Best regards.

Steve

From: Steve Jones
Sent: 18 July 2018 08:27
To: Philip Forster
Subject: Re: P/2018/0138 - Proposed residential development at Bedwell Road, Cross Lanes

Morning Phil,

Apologies for the delay in writing back to you but it has taken until now to procure the attached FCA. Please would you be good enough to confirm receipt due to the large file size?

I trust that you have got everything you need now to press on with consideration of the application and I would be grateful if you could confirm that this is the case please. If there is anything else, please do not hesitate to contact me.

Many thanks in anticipation and best regards.

Steve

From: Philip Forster <Philip.Forster@wrexham.gov.uk>

Sent: 23 April 2018 15:35

To: Steve Jones

Subject: RE: P/2018/0138 - Proposed residential development at Bedwell Road, Cross Lanes

Hi Steve,

Apologies for the delay in responding to your correspondence. I acknowledge the points you raise with the Ecological and Tree Assessment – however, with regards the FCA I don't think it is as simple as stating that the site is further away from the Zone C2 area on the TAN 15 DAM.

When the Inspector considered the previous appeal, he made reference to incomplete modelling which had been carried out to determine the acceptability of the previous scheme. There were uncertainties in determining the flood risk of the site because issues such as channel blockages and climate change had not been taken into account. Whilst the site is divorced from the flood zone, there is risk and TAN15 requires a precautionary approach, not only because the site could be at risk of flooding, but because the changes to the site could influence to risk of flooding to other sites, dwellings or critical infrastructure.

I'm not in a position whereby I would like to press on with an application that has a fundamental statutory consultee objection. This is a relatively rare response from NRW and they are basing it on the conclusions of the Appeal Decision. I would strongly advise that you either speak to your flood engineer or at the very least speak directly to NRW on the matter. If I take an application to Committee with this level of uncertainty – especially based on a previous appeal, this will not do your cause any favours.

You do of course have the right to refuse to submit the information and you have further rights in relation to how this matter can be taken forward – I can advise accordingly.

Let me know your thoughts,

Thanks and regards.

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



01978 298786



Cyngor Bwrdeistref Sirol Wreccsam, Neuadd y Dref, Wreccsam LL11 1AY



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From: Steve Jones [<mailto:DSJonesandCo@live.co.uk>]

Sent: 17 April 2018 14:00

To: Philip Forster

Subject: Re: P/2018/0138 - Proposed residential development at Bedwell Road, Cross Lanes

Hi Phil,

I refer to the above and the letter attached to your email below.

I've had the Ecological Survey updated and am pleased to attach a copy for your information. Additionally, the previously submitted Arboricultural Report is still relevant even though all of the mature trees in the vicinity of the proposed development are located outside the application site boundary. Accordingly I attach a copy of this report.

With regard to flooding, I fail to see why a Flood Consequence Assessment would need to be prepared for this development as the northern boundary of the northern parcel of land is around 70 metres away from the C2 flood zone as indicated the NRW flood map and as confirmed by the previous FCA which accompanied the first application. I would be grateful if this point could either be reconsidered or if absolutely necessary, the subject of a condition precedent.

Finally, with regard to the comments from the Highways Department, I have amended the proposed site layout plan to indicate a continuous pedestrian footway, 1.8m wide across the frontage of the application site and Bedwell Cottage and 0.9m wide within the existing highway across the frontage of "Egerton". I trust that this is acceptable but as the increased footway across the frontage of Bedwell Cottage uses land which is outside the application red line boundary, I trust that you will be able to secure this part of the proposed development by imposing a grampian condition.

I note from the Council's website that the application is still under consideration and I trust that you will add these documents to the file prior to re-consulting the relevant consultees. I trust that this is in order and look forward to hearing from you in due course.

Thank you in anticipation and best regards.

Steve

Steve Jones
D. S. Jones & CO.
Architectural & Planning Consultants.

T: 01978 750195
M: 07880 874522

DSJonesandCo@live.co.uk
26, Prospect Drive, Coedpoeth, Wrexham, LL11 3PE.

From: Philip Forster <Philip.Forster@wrexham.gov.uk>
Sent: 26 March 2018 15:19
To: DSJonesandco@live.co.uk
Subject: P/2018/0138 - Proposed residential development at Bedwell Road, Cross Lanes

Dear Sir,

Please see correspondence attached.

Regards

Phil

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



01978 298786



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