

Clare Whiting

From: Matthew Phillips
Sent: 12 April 2018 08:31
To: planning_admin
Subject: FW: P/2018/0200 - Barn Conversion at Wolvesacre Hall

Rights of Way response to the above

From: Sean Hanratty
Sent: 11 April 2018 17:10
To: Matthew Phillips
Subject: RE: P/2018/0200 - Barn Conversion at Wolvesacre Hall

Matthew

I met the applicant and his agent on site yesterday to discuss the footpath issue and I have agreed that the development can proceed without the need for a diversion as there would be no physical obstruction to the footpath within the red line of the application area.

Regards

Sean

From: Matthew Phillips
Sent: 27 March 2018 15:33
To: Sean Hanratty
Subject: FW: P/2018/0200 - Barn Conversion at Wolvesacre Hall

Sean,

Please see below and attached.

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: Darryl Wright [<mailto:d.wright@bgbuildingconsultants.co.uk>]
Sent: 26 March 2018 10:13
To: Matthew Phillips
Subject: RE: P/2018/0200 - Barn Conversion at Wolvesacre Hall

Dear Matthew,

This is strange, we visited the Wrexham definitive plan and it lined up with the OS map, the property was recently purchased and no issues with the footpath, the plan that is now the definitive plan shows it going through the cow shed and a silage clamp and this has been according to Sean over 50 years ago. The old route would not have been

used with the current route in place and it goes to a footbridge over the river the old route is well away from this. This is normally an expensive process to move a footpath but the question is has the old route be abandoned and hence there is no need to move it. Also how can the definitive plan be amended even back to what it was without due process as 50 plus years have passed it may have been authorised as O/S have it also where it is now.

I look forward to your response.

Kind Regards

Darryl

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 26 March 2018 08:55
To: d.wright@bgbuildingconsultants.co.uk
Subject: FW: P/2018/0200 - Barn Conversion at Wolvesacre Hall

Dear Mr Wright,

Further to my email last week please see below and attached from our Rights of Way Officer.

Yours sincerely

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: Sean Hanratty
Sent: 22 March 2018 13:08
To: Matthew Phillips
Subject: P/2018/0200 - Barn Conversion at Wolvesacre Hall

Matthew

This development will affect the definitive alignment of Iscoyd public footpath 12 which I have shown by a black dashed line on the attached plan. It would appear that development took place pre-1970 which obstructed the path and whilst the alignment of the path was physically moved further to the north east to accommodate the development, no legal diversion took place.

I would suggest that there is now an opportunity to divert this path onto a more suitable alignment under section 257 of the Town and Country Planning Act 1990, rather than having to deal with the matter when the property is eventually sold and the situation regarding the alignment of the footpath comes to light during a property search.

Regards

Sean Hanratty

Senior Definitive Map Officer
Rights of Way
Tel: 01978 729761

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Abbey Road South
Wrexham Industrial Estate
Wrexham
LL13 9PW

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

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