

Clare Whiting

From: Philip Forster
Sent: 11 April 2018 19:54
To: planning_admin
Subject: FW: Plas Coch - P/2018/0105

Ttree officer response

From: Jon Brewin
Sent: 11 April 2018 16:04
To: Philip Forster
Subject: RE: Plas Coch - P/2018/0105

Hi Phil,

As discussed, the AMS is generally acceptable however, in order to obtain clarification of start dates for those specific tasks referred to and to discuss the required arb supervision, it would be advisable for me to receive an meeting invite to the pre-commencement site meeting as stated within the submitted AMS.

Regards

Jon Brewin

Arboricultural Officer (Planning) / Swyddog Caedyddiaeth (Chynllunio) Environment and Planning / Amgylchedd a Chynllunio



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From: Philip Forster
Sent: 04 April 2018 13:44

To: Elton Watson
Cc: Jon Brewin
Subject: RE: Plas Coch - P/2018/0105

Thanks Elton,

I won't do anything with this until Jon has had a look. I was expecting them just to do something similar to as you have suggested.

Ta

Phil

From: Elton Watson
Sent: 04 April 2018 13:19
To: Philip Forster
Cc: Jon Brewin
Subject: RE: Plas Coch - P/2018/0105

Hi Phil,

Re: below, might it be reasonable to ask that ACS contact either myself or Jon to confirm exactly when they are on site carrying out the car park removal? The problem with W/C dates is that whilst it gives some flexibility to those carrying out the works, it is not ideal if me or Jon want to do a "drive by" and make sure conditions are being complied with.

I am happy for them to contact me by my mobile – 07808 787760, or ideally give a day or two's notice by e-mail.

Regards - Elton

Elton Watson MICFor

Uwch Swyddog Coed / Senior Tree Officer

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Ysgrifennwch ataf yn Gymraeg neu Saesneg
Please write to me in Welsh or English

From: Gabrilatsou, Joanna [<mailto:Joanna.Gabrilatsou@eu.jll.com>]
Sent: 04 April 2018 11:55
To: Philip Forster
Cc: Kellett, Naomi; Jon Brewin; Elton Watson
Subject: RE: Plas Coch - P/2018/0105

Hi Philip

Thanks for your email yesterday.

We discussed scheduling again with the team yesterday. The schedule is not yet agreed but the start on site of 4 June 2018 is fixed. AMS has therefore set out its programme at page 1, attached, as a supervision schedule which we believe would address Jon Brewin's request. Whilst unlikely, if the start on site date was to change, the order of the programme set out in AMS' document would remain the same and be followed accordingly.

Please let me know if this is satisfactory or if there are any further queries.

I look forward to hearing from you.

Kind regards

Joanna

Joanna Gabrilatsou

Director - Planning and Development
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From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]
Sent: 03 April 2018 16:40
To: Gabrilatsou, Joanna <Joanna.Gabrilatsou@eu.jll.com>
Cc: Kellett, Naomi <Naomi.Kellett@eu.jll.com>; Jon Brewin <Jon.Brewin@wrexham.gov.uk>; Elton Watson <Elton.Watson@wrexham.gov.uk>
Subject: [EXTERNAL] RE: Plas Coch - P/2018/0105

Hi Joanna,

I thought I'd take the opportunity to forward on the view received from the Council's assets tree officer. There remains a minor concern regarding the scheduling and reporting of on-site arb supervision. Whilst I'm awaiting Jon Brewin's comments I know he is keen on agreeing such measures as part of the application process as this is one issue which tends to get omitted and then causes nuisance later down the line.

Would it be possible to get ACS to amend the submission to have this included? It just removes one potential issue which will likely satisfy the arb matters on site.

I'm asking CPAT at present to confirm whether they will be satisfied with a '*development in accordance with*' condition relating to the BEAR Archaeology report or whether they want a separate condition to control post development reporting. Either way, it should not result in a pre-commencement condition.

Other than this, having considered the nature of the consultation responses I do not wish to add any other conditions apart from the standard 5 year and 'in accordance with'. I hope to have this draft with you by tomorrow in anticipation of an amended ACS report.

Regards

Phil

From: Elton Watson
Sent: 03 April 2018 12:45
To: Philip Forster; Jon Brewin
Subject: RE: Plas Coch - P/2018/0105

Hi Phil,

I have no objection to how the amended AMS deals with the removal of existing car park, my only concern remains around the on-site supervision, to ensure the digger driver complies.....

Regards - Elton

Elton Watson MICFor

Uwch Swyddog Coed / Senior Tree Officer

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Please write to me in Welsh or English

From: Philip Forster
Sent: 03 April 2018 09:29
To: Elton Watson; Jon Brewin
Subject: FW: Plas Coch - P/2018/0105

Morning Gents,

You'll recall commenting on the proposed Aldi supermarket extension at Plas Coch.

The applicant is keen to prevent/minimise pre-commencement conditions on any consent. Would you be able to look at the following information which has been provided on the back of your comments to see whether it would satisfy the requests you made. Ultimately, they want us to condition 'development in accordance with...'.

Thanks

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



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From: Kellett, Naomi [<mailto:Naomi.Kellett@eu.jll.com>]
Sent: 29 March 2018 15:40
To: Philip Forster
Cc: Gabrilatsou, Joanna
Subject: RE: Plas Coch - P/2018/0105

Hi Phil,

Further to receiving the consultation responses from the Council's Assets Tree Officer and the LPA Tree Officer, please find attached the amended Method Statement, which should negate the need for a pre commencement condition. When do you expect the draft conditions to be sent through?

I am away from the office next week, therefore can you cc Joanna Gabrilatsou into any emails relating to Plas Coch and Ruabon.

Kind regards,

Naomi

Naomi Kellett
Associate Director - Planning
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One Piccadilly Gardens, Manchester M1 1RG

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From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]
Sent: 20 March 2018 17:27
To: Kellett, Naomi <Naomi.Kellett@eu.jll.com>
Subject: [EXTERNAL] RE: Plas Coch - P/2018/0105

Hello Naomi,

Sorry for the delay responding to you.

I've received a response from CPAT who are happy to split their original condition – we just need to negotiate with you on the wording of this. I'll draft something up for comment.

In terms of trees, there are no major issues but I'm aware that you want to reduce/eliminate any pre-commencement conditions. Therefore would you have a look at our arb. responses and perhaps pass them on to your consultant so that the detail can be prepared beforehand? You'll note that the comments from Elton Watson are those of the Council's Assets Tree Officer i.e. protecting council trees. Jon Brewin is the LPA Tree Officer.

Let me know your thoughts on this.

I've not heard anything from our legal dept. regarding P/2018/0053. I will chase this up towards the end of the week.

Regards

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



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From: Kellett, Naomi [<mailto:Naomi.Kellett@eu.jll.com>]
Sent: 15 March 2018 12:53
To: Philip Forster
Subject: RE: Plas Coch - P/2018/0105

Hi Phil,

Following the submission of the Archaeological Strip Map and Record Outline Method Statement has there been any response from CPAT? Has the tree officer provided comments to the submitted landscape plans?

thanks for the update regarding the S106 for Ruabon last week, are there any further updates?

Kind regards,

Naomi

Naomi Kellett

Associate Director - Planning

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From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]

Sent: 07 March 2018 15:11

To: Kellett, Naomi <Naomi.Kellett@eu.jll.com>

Subject: [EXTERNAL] RE: Plas Coch - P/2018/0105

Hi Naomi,

Thanks for the submission of this additional detail.

I'll reconsult with CPAT and send copies of the landscaping plans to our tree officers for comment. I haven't had a response from our planning tree officer at this stage so I'm keen for him to see these additional plans ASAP. I'll let you know as soon as we have some feedback.

Regards,

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer

Rheoli Datblygu /Development Control



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From: Kellett, Naomi [<mailto:Naomi.Kellett@eu.jll.com>]

Sent: 06 March 2018 19:58

To: Philip Forster

Cc: Gabrilatsou, Joanna

Subject: Plas Coch - P/2018/0105

Hi Phil,

Further to recent correspondence with Joanna regarding the application for the proposed extension at Plas Coch and further to CPAT's consultation response, please find attached the Archaeological Strip Map and Record Outline Method Statement. The method statement has been undertaken in consultation with CPAT. In terms of the condition relating to archaeology, can we discuss the proposed wording of this condition?

In regard to landscaping and further to your conversation with Joanna in consideration to the removal and replacement of landscaping to the rear elevation, please find attached a landscape scheme.

If you require any further information please let me know.

Kind regards,

Naomi

Naomi Kellett

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