

Clare Whiting

From: Philip Forster
Sent: 14 October 2016 10:02
To: planning_admin
Subject: FW: P/2016/0692 - proposed residential conversion at Penyfron Farm, Gyfelia, Wrexham
Attachments: P-2016-0692 Additional Response 1.pdf

Highways response

From: Phil Palmer
Sent: 14 October 2016 08:43
To: Philip Forster
Subject: RE: P/2016/0692 - proposed residential conversion at Penyfron Farm, Gyfelia, Wrexham

Hi Phil

My revised response attached.

Regards, Phil

From: Philip Forster
Sent: 12 October 2016 12:21
To: Phil Palmer
Subject: FW: P/2016/0692 - proposed residential conversion at Penyfron Farm, Gyfelia, Wrexham

Phil,

You formally responded to me on the above application. The applicant's agent has come back to us with a short response to your concerns. Will you have a look at his comments and let me know if you think they are valid.

Thanks

Phil

From: Richard Corbett [<mailto:richard@rogerparry.net>]
Sent: 30 September 2016 14:46
To: Philip Forster
Subject: RE: P/2016/0692 - proposed residential conversion at Penyfron Farm, Gyfelia, Wrexham

Dear Philip.

Many thanks for your email and our telephone conversation yesterday,

We note the highway response, and would respond as follows:

The site currently is a working farm, albeit a small one. We are proposing the conversion of the agricultural buildings and also the removal of two of the other agricultural buildings being the Dutch Barn and the Cowshed.

The residential development of this proposal will result in a decrease in the intensification of the use of the access as there would be no longer any agricultural type movements.

The proposal provides improvements to the existing access where we are able, we feel that this should be adequate for the development proposed.

If you are not in agreement, we would be happy to meet you on site in order to discuss any alternatives to the existing access being used.

Kind Regards

Richard J. Corbett *BSc (Hons) MRICS FAAV*
Partner, Roger Parry & Partners LLP



Website | Facebook | Twitter | richard@rogerparry.net

Direct Line: 01691 655334
Mobile: 07779784673

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

Sent: 09 August 2016 15:23

To: Richard Corbett <richard@rogerparry.net>

Subject: P/2016/0692 - proposed residential conversion at Penyfron Farm, Gyfelia, Wrexham

Dear Richard,

I refer to the application submitted under the above reference. I have looked through the proposals and the nature of the responses received and would welcome your comments on the points raised by our Highways Engineers.

The points raised are pertinent bar for the issue of the ownership of the land which I have clarified . The issue appears to relate to whether the visibility splays and the sight stopping distance is achievable. I am still waiting for comments from our Ecology Officer in relation to the works required to the hedgerow fronting the site but we may ultimately require amended plans or the input of an independent Highways Engineer to justify the proposals. The road is busy as been witnessed by myself and the Highways Engineer so this matter will require careful consideration. Please let me know your thoughts on this matter.

Many thanks

Philip

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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