

Cerys Jones

From: Matthew Phillips
Sent: 07 October 2016 08:48
To: planning_admin
Subject: FW: Total Fitness Site

Parks, Countryside, Rights of Way manager comments to P/2016/0828

From: Martin Howarth
Sent: 06 October 2016 08:55
To: Matthew Phillips
Cc: Carla Hughes
Subject: RE: Total Fitness Site

An extra £3k would go a long way to help improve the existing facility at Rhosddu Road. This amount of money can be used to purchase and install an additional piece of fixed play equipment or go towards repairing the dilapidated fence which is in need of repair.

Looking at the plan for open space on the estate, its small, in a poor location and not good quality and would cause problems in the future if children tried to play on it, due to the proximity of the houses. It's not suitable as open space provision.

Martin Howarth
Parks, Countryside and Rights of Way Manager
Rheolwr Parciau, Cefn Gwlad a Hawliau Tramwy



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From: Matthew Phillips
Sent: 05 October 2016 11:35
To: Martin Howarth; Carla Hughes
Subject: FW: Total Fitness Site

Martin,

Apologies for chasing this, but I need a response to my previous email in order to finalise my recommendations/

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio

Environment and Planning/Amgylchedd a Chynllunio

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

From: Matthew Phillips

Sent: 26 September 2016 10:48

To: Martin Howarth

Cc: Carla Hughes

Subject: Total Fitness Site

Martin,

You may recall some discussions regarding the above site. The applicants proposed to build 24 dwellings on the part of the car park of the Total Fitness site in Rhosddu. There was to be no open space on site however following discussions with you and Carla, it was agreed that in this particular case it would be more beneficial to seek a £24,000 contribution towards off-site open space (Rhosddu Road play area).

Members of the planning committee sought amendments to the scheme to reduce the number of dwellings to 23 in order to provide a small area of (privately managed) open space (240 sq.m) and a corresponding reduction in the off-site contribution to £21,000. i It was on this basis that permission was granted.

The applicant has now submitted a new planning application (P/2016/0828) that effectively seeks to amend the planning permission by increasing the number of dwellings back to 24 and the removal of the 240 sq.m of open space. If this application were granted, I would expect the original s106 agreement to be amended to secure the full £24,000 off-site POS contribution. However I would be grateful your advice on the following matters:

- i) Whether you consider the on-site open space previously secured is of any significant amenity value to occupiers of the scheme in terms of play or informal recreation;
- ii) What the benefits of a £24,000 contribution to the Rhosddu Road play area would be compared to £21,000 – if possible, what additional improvements would the extra £3,000 could fund

Regards

Matthew Phillips

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