

Susan Davies

From: Sharon Holman
Sent: 15 March 2016 13:51
To: planning_admin
Subject: FW: P/2016/0060 Approval of details reserved by condition - Land at Cherry Hill

Civ - additional information

From: stuart harrison [mailto:sharrison14@live.com]
Sent: 15 March 2016 12:56
To: Sharon Holman
Subject: RE: P/2016/0060 Approval of details reserved by condition - Land at Cherry Hill

Sharon,

This appears to be ok and I am happy to get the planting done in November this year.

Are we at a stage to discharge these first lot of conditions now? When would you like to attend site again next?

Thanks

Stuart

From: Sharon.Holman@wrexham.gov.uk
To: sharrison14@live.com
Subject: RE: P/2016/0060 Approval of details reserved by condition - Land at Cherry Hill
Date: Tue, 15 Mar 2016 11:31:43 +0000

Hi Stuart,

Hedge

I have amended plan AC/05 to make clear that a new hedge is to be planted in front to the new fence to the rear of the site. The hedge need to be planted as follows:

The hedge shall comprise blackthorn *Prunus spinosa* (5%), hawthorn *Crataegus monogyna* (80%), dog rose *Rosa canina* (5%), field maple *Acer campestre* (5%), hazel *Corylus avellana* (5%) - British provenance 60-80cm bare rooted 1+1 transplants, with spiral rabbit guards. They shall be planted in 2 staggered rows, 45cm apart with plants at 30cm spacing. Species are to be planted in same species groups of 3 to 7 plants. Planting shall be watered to full ground capacity on completion, maintained weed free within the first 3 years, any dead dying or failing to thrive planting replaced annually within the first 5 years and fencing maintained for a minimum of ten years.

Trees

3 x *Betula Pendula*
2 x *Acer Campestre*
2 x *Sorbus Torminalis*

All trees should be Heavy Standard, min Girth of 12 – 14 cm, min height of 350 – 425 cm, and be Pot size B.

Trees shall be planted in pits which shall measure 100 x 100 x 60 cm deep. Backfilled with topsoil and 120 litres compost. Mulch shall be 75 mm compacted layer of medium grade pulverised bark. The trees shall have 2 no. tree stakes 900mm clear height above finished ground level attached using 2 no. hessian tree ties.

I would be grateful if you could confirm as soon as possible that the above is as you propose and that all planting will be completed in November 2016.

Hope this helps,
Sharon

From: Sharon Holman
Sent: 15 March 2016 10:20
To: Sharon Holman
Subject: FW: P/2016/0060 Approval of details reserved by condition - Land at Cherry Hill

From: stuart harrison [<mailto:sharrison14@live.com>]
Sent: 14 March 2016 16:03
To: Sharon Holman
Subject: Re: P/2016/0060 Approval of details reserved by condition - Land at Cherry Hill

Please Sharon, that would be a big help. I would like to stay away from evergreen trees such as conifers as they are high maintenance and intrusive to other planting.

Many thanks.
Kind regards

Stuart Harrison

On 14 Mar 2016, at 14:40, Sharon Holman <Sharon.Holman@wrexham.gov.uk> wrote:

Hi Stuart,

As regards point 6) relating to condition no. 10. The planning condition states that the scheme should be submitted and approved within 3 months of commencement of development. Would you like me to ask the Council's tree officer to advise on species, stock size and tree pit details etc.?

Regards
Sharon

From: stuart harrison [<mailto:sharrison14@live.com>]
Sent: 11 March 2016 13:49
To: Sharon Holman
Cc: siellis81.se@googlemail.com
Subject: RE: P/2016/0060 Approval of details reserved by condition - Land at Cherry Hill

Sharon,

Further to your queries, please find below and attached answers;

- 1) No action
- 2) Ibstock Aldridge multi rustic
- 3) Confirmed grey upvc windows will be installed
- 4) For the purposes that you are looking at for levels, please ignore the sketch up 3d model as this was a rough and ready model produced to give us an indicative "lie of the land" view so we had a idea. Please see attached AC04 & AC05 with section lines added.
- 5) No action
- 6) All distances have been updated on the landscaping drawing. I still do not have a planting schedule as I will need to employ a landscaping consultant at a fee which I don't really have the funds to spend at this point. The planning application states that the landscaping must be complete within 3 months of the building completion therefore I presumed I would have sufficient time later in the scheme to propose species and numbers as you require further down the line?
- 7) Noted, will programme works for then.
- 8) Drawing amended as required
- 9) Drawing amended as required

Trust this is sufficient, let me know when you would like to visit site again.

Thanks

Stuart Harrison

From: Sharon.Holman@wrexham.gov.uk

To: sharrison14@live.com

Subject: FW: P/2016/0060 Approval of details reserved by condtion - Land at Cherry Hill

Date: Fri, 11 Mar 2016 12:41:34 +0000

Hi Stuart,

Time is running out on this application and I will need to determine the application next week. Can I have the additional details by Monday 14 March please?

Thank you

Sharon

From: Sharon Holman

Sent: 07 March 2016 15:21

To: 'stuart harrison'

Subject: RE: P/2016/0060 Approval of details reserved by condtion - Land at Cherry Hill

Thank you

Sharon

From: stuart harrison [<mailto:sharrison14@live.com>]

Sent: 07 March 2016 15:01

To: Sharon Holman

Subject: Re: P/2016/0060 Approval of details reserved by condtion - Land at Cherry Hill

Sorry Sharon,

Meant to email this morning. My designer was away last week so couldn't get any changes made.

I have discussed the changes required and should have them sorted in the next couple of days for you.

Sorry for the delay.

Thanks

Kind regards

Stuart Harrison

On 7 Mar 2016, at 10:37, Sharon Holman <Sharon.Holman@wrexham.gov.uk> wrote:

Hi Stuart,

Please confirm when I will receive a response to my previously email sent on 29 February 2016.

Thank you
Sharon

From: Sharon Holman
Sent: 29 February 2016 09:16
To: stuart harrison (sharrison14@live.com)
Subject: P/2016/0060 Approval of details reserved by condition - Land at Cherry Hill

Hi Stuart,

Thank you for all the hard work pulling everything together. We are not quite there yet...please see my comments in red below.

I would be grateful to receive all amendments and additional information no later than by Friday 4 March 2016 (to keep the application on track for the statutory determination date).

I will arrange another site meeting with you once I have received the further information.

Many thanks
Sharon

From: stuart harrison [<mailto:sharrison14@live.com>]
Sent: 19 February 2016 09:58
To: Sharon Holman
Subject: RE: P/2016/0060 Approval of details reserved by condition - Land at Cherry Hill

Sharon,

Apologies for the delay, trying to drag as much info together as possible in

one go. Below and attached is where I am up to at the moment;

1. Roof tile details - Please refer to page 30 of the attached roofing catalogue, which provides full details of the Marley Double Roman Concrete Roof tile, colour will be smooth grey. **Noted with thanks.**
2. Brick Details - Just awaiting confirmation of the name of the brick you chose when on site. Will confirm ASAP **I await this further information.**
3. Windows - Will be uPVC double glazed. Just waiting on some visuals to check whether the grey works with the chosen brick, if not it will be cherry brown as per the rest of the estate. **I await further confirmation.**
4. Levels - Attached is drawing "AC09 External - Floor Levels" which details the level change between my plot and next door. I have also attached a sketch up model of the plot to give you a visual idea of the levels around the plot in a more detailed way than a section drawing would. Please note that the house shown on these views was the proposal when I was going to change the house but now we have reverted back to the original planning this is no longer relevant, however the levels around the plot will stay the same. **These show the second and third levels as being flat. Please confirm that these are to be graded and not to be used for recreation purposes. Please show on plan ref: AC05 the A-A and B-B points as detailed on plan ref: AC04 so that I can fully consider the grading etc.**
5. Hard Landscaping - This will be resin bound stone. Here is a link to the supplier of all the materials to be used for this installation - <http://www.adbruf.com/products/geopave-resin-bound.htm> **Noted with thanks.**
6. Soft Landscaping - Drawing AC05 has been updated to include for tree's and a planted bed across the front of the top level of garden. **A planting schedule is required to include tree species (which should be evergreen), stock size (which should be heavy standard) and tree pit detail etc. The distance between the trees should be 6 metres minimum and 2 metres away from both rear and side boundaries. Some hedge planting should be introduced in front of the fences to the rear and side boundaries.**

7. All landscaping will be complete in line with the completion of the property, therefore a target completion date has currently been set at end June this year. The planning permission states that all landscaping to be completed within 3 months of the completion date. Is this acceptable? **This is acceptable with the exception of the tree planting which should be completed in November 2016.**

8. Boundary treatments - All heights of fences and walls are detailed on drawing AC05 attached. **Please amend to incorporate the height of the north west boundary treatment to be 1.8 metres above ground level, for the distance back from the dwelling to the rear of the site.**

Please also amend plan AC01 to remove reference to the decked area.

Trust this information is sufficient.

Thanks

Stuart Harrison

From: Sharon.Holman@wrexham.gov.uk

To: sharrison14@live.com

Subject: FW: P/2016/0060 Approval of details reserved by condition - Land at Cherry Hill

Date: Fri, 12 Feb 2016 10:33:31 +0000

Hi Stuart,

Just a reminder that the information as requested below is required by Friday 18 February 2016.

Many thanks

Sharon

From: Sharon Holman

Sent: 04 February 2016 10:54

To: stuart harrison (sharrison14@live.com)

Subject: P/2016/0060 Approval of details reserved by condition - Land at Cherry Hill

Hi Stuart,

Thank you for your application. I would be grateful to receive the following additional information:

Condition no. 2

- Details of the brick and roofing materials.
- Window details.

Condition no. 10

- Levels and sections through the site showing the boundary treatments, retaining walls and grading of the land.
- Details of the hard landscaping materials to the front of the site.
- Tree planting to the north east and south east of the site, and at the site frontage.

NB There is an expectation here that the upper part of the site to the rear of the dwelling, and the land behind the garage (shown as grass on plan) will be graded and soft landscaped/planted to soften the impact of the dwelling, mitigate for the loss of trees on site, and to protect residential amenity and the appearance of the street scene. The decked area should therefore be deleted and access to these areas be for maintenance purposes only. Useable/flat outdoor space should be restricted to the lower part of the site.

A timescale for the completion of the landscaping is also required.

Condition no.20

- Further details of the boundary treatment (height of wall and fence) should be provided.

Please provide the above information with 14 days of the date of this email.

Many thanks
Sharon

Sharon Holman

Development Control Planning Officer/ Swyddog Cynllunio Rheoli Datblygu

<image008.png><image003.png> 01978 298779

<image004.png> Wrexham County Borough Council, 16 Lord Street, Wrexham,

LL11 1LG

<image004.png> Cyngor Bwrdeistref Sirol Wrecsam, 16 Stryt yr Arglwydd, Wrecsam,

LL11 1LG

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<AC05 External - Landscaping boundary treatments.pdf>

<AC01 Proposed site layout.pdf>

<AC04 External - External - Retaining walls Garage sections.pdf>

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