

Susan Davies

From: Matthew Phillips
Sent: 19 June 2014 10:35
To: planning_admin
Subject: FW: P/2014/0360 - Knolton Farmhouse Cheese
Attachments: 331 Knolton Farmhouse cheese issue sheet.pdf; 331-01A site plan and site layout plan.pdf; 331-11A prop site layout plan.pdf

[Supporting information \(the email\) and amended plans for the above.](#)

From: randal turner [mailto:randal@andyfosterarchitects.com]
Sent: 18 June 2014 16:10
To: Matthew Phillips
Subject: Re: P/2014/0360 - Knolton Farmhouse Cheese

Dear Matthew,

Further to your recent e-mails regarding various matters pertaining to the above planning application, I can advise the following:

We have now revised the proposed car parking layout which can be seen on the attached plans drg 331/01A Site plan and drg 331/11A Proposed site layout plan.

The Proposed site layout plan includes an number of changes which are:

The number of spaces is still 40 (as previously indicated), but the car parking has been moved away from the trees on the north and north east boundaries. As can be seen from the plan, the hard standing for the cars is well clear of any tree RPAs.

The client has changed their mind on the fruit trees immediately to the east of the main office that we were previously proposing to be removed. These are now being retained. There has been no encroaching on the grass areas around these trees.

In response to the objection from the neighbour at Ash Grove our client met with them on Friday 16 June to discuss their concerns. In order to address their concerns about impact on visual amenity and nuisance noise resulting from car doors being closed early in the morning the client has agreed to plant a significant area of additional planted screening along the eastern boundary with Ash Grove. This is indicated on the aforementioned plan and would consist of both low level planting and conifers that would achieve a good height in a relatively short time.

We have also indicated where the low level lighting would be on the plan. This would consist of bollards along the footpaths and at the ends of the parking bays. These bollards would have lights on them that wash the immediate ground around them with light without generating unnecessary light pollution.

As a result of moving the parking, an area of grass to the south of the original parking area has been given over to hard standing. To compensate the loss of the grass, we have turned some areas of concrete hard standing over to grass – these are also indicated on the plan.

In response to your request we have added dotted outlines of the buildings 4, 5 + 6 that were permitted under the 1995 planning application.

With regard to your query about the change to the number of vehicle movements, I can advise the following:

The proposed milk dryer plant is actually an *extension* of the milk processing plant that is on site at present, *not* a separate production line.

Currently the evaporator plant reduces the water content of milk from 88% to 65%. The condensed product is then transported off site in HGV tankers.

With the proposed milk dryer plant in place some or all of the evaporated milk will be piped to the top of the dryer unit where it will be dried to a powder, thereby removing the remaining 65% of water in the milk product.

Thus the quantity of milk coming to the site in HGV tankers is controlled by the existing evaporator plant, which is currently running at maximum capacity. As this plant is running at maximum capacity, no additional deliveries could be taken. Adding the milk dryer unit means that the number of HGV tankers leaving the site can only stay the same or reduce. As noted in the Design and Access Statement, the potential reduction in the number of HGVs leaving the site could be as much as 88% as that is the volume of water removed from the milk.

I hope the above information satisfies your needs and clarifies the points raised. Having reviewed the Community Council's comments, I would hope that these changes also go some way to mitigate their concerns also.

If you do require any further information, then please do not hesitate to contact us.

Regards

Randal Turner

Director

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andy foster architects

29 Lower Bridge Street
Chester
CH1 1RS

Tel +44 (0)1244 343 772

Fax +44 (0)1244 310 548

<http://www.andyfoosterarchitects.com/>



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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Date: Tuesday, 10 June 2014 15:17

To: Randal Turner <randal@andyfoosterarchitects.com>

Subject: P/2014/0360 - Knolton Cheese

Randal,

I have just been into the site to have a look at the location of the revised car park. Whilst there is no issue with the provision of a better car park, there is a large mature tree at the northern end of the car park that is of amenity value. I am concerned the car park will be in the RPA of the tree and therefore damage it. There are also some coniferous trees along eastern boundary. From a safety perspective, the RPAs of those trees should also be avoided. If this were the case, the parking layout would need to be amended so as to avoid damage to the trees.

I have had objections to the application so am intending to report it to one of the July committee meetings, but the above matter will need to be addressed first.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio

Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

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