AnnS Jones

From: Matthew Phillips
Sent: 09 March 2016 13:25
To: planning_admin
Subject: FW: Proposing Housing Development - Total Fitness - P/2015/0812

Parks, Countryside and Rights of Way response – P/2015/0812

From: Martin Howarth
Sent: 09 March 2016 13:23
To: Matthew Phillips
Cc: Carla Hughes
Subject: RE: Proposing Housing Development - Total Fitness - P/2015/0812

Mathew
Looking at the proposed plan for the site , it is hard to see where any meaningful and adequate open space and play area could be located on the proposed development, as there is very little space . If a play area were to be built onsite, it would need to be very small and would provide minimal play value. It is more sensible to upgrade the quality of the play area at Rhosddu Park, situated close to the site and within walking distance. There is space at Rhosddu Park to upgrade the play area and create a much better play area, with a higher play value.

In terms of open space, again the same arguments apply, the development doesn't enable enough space for a good quality piece of open space to be developed. Poor quality open space , which cannot be used effectively by the estate householders, just becomes a liability, difficult to maintain and of little recreational use.

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

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From: Matthew Phillips
Sent: 08 March 2016 16:49
To: Martin Howarth
Cc: Carla Hughes
Subject: Proposing Housing Development - Total Fitness - P/2015/0812

Martin,

Back in December I discussed the above development with Carla and we agreed that a £24,000 contribution to fund the upgrading of the play area around 400m to the south of the site on Rhosddu Road be sought from the

developer. This would be in lieu of on-site provision. A copy of the proposed site plan is attached and you will see that no on-site open space is proposed.

The application was reported to planning committee last night and the rationale for not asking for POS on site is set out in the attached report (p94 and p95), together with a recommendation to secure the financial contributions sought.

Members deferred the application owing to concerns about the lack of on-site open space/play area. I would be grateful for your views on the relative merits of the off-site open space compared to on-site provision. I would also be grateful for any comments on whether you consider this site suitable for a play area (subject to amendments to the development).

I apologise for the short notice of this, but if possible please could you get back to me by the end of the week or beginning of next week.

Regards

Matthew