

Cerys Jones

From: Matthew Phillips
Sent: 25 January 2016 14:19
To: planning_admin
Subject: FW: Plas Fron - P/2015/0181
Attachments: P-2015-0181 Additional Response 1.pdf

Please add attached as highways response to P/2015/0181

From: Phil Palmer
Sent: 18 January 2016 15:22
To: Matthew Phillips
Subject: RE: Plas Fron - P/2015/0181

Matthew

I responded to these plans in my previous response (see attached letter).

Regards, Phil

From: Matthew Phillips
Sent: 15 January 2016 13:22
To: Phil Palmer
Subject: FW: Plas Fron - P/2015/0181

Phil,

Could I have a response based on these plans please?

Thanks

Matthew

From: Matt Wason [<mailto:matt.wason@forgeproperty.co.uk>]
Sent: 17 November 2015 10:32
To: Matthew Phillips; Phil Palmer
Cc: David Williams; Charles Lawson
Subject: Re: Plas Fron - P/2015/0181

Dear Matthew & Phil,

Further to the below email and Phil's letter of 8th September please find attached highway and drainage drawings as listed below:

PF-AA-500 Access Arrangements Plan
PF-LP-501 Location Plan & Passing Places
PF-RC-502 Road & Drainage Construction Detail
PF-LS-503 Longitudinal Section
PF-CS-504 Typical Cross Sections
PF-AP-505 Section 38.278 Agreement Drawing

We trust these will meet with your approval, we look forward to hearing from you.

Regards,

Matt.

Matt Wason

Consultant Planner, Forge Property Consultants

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Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER

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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 06 November 2015 12:56
To: Charles Lawson
Cc: Matt Wason
Subject: RE: Plas Fron

Charles,

It seems that no progress what so ever is being made with this application. I haven't even had the amended plans officially submitted. I can only conclude that you clients are completely unwilling to address the ecological issues in a satisfactory manner. My intention is therefore to issue a refusal on the s73 application next week on the grounds that the revised proposals are unacceptable with regards to the character of the building (the decision will be made on the basis of the initially submitted plans) and will harm statutorily protected species. If you have any concerns about this response please contact my manager.

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

From: Charles Lawson [<mailto:charles.lawson@forgeproperty.co.uk>]
Sent: 25 August 2015 11:56
To: Matthew Phillips
Cc: Matt Wason
Subject: Re: Plas Fron

Matthew

You have been misinformed, I summarised the extent of ongoing work in my email of 7th August. Unit 1 is almost ready for occupation but the others are not. As I have mentioned previously work has been significantly delayed as

we have worked through planning and ecology issues. I agree that outstanding points need to be resolved and outstanding information will be provided as soon as possible. In view of significant delays in obtaining feedback from yourselves (ecology particularly) it seems very unreasonable to insist on a 14 day deadline.

In terms of the ecology issues we are struggling to understand why the Council ecologist has decided to ignore the advice of Dr Jones from Star Ecology. A bat loft cannot be incorporated into unit 3 without comprising the conversion. Unit 4 is available for bat mitigation or the dutch barn, both of which Dr Jones is content with. We have asked Dr Jones to speak to Emma Broad again to find some common ground.

Kind Regards

Charles Lawson MRICS FAAV

RICS Registered Valuer

Director, Forge Property Consultants

t 01691 610317 **f** 01691 610313 **m** 07873 388119 **w** forgeproperty.co.uk

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On Monday, 24 August 2015, 11:03, Matthew Phillips <Matthew.Phillips@wrexham.gov.uk> wrote:

Charles,

It has been brought to my attention that despite the planning applications not having been determined yet, your clients have continued to work on the development and indeed some of the barns are now almost ready to be occupied. Please note that we have not yet received a set of amended elevation plans following the discussions about window/door details, the ecology issues remain outstanding and we have not had a complete set of drawings in respect of the revised access proposals. We do not seem to be making any significant progress towards a determination however your clients appear intend on proceeding with a development they do not have planning permission for.

Unless all outstanding matters are addressed in the next 14 days then it is my intention to determine both applications on the basis of the information submitted. In light of previous comments this would result in a recommendation for refusal.

Yours sincerely

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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