

Stella Wilde

From: Simon Greenland
Sent: 26 May 2011 10:43
To: planning_admin
Subject: P/2011/0165 Imperial Commercials Wrexham Road

ECOLOGY OFFICER- FURTHER RESPONSE, FOR IMPORTING PLEASE

From: Zara Lomax
Sent: 26 May 2011 10:11
To: Claire Wingfield; Simon Greenland
Subject: RE: P/2011/0165 Imperial Commercials Wrexham Road

Simon/Claire,

I have checked the outline plan compared to its distance to the river bank and it only measures out at 5m at the scale of 1:500. I also checked to find out where you thought you had got the distance of 10m and it would seem you have included the span of the river and the opposite bank. Unfortunately you cannot do this as the required distance is between 10 - 15m and can only be decreased to the lower threshold if you have a strong business case but, the corridor should still be 15m in part. It would seem you will need to reduce the size of the gardens. You can if you wish make a stronger business case and get your architect to measure the distance from the existing hardstanding area to the edge of the river on the ground all the way along within Imperial Commercial's ownership.

That said, you will have to discuss it between yourselves and come up with a mix of 10-15m along the river corridor and where the river meanders the area at this point should be 15m to ensure no pinch points. The local councillor is very keen on this area and what's to see positive improvement for wildlife. Further you will need to ensure that none of the hardstanding areas are within the wildlife corridor as one part is already shown within the corridor on your submitted plan (revision E). The wildlife corridor must be an area that is undisturbed and to ensure this a fence must be erected separating the corridors from residential units, this fence must also be shown on the plan to be approved. Later you will also need to enter a S.106 agreement with the council.

Please get back in touch once all the issues are sorted out and you have revised your plan accordingly.

Kind regards,

Zara.

From: Claire Wingfield [mailto:claireo@harrislamb.com]
Sent: 25 May 2011 08:58
To: Zara Lomax
Cc: Simon Greenland; John Williams
Subject: RE: P/2011/0165 Imperial Commercials Wrexham Road

Zara

As requested please find an updated illustrative layout plan which demonstrates that the site can accommodate a 10m wide wildlife buffer between the proposed development and the Brook.

Can you please confirm that you find this acceptable?

Kind regards

Claire

Claire Wingfield BSc(Hons) MA MRTPI
Senior Planner

DDI: +44(0)121 213 6024

Mobile +44(0)7970 600640



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01782 272555

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From: Zara Lomax [mailto:Zara.Lomax@wrexham.gov.uk]
Sent: 24 May 2011 12:21
To: Claire Wingfield
Cc: Simon Greenland
Subject: RE: P/2011/0165 Imperial Commercials Wrexham Road

Claire,

An illustrated plan showing the length and width of wildlife corridor (buffer to river) on scaled plan without the footpath. That will do it.

Thanks,

Zara

From: Claire Wingfield [mailto:claireo@harrislamb.com]
Sent: 24 May 2011 11:03

To: Zara Lomax

Cc: Simon Greenland

Subject: RE: P/2011/0165 Imperial Commercials Wrexham Road

Zara

Would you like an amended illustrative plan that shows the removal of the footpath through the wildlife corridor and the area of land to the southern boundary clearly defined as a wildlife buffer? Will that resolve your concerns at the Outline stage?

Kind regards

Claire

Claire Wingfield BSc(Hons) MA MRTPI

Senior Planner

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Mobile +44(0)7970 600640



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From: Zara Lomax [mailto:Zara.Lomax@wrexham.gov.uk]

Sent: 24 May 2011 10:55

To: Simon Greenland

Cc: Claire Wingfield

Subject: RE: P/2011/0165 Imperial Commercials Wrexham Road

Simon/ Claire,

I think that the developer at no extra inconvenience to himself can easily amend the plan to include the wildlife corridor at the agreed distance, so that the approval can be given with regard to wildlife provision at the outset. The rest regarding management can be dealt with at reserved matters stage I agree.

Regards,

Zara

From: Simon Greenland
Sent: 24 May 2011 08:56
To: Zara Lomax
Subject: P/2011/0165 Imperial Commercials Wrexham Road
Importance: High

Response to your comments.

Thanks

From: Claire Wingfield [mailto:claireo@harrislamb.com]
Sent: 23 May 2011 17:36
To: Simon Greenland
Subject: Imperial Commercials Wrexham Road
Importance: High

Dear Mr Greenland

Please see attached correspondence with regards to the Imperical Commercials Site off Wrexham Road, a hard copy has been sent to you in the post. Please do not hesitate to contact me if you require any additional information. I would welcome the opportunity to talk the site through with you further once you have taken the opportunity to review the attached information.

Kind regards

Claire

Claire Wingfield BSc(Hons) MA MRTPI

Senior Planner

DDI: +44(0)121 213 6024

Mobile +44(0)7970 600640



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