

Cerys Jones

From: Sharon Holman
Sent: 20 July 2021 18:04
To: planning_admin
Subject: FW: P/2021/0288 - Moss Bank Farm

Civ - add info web

From: Dafydd Edwards <dafydd@blueprintarchitectural.com>
Sent: 20 Jul 2021 14:48
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: RE: P/2021/0288 - Moss Bank Farm

Hi Sharon,

Following your email and discussions with our client we would like the retained outbuilding to be allocated to Unit 2.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician
for Blueprint Architectural Services

Tel: 01978 356500
Email: Dafydd@blueprintarchitectural.com

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 19 July 2021 10:47
To: Dafydd Edwards (dafydd@blueprintarchitectural.com) <dafydd@blueprintarchitectural.com>
Subject: FW: P/2021/0288 - Moss Bank Farm

Hi Dafydd,

Thanks for the plans. I've got some concerns in relation to the use of the retained outbuilding " and the impact this might have upon the occupiers Unit 2. This would be better allocated to unit 2 or removed.

Kind regards
Sharon

From: Dafydd Edwards <dafydd@blueprintarchitectural.com>
Sent: 14 July 2021 09:49 AM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: RE: P/2021/0288 - Moss Bank Farm

Hi Sharon,

Please find attached updated ecology report to satisfy comments relating to NRW.

I've now updated our drawing to include for an indicative layout for treatment plant and drainage field together with percolation test results, as you will note an email from WW confirms connection to the mains isn't feasible due to its location being 1000m away, in terms of guidance on recent projects should a drain be within 60m it would be practical to attempt connection, in this case it isn't being approximately 1000m away.

I trust the proposed location of the drainage field as noted on the drawing will satisfy comments relating to its location re SAC boundary, I can confirm it is located over 40m from any river, stream or ditch according to information available to me.

The outbuildings will be incidental to the barn to the right with the larger rear garden.

I trust the information attached will allow you to progress with the application.

Should you require anything further please don't hesitate to contact me.

Kind regards

Dafydd Edwards ACIOB

Senior Architectural Technician

for Blueprint Architectural Services

Tel: 01978 356500

Email: Dafydd@blueprintarchitectural.com

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Sent: 10 June 2021 14:57

To: Dafydd Edwards (dafydd@blueprintarchitectural.com) <dafydd@blueprintarchitectural.com>

Subject: P/2021/0288 - Moss Bank Farm

Dear Dafydd,

Ecologist's Comments

Inadequate consideration has been given to great crested newts and the proposed RAMS are vague and without compliance checks. This needs to be improved as per the advice given in NRW's response (attached).

There appears to be little consideration to the site as a whole. Welsh Government Planning Policy Wales and subsequent letter to LPAs requires development to provide a net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped. Failing to provide such a benefit is a valid reason for refusal. The ecological report does not provide sufficient recommendations or enhancement measures in terms of NBB.

Waste / Foul water

Please confirm where the nearest public sewer is and confirm why a connection to it is not feasible. Please provide details of a proposed package sewage treatment and location plan, together with the results of infiltration testing and calculations to demonstrate that the drainage field size is appropriate for the volume of discharge proposed, following the relevant British standard.

Please confirm that the drainage field is located more than 40 metres from any river, stream, ditch or drain AND that the drainage field is more than 50 m from a SAC boundary AND the maximum daily discharge rate is less than 2 cubic metres.

To ensure there are no combined effects, the discharge should be at least 200m from another discharge ground. The density of discharges to ground should also not be greater than 1 for every 4ha (or 25 per km).

Outbuildings

Please confirm to which plot the outbuildings will be incidental. I have concerns with the proximity of the buildings with proposed dwellings and this needs to be safeguarded appropriately.

Kind regards
Sharon

Sharon Holman

Swyddog Cynllunio Rheoli Datblygu / Development Control Planning Officer
Cynllunio a Rheoleiddio / Planning and Regulatory



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