

Cerys Jones

From: Sharon Williams
Sent: 02 July 2021 13:39
To: Cerys Jones
Subject: FW: Planning application - LAND BETWEEN HOLLY COTTAGE AND CHAPEL FARM
Attachments: 20_1124_003 Proposed Plan A2 Rev B.pdf; 20_1124_Planning Statement_Rev A_Final.pdf; P482 Chapel Farm Arboricultural Appraisal.pdf; P482 Chapel Farm PEA.pdf

[Cerys for the file once valid](#)

From: Tim Williams <tim.williams@gpsltd.co.uk>
Sent: 30 June 2021 13:48
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Subject: Re: Planning application - LAND BETWEEN HOLLY COTTAGE AND CHAPEL FARM

Matthew/Sharon, with ref to my earlier email in connection with the above, please find attached the following documents:

Preliminary Ecological Appraisal ;
Arboricultural Assessment;
Updated Planning Statement - to replace earlier version; and
Updated Drawing 20_1124_003 (Rev B) Proposed site layout - to replace earlier version

The building on site does not form part of the proposal.

I trust you have all the information required now to validate the application.

I would be grateful if you can acknowledge the safe receipt of this email.

Kind regards,

Tim Williams
For and on behalf of
Green Planning Studio Limited
Upton Magna Business Park
Upton Magna
Shrewsbury
SY4 4TT

Tel: 01743 709364

On Mon, 14 Jun 2021 at 12:10, Tim Williams <tim.williams@gpsltd.co.uk> wrote:

Dear Matthew/Sharon, ref ongoing validation issues in relation to the above site (your reference VAL/2021/0122), I understand from the applicant that in order to move matters forward that he is in the process of commissioning a consultant to prepare an aboricultural and ecological reports as requested in earlier correspondence.

As I am sure you will appreciate, this will take a few weeks to undertake as a site visit is needed.

I would be grateful if you can acknowledge the safe receipt of this email.

Kind regards,

Tim Williams
For and on behalf of
Green Planning Studio Limited
Upton Magna Business Park
Upton Magna
Shrewsbury
SY4 4TT

Tel: 01743 709364

On Tue, 8 Jun 2021 at 12:44, Tim Williams <tim.williams@gpsltd.co.uk> wrote:

Hi Matthew, thanks for your email.

As mentioned when we spoke this morning, I have spoken to John Brewin to discuss the matter and he has explained further his point of view that an arboricultural report is required.

Your email also included a response from Emma Broad. Whilst this maintains a request that the application requires a preliminary ecological assessment there is no justification for why this particular development proposal in this particular location justifies the need for such an assessment. As I have mentioned this would incur significant extra costs for the applicant.

The development proposed is low scale in nature and involves minimal work and the field itself is nothing more than improved grassland upon which there are no restrictions on the owner to maintain or protect any ecological interest. In theory he could plough or spray the field without the need for any permission to do so.

Please can you ask Emma to provide some clear justification as to why a preliminary ecological assessment is required in this case. I would be happy to speak to her if necessary.

Kind regards,

Tim Williams

On Tue, 25 May 2021 at 10:45, Matthew Phillips <Matthew.Phillips@wrexham.gov.uk> wrote:

Tim,

Further to our conversation last week please see attached the response from our Ecologist and Tree Officer. They have confirmed the need for the ecology and AIA.

Regards

Matthew Phillips

Arweinydd Rheoli Cynllunio/Planning Control Lead

Cynllunio a Rheoleiddio/Planning and Regulatory



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