

Louise Phillips

From: Mared Rees-Jones
Sent: 15 January 2021 07:59
To: planning_admin
Subject: FW: P/2020/0643 - Willow Cottage, Ruabon

Please add Welsh Government response to above application

From: Casey.Dunn@gov.wales [mailto:Casey.Dunn@gov.wales]
Sent: 14 January 2021 09:05
To: Mared Rees-Jones; Jason.Ingram2@gov.wales
Cc: NorthandMidWalesDevelopmentControlMailbox@gov.wales
Subject: RE: P/2020/0643 - Willow Cottage, Ruabon

Good morning Mared

That's fine, we can just go with the original condition then. Thank you for consulting with us before removing it, I will bear this in mind when responding in the future.

Regards

Casey Dunn

Is-adran Rheoli'r Rhwydwaith - Network Management Division
Trafnidiaeth - Transport
Seilwaith yr Economi - Economic Infrastructure
Llywodraeth Cymru - Welsh Government
Sarn Mynach
Llandudno Junction
LL31 9RZ

Ffôn - Phone 0300 062 5616
Symudol - Mobile 07896 302504

From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 14 January 2021 07:59
To: Dunn, Casey (ESNR-Transport-Network Management) <Casey.Dunn@gov.wales>; Ingram, Jason (ESNR-Transport-Network Management) <Jason.Ingram2@gov.wales>
Cc: North and Mid Wales Development Control Mailbox <NorthandMidWalesDevelopmentControlMailbox@gov.wales>
Subject: RE: P/2020/0643 - Willow Cottage, Ruabon

Hi Casey

Ok thanks for clarifying. However, if we are accepting the recommendations set out in the Noise Survey submitted with the application, to attach a further condition requiring an additional Noise Assessment after the recommendations have been undertaken in the report, I don't consider this would be reasonable.

If the noise impacts to occupants following the mitigation that has been carried out would then be considered unacceptable, we are then looking at requiring further mitigation which, at this stage, we don't know what this would be. A higher acoustic fence for example, is likely would not have acceptable visual impacts on the locality. A change in windows would also be too late at that stage, given the dwellings would have already been constructed.

I'm also not sure what you mean regarding that the condition is required to ensure the Welsh Government would be safeguarded?

If I do not attach the condition, would the Welsh Government be objecting to the proposal?

Mared

From: Casey.Dunn@gov.wales [<mailto:Casey.Dunn@gov.wales>]
Sent: 13 January 2021 14:50
To: Mared Rees-Jones; Jason.Ingram2@gov.wales
Cc: NorthandMidWalesDevelopmentControlMailbox@gov.wales
Subject: RE: P/2020/0643 - Willow Cottage, Ruabon

Good afternoon Mared

Yes, grateful if the condition can refer to Oct 2020.

I added the second condition to ensure that the noise levels fell as anticipated in the Noise Assessment following construction of the fencing. This would safeguard the Welsh Government in case any further mitigation was required as this would be at the developer's expense.

Regards

Casey

From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 13 January 2021 11:42
To: Dunn, Casey (ESNR-Transport-Network Management) <Casey.Dunn@gov.wales>; Ingram, Jason (ESNR-Transport-Network Management) <Jason.Ingram2@gov.wales>
Cc: North and Mid Wales Development Control Mailbox <NorthandMidWalesDevelopmentControlMailbox@gov.wales>
Subject: FW: P/2020/0643 - Willow Cottage, Ruabon

Hi Casey/Jason

Following on from my earlier, the first condition references an acoustic report dated July 2018 – however the acoustic report submitted in connection with this application is dated October 2020 – can you please confirm it is the October 2020 date you wish for the first condition to be referred to?

Mared

From: Mared Rees-Jones
Sent: 13 January 2021 09:51
To: 'Casey.Dunn@gov.wales'; Jason.Ingram2@gov.wales
Cc: NorthandMidWalesDevelopmentControlMailbox@gov.wales
Subject: RE: P/2020/0643 - Willow Cottage, Ruabon

Hi Casey/Jason

I've been reading over the comments provided for this application.

Can you please confirm why the second condition is required?

The site currently has extant outline planning permission (P/2018/0277) for the construction of up to 10 dwellings, granted in November 2018 by Planning Committee. The Welsh Government, for that application (Your ref: 18/NM-1176), only requested that the first condition be attached to any decision notice i.e that the proposal must be carried out in accordance with the submitted Acoustic Report.

The application will need to be reported to Planning Committee again, therefore I wanted to clarify why this second condition is now advised.

Thanks

Mared

From: Casey.Dunn@gov.wales [<mailto:Casey.Dunn@gov.wales>]
Sent: 16 December 2020 18:58
To: Mared Rees-Jones; Jason.Ingram2@gov.wales
Cc: NorthandMidWalesDevelopmentControlMailbox@gov.wales
Subject: RE: P/2020/0643 - Willow Cottage, Ruabon

Good afternoon Mared

Apologies for the delay. Please see attached Welsh Government response for planning application P/2020/0643.

Regards

Casey Dunn

Is-adran Rheoli'r Rhwydwaith - Network Management Division
Trafnidiaeth - Transport
Seilwaith yr Economi - Economic Infrastructure
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Sarn Mynach
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From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 16 December 2020 15:55
To: Ingram, Jason (ESNR-Transport-Network Management) <Jason.Ingram2@gov.wales>; Dunn, Casey (ESNR-Transport-Network Management) <Casey.Dunn@gov.wales>
Cc: North and Mid Wales Development Control Mailbox <NorthandMidWalesDevelopmentControlMailbox@gov.wales>
Subject: P/2020/0643 - Willow Cottage, Ruabon

Hi Jason/Casey

The Trunk Road Agency were consulted on the above planning application in October this year. I have not received a response to date.

Are either of you dealing with this application, or if not, do you have contact details so that I can get in touch with the officer dealing with the application please.

Thanks

Mared

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