

Sarah Brett

From: Emma Broad
Sent: 12 November 2020 13:50
To: Sarah Brett
Subject: RE: P/2020/0560 - Church House, Church Lane, Bowling Bank, LL13 9RY

Yes, sorry, you need to condition the recommendations of the submitted report. The RAMS are listed within that.

Emma

From: Sarah Brett
Sent: 12 November 2020 13:48
To: Emma Broad
Subject: RE: P/2020/0560 - Church House, Church Lane, Bowling Bank, LL13 9RY

Thanks Emma,

You mentioned in a previous email about mitigation or avoidance measures for GCN.

Are these okay now and do I need to condition the relevant report/mitigation measures?

Cheers

Sarah

From: Emma Broad <Emma.Broad@wrexham.gov.uk>
Sent: 12 November 2020 11:24
To: Sarah Brett <Sarah.Brett@wrexham.gov.uk>
Subject: RE: P/2020/0560 - Church House, Church Lane, Bowling Bank, LL13 9RY

Sorry Sarah, I thought I'd already replied to this.

Its barely ok, I think we just accept it this time. It's the quality of the report that the problem rather than the proposal.

Emma

From: Sarah Brett
Sent: 11 November 2020 12:25
To: Emma Broad
Subject: FW: P/2020/0560 - Church House, Church Lane, Bowling Bank, LL13 9RY

Sorry to mither you Emma. Hope you're okay.

Have you had chance to consider my email below and attachments?

Thanks

Sarah

From: Sarah Brett
Sent: 05 November 2020 12:32

To: Emma Broad <Emma.Broad@wrexham.gov.uk>

Subject: FW: P/2020/0560 - Church House, Church Lane, Bowling Bank, LL13 9RY

Hi Emma,

Hope you are doing okay.

Just found out that Caron has been off sick for a while. She's back now though bless her.

Have you had chance to look at these revised docs?

If they are still not okay, is this something I can deal with as a pre-commencement condition? The application expires next Wednesday.

Many thanks

Sarah

From: Sarah Brett

Sent: 20 October 2020 16:14

To: Emma Broad <Emma.Broad@wrexham.gov.uk>

Subject: FW: P/2020/0560 - Church House, Church Lane, Bowling Bank, LL13 9RY

Emma,

I haven't read these, but this reply seems to be far too quick!

Any comments?

Thanks

Sarah

From: Jack Felgate <jack@blueprintarchitectural.com>

Sent: 20 October 2020 16:03

To: Sarah Brett <Sarah.Brett@wrexham.gov.uk>

Subject: RE: P/2020/0560 - Church House, Church Lane, Bowling Bank, LL13 9RY

Afternoon Sarah,

I'm good thank you, hope you are too!

Please find attached the updated reports as requested.

Kind regards,

Jack Felgate
Architectural Technician
for Blueprint Architectural Services

Tel: 01978 356500

Email: Jack@blueprintarchitectural.com

From: Sarah Brett <Sarah.Brett@wrexham.gov.uk>

Sent: 16 October 2020 11:32

To: jack@blueprintarchitectural.com

Subject: P/2020/0560 - Church House, Church Lane, Bowling Bank, LL13 9RY

Morning Jack,

Hope all is well.

I have received some comments from the Ecologist in relation to the bat survey and ecological report submitted with the above application.

I'm afraid I'm unable to deal any further with the application until the following additional information is submitted:

Bat Survey

An amended bat survey is required with more detailed information on number of bat encounters, flight paths etc. As an example, more information is needed on where the Lesser Horseshoe came from as it would not be feeding around the building complex but could have a day roost or feeding perch.

Ecological Appraisal

An amended ecology report is required that meets the British Standard. Consideration should be given to GCN, background data searches and HSI of ponds within influencing distance. It should also include mitigation or avoidance measures for GCN.

Note: There is no record search contained in the ecological appraisal. There is a large number of great crested newt records within 500m of the site which should have been picked up. The report identifies a pond within 180m but classes it as unsuitable without showing evidence of HSI surveys or historical survey work.

Kind regards

Sarah

Sarah Brett BSc(Hons) MSc
Swyddog Cynllunio / Planning Officer

☎ 01978 298753

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