

Cerys Jones

From: Mared Rees-Jones
Sent: 15 December 2020 09:32
To: planning_admin
Subject: FW: P/2019/0546 - Former Brymbpo Steelworks Site & Ty Cerrig

Please add Affordable Housing comments to file

From: Ceri Postle
Sent: 15 December 2020 09:26
To: Mared Rees-Jones
Subject: FW: P/2019/0546 - Former Brymbpo Steelworks Site & Ty Cerrig

Good morning Mared,

Andrew has forwarded your email to me for response.

I would suggest the same figure of 5-7% affordable housing is proposed for P/2019/0546. Our demand is focussed on lettings areas and this proposal supports the Housing Register figures currently available.

If you need anything further, please do let me know,

Thanks

Ceri

From: Andrew Harradine <Andrew.Harradine@wrexham.gov.uk>
Sent: 14 December 2020 17:23
To: Ceri Postle <Ceri.Postle@wrexham.gov.uk>
Subject: FW: P/2019/0546 - Former Brymbpo Steelworks Site & Ty Cerrig

Andrew Harradine

Arweinydd Strategaeth a Datblygu / Strategy and Development Lead

Adran Tai ac Economi / Housing and Economy Department



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From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 14 December 2020 16:49
To: Andrew Harradine <Andrew.Harradine@wrexham.gov.uk>
Subject: P/2019/0546 - Former Brymbpo Steelworks Site & Ty Cerrig

Hi Andrew

I'm dealing with the appeal for the above application.

I've been going through my email and note I didn't actually reply to your latest email on this when you were questioning the amount of affordable housing being proposed as part of this application.

To give some background regarding where the application is at the moment, the Welsh Government objected to the application on the basis of the impact of the additional traffic on Junction 4 / A483. Until the planned upgrade of Junction 4 was completed, they were recommending that the application is refused.

The applicants have appealed against non-determination. I am currently writing up the Appeal Statement for submission to the Planning Inspectorate.

In terms of the affordable housing requirement, would you be able to give me some advice on this please? I'm mindful that as part of the currently submitted application under P/2020/0649, we are saying that a 5-7% AH provision would be required – however that application is wholly contained within the Settlement Limit for Brymbo. Would the same provision be required for the application under P/2019/0546, or, because the land west of the Spine Road (Ty Cerrig) is outside the Settlement Limit, would a different figure apply?

Thanks

Mared