From:	Sharon Holman
To:	Sharon Holman
Cc:	Sharon Holman
Subject:	FW: Re: P/2019/0835 Tupa, Penley
Date:	03 December 2020 19:51:14
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png

---

-----Original Message-----
From: Sharon Holman [mail to:Sharon.Holman@wrexham.gov.uk]
Sent: 18 December 2019 18:02
To: Wyn Roberts [mail to:wyn@mccormick-architecture.co.uk]
CC: Dan Illott [mail to:dan@mccormick-architecture.co.uk]
Subject: Re: P/2019/0835 Tupa, Penley

From: Sharon Holman
Sent: Wednesday, December 18, 2019 5:57:35 PM
To: Wyn Roberts
Cc: Dan Illott
Subject: Re: P/2019/0835 Tupa, Penley

Hello Wyn,

This is no problem at all. Hope Dan gets well soon.

Kind regards
Sharon

From: Wyn Roberts
Sent: Wednesday, December 18, 2019 3:55:07 PM
To: Sharon Holman
Cc: Dan Illott
Subject: RE: P/2019/0835 Tupa, Penley

Afternoon Sharon,

Dan is currently off work due to illness, we are hoping that he will be back by the end of the week.

However this may not give us adequate time to incorporate your comments into the proposed scheme and issue updated information before the Christmas break.

We would therefore appreciate an extension of time of 1 week, until 9th January 2020.

Your earliest response would be appreciated.

Thanks in advance.

Kind Regards

Wyn

Wyn Roberts

for and on behalf of McCormick Architecture Limited

Tel: 01244 332020

THE MOORINGS, ROWTON BRIDGE ROAD, CHRISTLETON, CHESTER. CH3 7AE.

www.mccormick-architecture.co.uk

The information contained in this message is confidential and is intended for the addressee only. If you have received this message in error or there are any problems please notify the originator immediately. The unauthorised use, disclosure, copying or alteration of this message is strictly forbidden. This mail and any attachments have been scanned for viruses prior to leaving McCormick Architecture Limited. McCormick Architecture Limited will not be liable for direct, special, indirect or consequential damages arising from alteration of the contents of this message by a third party or as a result of any virus being passed on. McCormick Architecture Limited reserve the right to monitor and record e-mail messages sent to and from this address for the purposes of investigating or detecting any unauthorised use of its system and ensuring its effective operation.
McCormick Architecture Limited is a limited company registered in England and Wales. Registered number 5317902. Registered office: The Moorings, Rowton Bridge Road, Christleton, Chester. CH3 7AE

From: Dan Illott
Sent: 11 December 2019 16:53
To: sharon.holman@wrexham.gov.uk
Cc: Wyn Roberts
Subject: RE: P/2019/0835 Tupa, Penley

Dear Sharon,

Thank you for your email.

We are currently reviewing the comments and will get back to you early next week.
Kind Regards
Dan Ilott
For and on behalf of McCormick Architecture Limited

Tel: 01244 332020
THE MOORINGS, ROWTON BRIDGE ROAD, CHRISTLETON, CHESTER. CH3 7AE.

www.mccormick-architecture.co.uk

The information contained in this message is confidential and is intended for the addressee only. If you have received this message in error or there are any problems please notify the originator immediately. The unauthorised use, disclosure, copying or alteration of this message is strictly forbidden. This mail and any attachments have been scanned for viruses prior to leaving McCormick Architecture Limited. McCormick Architecture Limited will not be liable for direct, special, indirect or consequential damages arising from alteration of the contents of this message by a third party or as a result of any virus being passed on. McCormick Architecture Limited reserve the right to monitor and record e-mail messages sent to and from this address for the purposes of investigating or detecting any unauthorised use of its system and ensuring its effective operation.
McCormick Architecture Limited is a limited company registered in England and Wales. Registered number 5317902. Registered office: The Moorings, Rowton Bridge Road, Christleton, Chester. CH3 7AE

From: Sharon Holman Sharon.Holman@wrexham.gov.uk>
Sent: 11 December 2019 11:14
To: Dan Illott dan@mccormick-architecture.co.uk>
Subject: P/2019/0835 Tupa, Penley

Dear Dan,

Education
For information, please see attached education department response. A S106 agreement will be required to secure payment of the contributions to Madras Primary and The Maelor Secondary school Penley.

Ecology
For information, please see attached NRW response. The proposed ecological mitigation scheme is acceptable in principle, however the detail on long-term management, funding and tenure is absent. This will need to be established within the S106 agreement.

Again just for information at this stage, the development will need EPS derogation licences for both great crested newt and bats. Matters relating to further detail including timed method statements in respect to these species, amphibian friendly drainage and bat friendly lighting scheme is required can all be secured by condition.

Trees
Tree Officer Response :

- The current application has relocated plots 5 and 6 to positions now considered to be a suitable distance away from the RPA's of two retained oaks T4 (cat 'B') and T5 (cat 'A') with both trees now afforded additional root and crown protection through the provision of the adjacent proposed POS.

- The linear group of trees (G3) located to the south-west boundary are presented with a reduced and acceptable level of threat from development following amendments to the positioning of the adjacent access road (serving plots 6, 7 and 8) to a position outside of the estimated root protection area (RPA). Should consent be granted, a modified RPA for G3 should be shown on a Tree Protection Plan in conjunction with appropriate protective measures to be included within an Arboricultural Method Statement (AMS) subject to condition.

- A recommendation stated within the tree schedule for the protected woodland (identified within the tree report as G2) could be construed as misleading for the applicant who, should also factor in additional management considerations. Whilst stating within the tree schedule 'the removal of dead, dying and dangerous trees – exempt from TPO exemption' is correct under *section 198(6) of the Town Country Planning Act 1990*, the report should provide the additional guidance that anyone proposing to use this exemption is advised to give the LPA 5 days notices ahead of undertaking the work. Secondly, the accompanying ecological survey provided by EDC states the presence within the woodland of blue bell (*Hyacinthoides non-scripta*) a protected species under *section 13(2) of the Wildlife & Countryside Act 1981* which should be afforded appropriate consideration and protection prior to undertaking any woodland management operations. The same ecological report emphasises the need for the site boundary features to be retained, managed and planted to enhance biodiversity. The above points indicate a number of important factors that should be considered before undertaking any works within the boundary of this woodland, the statutory protection of which includes all trees from the youngest sapling to the eldest tree present and, that appropriate advice

should be sought from the LPA prior to undertaking any works affecting trees, habitat, biodiversity or safety.

- The indicative layout of the site shows a 'landscape buffer' extending in and around the majority of the site boundary. The buffer zone should form an important boundary feature in accordance with the ecological recommendations for the site however, it is essential that the dimensions and content of the buffer zone are provided now in order for it to be appropriately considered for an effective and functional feature providing habitat and biodiversity values as required. It must be established at this stage that there is enough room within the development for these features.

- It is noted that there is no apparent boundary treatment specified for the protected woodland to the north-east of the site and boundary details should therefore be provided in advance which address security, wildlife habitat and connectivity to adjacent green infrastructure.

- The major area of concern which raises an objection to the granting of planning permission is the positioning and close proximity of plots 1, 2 and 3 to the woodland edge. The lack of clearance between the residential gardens and the woodland edge provides concerns on a number of levels:

  1) increased risk of conflict between trees and residents due to crown dominance, encroachment, shading, detritus and health and safety concerns (an issue implied by the project arborist in the recommendation to prune the western canopy of the woodland back by 2.0m),

  2) Appropriate woodland protection and management would require suitable and functional clearances from adjacent built features in the form of a 'buffer zone' in order to protect the amenity value of the woodland and to protect and enhance a vital habitat corridor as well as the functionality and enhancement of a desired ecotone,

  3) certain boundary plots are shown to significantly encroach within the estimated RPA's of canopy trees along the woodland edge which will increase the risk of unacceptable root and soil damage occurring through construction, landscaping and horticultural activities 4) an additional factor to be noted is the presence and influence of the honey fungus (*Armillaria spp.*) noted within the woodland. Honey Fungus is an aggressive decay pathogen of trees but despite this, it has an acknowledged role within a woodland ecosystem and is rarely a major problem to the majority of trees within any woodland. The disease is more serious when present in parks, orchards and residential gardens. Therefore the risk of the spread of this disease into adjacent residential garden areas (or POS) must be a consideration within any landscaping scheme or design layout.

  4) The positioning of plots 1,2 and 3 is contrary to BS5837:2012 which states that '*the objective (of development) should be to achieve a harmonious relationship between trees and structures that can be sustained in the long-term. The good practice recommended in this British Standard is intended to assist in achieving this objective'*.

- No ground levels are to be altered within the root protection areas (RPA) of the trees identified for retention. Treatment of proposed POS within the RPA of retained trees should avoid any rotovation and should respect the natural symbiotic habitat and relationship the existing surface area has with the adjacent tree (this is

particularly relevant with the protected oak trees (T2: BS cat 'A' and T3: BS cat 'A).

- No services are to be installed within the RPA's of retained trees.
- I would object to this current proposal on the grounds that the positioning of certain plots places an increasing level of threat to the conservation, amenity and functionality of the woodland subject to Tree Preservation Order TPO WCBC 286/2018. The proposal is contrary to both PPW10 (2018) and UDP EC04.

Highways
Please see attached highway authority response which confirms it's continued objection to the development of this site because the access road is unadopted.

-
Site Layout
Please confirm what buildings are within the TPO area and the nature of the access to the land edged blue next to plot 4.
The access road is looking a bit over engineered, particularly at the centre of the site. We don't need footways on both sides and I suggest deleting all except for that which I have coloured blue on the attached site plan. The rest can be used for the planted buffers and increased soft POS areas. I would also request that the turning area is better morphed into the landscape so that it looks less functional whilst still being useable.

-
All communal external areas will need to be privately managed which can be secured through the S106

-
Summary

-
It would appear that there remain two main objections to the development which are the impact upon trees and highway safety. Whilst you can amend the site plan as suggested above, the objection in terms of the status of the existing estate road to serve this development may not be overcome.

Kind regards
Sharon

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

01978 298779
Neuadd y Dref, Wrecsam, LL11 1AY
Guildhall, Wrexham, LL11 1AY
wrecsam.gov.uk wrexham.gov.uk
twitter.com/cbswrecsam twitter.com/wrexhamcbc
facebook.com/cyngorwrecsam facebook.com/wrexhamcouncil

I wneud taliad ar gyfer Gwasanaeth Cynllunio os gwelwch yn dda cliciwch ar y ddolen isod: -
www.wrecsam.gov.uk/ffioeddcynllunio

To make a payment for a Planning Service please click on the link below:-
www.wrexham.gov.uk/planningfees

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu?r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n ? chynnwys a defnyddio?r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm