

From: Sharon Holman
Sent: 21 August 2019 09:08
To: lc@surveyor-services.co.uk
Subject: FW: P/2019/0513 - Change of Use at 31 Holyrood Crescent, Wrexham

Good morning Lee,

Please submit any additional information to me no later than by Friday 23 August 2019.

Kind regards
Sharon

From: Sharon Holman
Sent: 14 August 2019 10:16
To: lc@surveyor-services.co.uk
Subject: FW: P/2019/0513 - Change of Use at 31 Holyrood Crescent, Wrexham

Lee,

Just in case you haven't seen this on the planning file, please see the attached highway authority response.

Kind regards
Sharon

From: Sharon Holman
Sent: 14 August 2019 10:02
To: 'Lee Coyne'
Cc: ianbolshaw@btinternet.com
Subject: RE: P/2019/0513 - Change of Use at 31 Holyrood Crescent, Wrexham

Hello Lee,

I have left a telephone message for you at your office.

Kind regards
Sharon

From: Lee Coyne [mailto:LC@surveyor-services.co.uk]
Sent: 13 August 2019 16:49
To: Sharon Holman
Cc: ianbolshaw@btinternet.com
Subject: RE: P/2019/0513 - Change of Use at 31 Holyrood Crescent, Wrexham

Afternoon Sharon,

Thank you for your email, I have left you a voicemail on the office landline in the hope that we could discuss these matters.

As previously outlined, this is an application for change of use only, the intention being to increase the lettability and market appeal of the unit which current stands vacant and unoccupied within the terrace. Any alteration to the building structure, elevations, opening times etc will of course be

subject to planning and building control requirements and will be dealt with under a separate application.

As it stands there is no prospective Tenant and there are no physical alterations proposed. By granting this change of use we can clearly demonstrate that, subject to any future applications, there will be no impact on highways, planning or building control requirements as all remain as existing.

Please call me to discuss in more detail.

Kind Regards,

Lee Coyne Bsc Hons



Tel: 01244 457 937
Mobile: 07598988502
E-mail: lc@surveyor-services.co.uk
Web: www.surveyor-services.co.uk



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From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 13 August 2019 15:27
To: Lee Coyne <LC@surveyor-services.co.uk>
Subject: RE: P/2019/0513 - Change of Use at 31 Holyrood Crescent, Wrexham

Hi Lee,

Thank you for your response.

In the absence of the information requested I cannot fully assess the impact of the proposed change of use upon highway safety and local residential amenity. Thus the acceptability of the proposed change of use in principle cannot be established.

I am therefore unable to support the application and will issue the refusal of planning permission accordingly by the end of this week.

Kind regards
Sharon

From: Lee Coyne [<mailto:LC@surveyor-services.co.uk>]
Sent: 13 August 2019 15:11
To: Sharon Holman
Subject: RE: P/2019/0513 - Change of Use at 31 Holyrood Crescent, Wrexham

Hi Sharon,

Thank you for your email.

The planning application is in relation to a Change of Use only and not a Full Planning Application.

As I have discussed previously, my client is applying for a Change of Use from A1 shops to A3 Food and Drink. We are unable to provide detailed proposed fit-out drawings at this stage or confirm the details regarding a potential Tenant. This is due to the application being submitted to purely generate interest, as the property has remained vacant for some time and is not delivering anything to the surrounding area. Once we have been granted a Change of Use to an A3 planning class, the unit can then be legally advertised as an A3 planning class and we will be able to comment on the information outlined within your previous email.

I have also advised my client that any subsequent penetrations or significant alterations to the unit will require the re-issue of an additional planning application and building control application.

I look forward to hearing your decision regarding this application in due course.

Kind Regards,

Lee Coyne Bsc Hons



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From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 13 August 2019 09:00
To: Lee Coyne <LC@surveyor-services.co.uk>
Subject: FW: P/2019/0513 - Change of Use at 31 Holyrood Crescent, Wrexham
Importance: High

Dear Mr Coyne,

I should be grateful to receive your response to my previous email (as below) by the Friday 16 August 2019.

Kind regards
Sharon

From: Sharon Holman
Sent: 07 August 2019 11:14
To: 'lc@surveyor-services.co.uk'
Subject: P/2019/0513 - Change of Use at 31 Holyrood Crescent, Wrexham

Dear Mr Coyne,

Please could you confirm what the nature of the change of use is in terms of food and drink? Is this to be a café, hot food take away, or both?

Please also amend the submitted floor plans (both existing and proposed) to show where the existing shop floor is and also the proposed public floor area for the café/takeaway, kitchen / food prep area.

I also require confirmation of the proposed opening hours and proposed number of employees please.

Many thanks
Sharon

Sharon Holman

Development Control Planning Officer/ Swyddog Cynllunio Rheoli Datblygu
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