

Cerys Jones

From: Matthew Phillips
Sent: 04 March 2020 14:24
To: planning_admin
Subject: FW: P/2019/0005 Land south of Holt Road
Attachments: Evaluation - General Requirements.docx; Suggested Trench Locations.pdf

Please add email and attached as CPAT response

From: Mark Walters [mailto:mark.walters@cpat.org.uk]
Sent: 04 March 2020 14:24
To: Matthew Phillips
Subject: [DKIM:INVALID] RE: P/2019/0005 Land south of Holt Road

Hi Matthew

I have just replied back to the archaeological consultants that further evaluation of some of the geophysical anomalies would be required prior to determination. A series of trenches across features have been suggested on the attached plan and we await a WSI document to approve from the archaeological contractor before the trenching commences.

The reporting from this phase of pre-determination work will be used to inform any mitigation that may be necessary as a condition of consent.

Kind regards

Mark

Copy of my email to archaeological consultant:

Hi Pete

Thanks for sending the geophysics results through.

I'm inclined to target the undetermined anomalies that don't respect the trends of the other features and the bigger magnetic anomalies for pre-determination evaluation.

I have marked suggested trench locations on the attached plan and we would need to see and approve a WSI in response. The trenches would be 1.8m wide and vary in length to cross features fully and extend beyond by about 2 metres (eg. with ditches to check if there was internal/external bank).

The generic evaluation general requirements and HER submission guidelines are attached.

Let me know if this seems a reasonable way forward

All the best

Mark

Mark Walters
Development Control Archaeologist / Swyddog Rheoli Datblygiad

Ffôn / Tel: 01938 553670 Mobile: 07736 163148

E-bost / E-mail: mark.walters@cpat.org.uk

Ymddiriedolaeth Archaeolegol Clwyd-Powys, Y Swyddfeydd, Coed y Dinas, Welshpool, SY21 8RP. Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig IfA, Rhif 6.

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Please note that I do not work Fridays

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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]

Sent: 04 March 2020 13:49

To: Mark Walters <mark.walters@cpat.org.uk>

Subject: FW: P/2019/0005 Land south of Holt Road

Mark,

You commented on the above application on 22 January 2019. I understand the attached has already been issued to you. I would be grateful for any further comments you have in light of this.

Regards

Matthew Phillips

Arweinydd Rheoli Cynllunio/Planning Control Lead

Cynllunio a Rheoleiddio/Planning and Regulatory



01978 298780



Cyngor Bwrdeistref Sirol Wreccsam, Neuadd y Dref, Wreccsam, LL11 1AY



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From: Vincent Ryan [<mailto:Vincent.Ryan@bartonwillmore.co.uk>]

Sent: 04 March 2020 13:46

To: Matthew Phillips

Subject: RE: P/2019/0005 Land south of Holt Road

Hi Matthew

Please see attached the report that was issued to CPAT.

Kind regards

Vincent

Vincent Ryan

Director



DDI: 0161 817 4903

M: 07713 062562

W: www.bartonwillmore.co.uk

Tower 12, Bridge Street, Spinningfields, Manchester, M3 3BZ

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From: Vincent Ryan

Sent: 04 March 2020 13:26

To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Subject: RE: P/2019/0005 Land south of Holt Road

Hi Matthew

Thank you for your email below. I have provided some comments below and will follow-up where indicated.

Kind regards

Vincent

Vincent Ryan

Director



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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Sent: 03 March 2020 08:20

To: Vincent Ryan <Vincent.Ryan@bartonwillmore.co.uk>

Subject: P/2019/0005 Land south of Holt Road

Vincent,

Attached are the consultation responses that may need some more action. Dealing with each in turn:

CPAT: I don't seem to have had anything further regarding their comments.

A Geophysical Survey Report was prepared by RPS (CGMS) and issued to CPAT in June 2019. RPS had a subsequent discussion with Mark Walters at CPAT who I understand agreed that pre-determination trial trenching was not required. I have asked RPS to follow this up with Mark to ensure that the agreed position is conveyed to you. I am awaiting a copy of the report that was issued directly to CPAT, which I will forward to you on receipt.

Minerals: This was also followed by representations from the Breedon Group – their representation is attached. They had previously agreed for me to send this to Lorraine.

We stand by our submissions on this matter. Notwithstanding this, the agreed position with the Minerals Authority is that the developers would not be expected to extract below a development platform. Given the topography of the site there will be a degree of cut and fill necessary to create that developable platform. Our clients expect that the majority of material removed to create a developable platform will be used to re-grade elsewhere on-site; which is of course the most sustainable way to deliver the development – exporting and then importing what will essentially be the same type of material will be unnecessarily expensive, could cause delays in the development and would be environmentally irresponsible. In the event that the cut and fill exercise results in an excess of material on-site, our clients would be prepared to allow the Breedon Group, or others, to purchase and remove the material from site. The precise volume, if any, will not be known until the finished floor levels and road grading for each phase of the development is established. More is likely to be known at reserved matters stage, at which point this matter can be re-visited. Consequently, if the Council is minded to pursue this point and reject our submissions, I would suggest a suitably worded condition be agreed that would require the submission of an assessment to determine the level of excess material that would be available following the creation of a developable platform. The difficulties with this approach, of course, is that a planning condition could not require a developer to enter into a commercial arrangement with another party (i.e. the Breedon Group), and therefore it could not require export of the material to a certain location. I am of course more than happy to work with you to devise some appropriate wording.

Public Protection: Not necessarily one that needs a response prior to a decision. In respect of the Contaminated Land Response, this matter could be dealt with by the conditions recommended. However rather than apply it to the entire site, which would require a discharge of condition application to be submitted before any development started or for one to be submitted on a phase by phase basis, it might be worth identifying on a plan the area in question so that the condition would only then prevent development in that part of the site. If you needed to discuss this site with the Contaminated Land team, please contact Angela Guy: angela.guy@wrexham.gov.uk

I will get in touch with Angela today about this matter anyway.

See my email from earlier today.

NRW: I have had a look at NRW's response and I am not sure it necessarily needs any further work at this stage. Their response is very much advising us to impose conditions. The long term management of any habitable mitigation areas could be dealt with via a Planning Obligation in a similar manner to how we'd be looking for any on-site open space to be managed.

Long term management of habitat can be dealt with via planning condition; I see no need for a Planning Obligation on this matter. I can send a recent example of a similar condition that we have agreed with Wirral Council.

Surface Water: I attach a copy of the initial response from our Senior Flood Officer. I am aware that a drainage report was subsequently submitted and I understand Neil was going to meet with the drainage consultants but I don't know what, if anything, happened in response to that. I will contact Neil myself today.

As far as I am aware there has been a meeting and then further discussions between our clients and the Flood Officer. I suspect some of those discussions have gone on to discuss matters of details, which are not relevant to the outline application; therefore I would be grateful if you could establish if what has been submitted and agreed to date is acceptable at this stage, subject to conditions relating to the detailed drainage proposals.

Regards

Matthew

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