

Cerys Jones

From: Sharon Williams
Sent: 14 January 2020 08:38
To: Cerys Jones
Subject: FW: Validation of planning application at Black Rock Farm, Sesswick Way, Cross Lanes, Wrexham

Please add this email as additional information for P/2020/0011

From: Anthony Atkinson [mailto:anthony.atkinson@acorus.co.uk]
Sent: 13 January 2020 10:21
To: Sharon Williams
Subject: Re: Validation of planning application at Black Rock Farm, Sesswick Way, Cross Lanes, Wrexham

The example you have provided is a more complex shape - and hence two dimensions for width and length (upper and lower). The indicative dwelling for this application is a rectangle and therefore only one figure for width and length as provided (ie and upper and lower would be the same).

I trust the application can be validated.

Anthony Atkinson | Acorus Rural Property Services Ltd
Chartered Surveyors & Planning Consultants
Mobile: 07785 366698 | Team Administrator, Rose Haines: 01902 625024

From: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Sent: Monday, January 13, 2020 10:51:12 AM
To: Anthony Atkinson <anthony.atkinson@acorus.co.uk>
Subject: RE: Validation of planning application at Black Rock Farm, Sesswick Way, Cross Lanes, Wrexham

Sorry, I have tried to phone you but you are on holiday.

As the application is in outline the exact dimensions for the property would not be known therefore the application should state the approximate height, width and length so therefore they ask for the upper and lower limits (also the property may not all be at the same height and width)

Therefore as an example the height, width and length should be shown as scaled parameters eg : Lower limit 8.0m and upper limit 8.5m and show the scale . I enclose an example for your attention.

Kind Regards

Sharon

From: Anthony Atkinson [mailto:anthony.atkinson@acorus.co.uk]
Sent: 13 January 2020 09:04
To: Sharon Williams
Subject: Re: Validation of planning application at Black Rock Farm, Sesswick Way, Cross Lanes, Wrexham

I'm confused, no more dimensions can be provided: length, width, eaves and ridge.

Anthony Atkinson | Acorus Rural Property Services Ltd
Chartered Surveyors & Planning Consultants
Mobile: 07785 366698 | Team Administrator, Rose Haines: 01902 625024

From: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Sent: Monday, January 13, 2020 9:15:40 AM
To: Anthony Atkinson <anthony.atkinson@acorus.co.uk>
Subject: RE: Validation of planning application at Black Rock Farm, Sesswick Way, Cross Lanes, Wrexham

Hi Anthony,

Yes I have seen that text, the Welsh Office guidance states that the **upper and lower limits** must be shown therefore not just one measurement for each dimension. As there is only one measurement shown for each dimension this does not show this. Please show two measurements for each dimension.

Kind Regards

From: Anthony Atkinson [mailto:anthony.atkinson@acorus.co.uk]
Sent: 10 January 2020 13:39
To: Sharon Williams
Subject: RE: Validation of planning application at Black Rock Farm, Sesswick Way, Cross Lanes, Wrexham

Hi Sharon

The text on the plan refers to the size of the property: 8.5m x 11m, and the eaves and ridge; 4.8 & 8.4m respectively.

Please call to explain what more is needed.

regards

Anthony Atkinson | Acorus Rural Property Services Ltd
Chartered Surveyors & Planning Consultants

Mobile: 07785 366698 | Team Administrator, Rose Haines: 01902 625024

From: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Sent: 10 January 2020 11:48
To: Anthony Atkinson <anthony.atkinson@acorus.co.uk>
Subject: RE: Validation of planning application at Black Rock Farm, Sesswick Way, Cross Lanes, Wrexham

Dear Mr Atkinson,

Thanks for the further plans, just one small point the scale must indicate the upper and lower limits of the height, width and length of each building on the site. The plans only show one measurement. Please could you provide the upper and lower limits.

Thanks

Sharon Williams
Swyddog Cefnogi Busnes / Business Support Officer
Cyngor Bwrdeistref Sirol Wrecsam / Wrexham County Borough Council



01978 298785
Neuadd y Dref, Wrexham, LL11 1AY
Guildhall, Wrexham, LL11 1AY
wrexham.gov.uk wrexham.gov.uk
twitter.com/cbswrexham twitter.com/wrexhamcbc
facebook.com/cyngorwrexham facebook.com/wrexhamcouncil

From: Anthony Atkinson [<mailto:anthony.atkinson@acorus.co.uk>]

Sent: 08 January 2020 13:49

To: Sharon Williams

Subject: FW: Validation of planning application at Black Rock Farm, Sesswick Way, Cross Lanes, Wrexham

Good Afternoon

Please see attached information/documents as requested.

I trust the application can now be validated.

regards

Anthony Atkinson | Acorus Rural Property Services Ltd

Chartered Surveyors & Planning Consultants

Mobile: 07785 366698 | Team Administrator, Rose Haines: 01902 625024

From: Sharon Williams <Sharon.Williams@wrexham.gov.uk>

Sent: 06 December 2019 13:40

To: Anthony Atkinson <anthony.atkinson@acorus.co.uk>

Subject: Validation of planning application at Black Rock Farm, Sesswick Way, Cross Lanes, Wrexham

Dear Sirs,

I refer to the recently submitted planning application and I wish to inform you that the following information is required to validate the application;

- Your application for outline planning permission will also require: where layout is a reserved matter the application must state the approximate location of the dwelling with the routes and open spaces included within the proposed development
- Where scale is a reserved matter the application must state the upper and lower limit for the height, width and length of each building included in the proposed development.
- Ecology: An extended Phase 1 Habitat survey is required. If you wish to discuss this matter further please contact Emma Broad Ecologist on 01978 298762

- Trees: As there are trees and vegetation within influencing distance of the red line boundary. A Tree Report in accordance with BS 5837 (including an Arb Impact Assessment) will be required. If you wish to discuss this matter further please contact Jon Brewin, Tree Officer on 01978 298763.

Once this information has been received I will be able to validate the application.

Kind Regards

Sharon Williams

Swyddog Cefnogi Busnes / Business Support Officer

Cyngor Bwrdeistref Sirol Wrecsam / Wrexham County Borough Council



01978 298785



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

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 - meddylwch 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 ynglŷn ? 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

Disclaimer: Information in this email message and any attachments is confidential. The message is intended solely for the attention and use of the named recipient(s). Copying, retransmission, dissemination and other use of, or taking of any action in reliance upon, this information is prohibited. Unless explicitly stated otherwise, the contents of this email and attachments are subject to contract and intellectual property laws; any views or opinions offered in the message may be personal and shall not create a binding legal contract or other commitment on the part of Acorus Rural Property Services Limited.

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.wreccsam.gov.uk. Arbedwch bapur - meddylwch 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 ynglŷn ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.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

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.wreccsam.gov.uk. Arbedwch bapur - meddylwch 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 ynglŷn ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.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

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.wreccsam.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.wreccsam.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