

Cerys Jones

From: Philip Forster
Sent: 25 October 2019 14:04
To: planning_admin
Subject: FW: Merehead Dairy Unit
Attachments: Merehead Dairy Tree Report PC19-333.pdf; Merehead Dairy Tree Plans .pdf

[P/2019/0676 – tree report inc. email](#)

From: Tom Hanmer [mailto:tomhanmer@googlemail.com]
Sent: 17 October 2019 06:16
To: Philip Forster
Subject: Re: Merehead Dairy Unit

Good morning Philip

Thank you very much for passing on the Woodland Trusts objection. I suspect that upon visiting the site you will see that their concerns are disproportionate. I attach again Dave Baileys tree report and plan for yours and Jon Brewin's ease of reference. Dave feels strongly that the remit of tree protection falls very much into the BS5837:2012 Trees in relation to design, demolition and construction: recommendations comp. The only tree being removed within the woodland is one moderately sized sycamore, a non- native species. As to the ammonia, we are dealing with this as part of the NRW objection. Let me know if you feel we need to action anything further in regard to the Woodland Trust's objection?

On the extension, yes, I think that would be helpful. Thank you so much for all your help.

Kind regards

Tom

On Wed, Oct 16, 2019 at 9:20 AM Philip Forster <Philip.Forster@wrexham.gov.uk> wrote:

Dear Tom,

Thanks for your email. We have had a significant objection come through from The Woodland Trust in relation to the potential harm that may be caused to the woodland adjacent to the site. I've attached for your reference.

I have not had comments back from our own tree officer as yet so I'm not proposing to action anything in terms of addressing the concerns at this stage.

It would be helpful to agree an extension of time. I think we may need some time and I suggest perhaps the 31st October 2019 at this time.

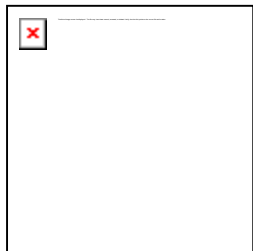
Kind regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer

Rheoli Datblygu /Development Control



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From: Tom Hanmer [mailto:tomhanmer@googlemail.com]

Sent: 15 October 2019 20:48

To: Philip Forster

Subject: Re: Merehead Dairy Unit

Good evening Philip

Thank you for your email and for confirming the position re objections and supporting comments.

Is there anything else we need to be doing? Ammonia and speed surveys ongoing. Do we need to push back the decision date due to the time being taken to undertake the surveys?

Thank you as always for your help.

Kind regards

Tom

On Thu, Oct 10, 2019 at 8:07 AM Philip Forster <Philip.Forster@wrexham.gov.uk> wrote:

Hello Tom,

We have never published public representations online for data protection reasons. There is only one short representation supporting your proposal, effectively confirming that all matters in your application address their concerns..

I can't release details of this electronically for data protection reasons, however you can view all documentation here at the office.

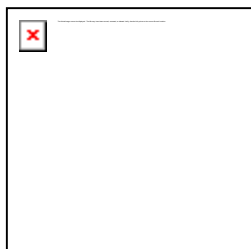
Kind regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer

Rheoli Datblygu /Development Control



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From: Tom Hanmer [mailto:tomhanmer@googlemail.com]
Sent: 09 October 2019 21:15
To: Philip Forster
Subject: Re: Merehead Dairy Unit

Good evening Philip

Thank you for your email and noted on NRW's requirements, leave that with me.

On another note, I wonder whether you could let me know how many objections we have had to the application, and the nature of the objections, as I understand these are no longer published online?

I look forward to hearing from you and, again, thank you for all your help.

Kind regards

Tom

On Tue, Oct 8, 2019 at 9:09 AM Philip Forster <Philip.Forster@wrexham.gov.uk> wrote:

Hello Tom,

Thanks for this. In terms of the NRW requirements I would prefer to send them one single submission to comment on. I will hold back until you have before you the required information to satisfy requirements 1 and 2 on their response.

I'll wait to hear from you.

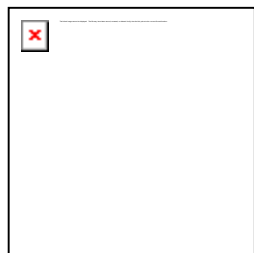
Kind regards

Phil

Philip Forster

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Rheoli Datblygu /Development Control



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From: Tom Hanmer [mailto:tomhanmer@googlemail.com]

Sent: 07 October 2019 19:05

To: Philip Forster

Subject: Re: Merehead Dairy Unit

Good evening Philip

Thank you for your thoughts on the speed and noise surveys, very helpful indeed. I have instructed the speed survey and will hold fire on the noise survey. I will send over the results of the speed survey once received. It is likely to take us to beyond the date of application determination though. Let me know what you would like to do in this regard?

On another note, please see attached the lab results of the soil test for the lagoon material as requested by NRW. Let me know if you would like me to make this available to them or if you need anything further?

Kind regards

Tom

On Mon, Oct 7, 2019 at 9:51 AM Philip Forster <Philip.Forster@wrexham.gov.uk> wrote:

Hi Tom,

I think the thread of the response is that I asked Phil Palmer to give me a view on the likely outcome of the speed survey. He is not confirming that the speed is 40mph. There also remains a question as to whether I would be happy for 25m either side of the access to be removed from an ecological/amenity perspective. I would suggest that the speed survey is carried out so that I have evidence of the current situation and then we can look at the impact in more detail.

In terms of the PP response, I will not be seeking a noise survey. Their recommended condition is standard one and it would be achievable for you. Another way to look at this is to say that if you exceeded the noise levels as suggested in the condition, you would be open to statutory nuisance action under the Environmental Protection Act. If you were exceeding 5dBA at the nearest noise sensitive property, you would have something to worry about!

I hope this is of assistance.

Kind regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer

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From: Tom Hanmer [mailto:tomhanmer@googlemail.com]

Sent: 04 October 2019 17:17

To: Philip Forster

Subject: Re: Merehead Dairy Unit

Good afternoon Philip

Thank you for sending over the highway engineers response. We are more than happy to pull the hedgerow back by 20-25m on either side anyway so is it still worth doing the survey if we would not contest their recommendation based on an 85%ile of 40mph?

Reference the Public Protection response, would you still recommend proceeding with a noise survey even if it should not cause us any issues?

Thank you as always for your help.

Kind regards

Tom

On Fri, 4 Oct 2019 at 12:33, Philip Forster <Philip.Forster@wrexham.gov.uk> wrote:

Dear Tom,

My apologies for the delay. This is the response from the Highways Engineer (*italics below*). In this instance I think it would be beneficial to engage your consultant to do the traffic survey.

The 85th %ile speed could well be around 40mph. We would not expect full visibility to be provided if significant improvements can be delivered. However, it would appear that significant improvements to visibility could be achieved by limited modifications to the hedgerow (around 20 – 25m of hedgerow affected either side of access). Could well achieve splays of approx. 2.4 x 120m in the southerly direction (nearside) and around 2.4 x 43m (centreline) in the northerly direction which would be a significant improvement over existing.

If 85th %ile speeds came out at less than 40mph, then reduced splays detailed in Manual for Streets would be applicable.

In terms of the Public Protection response, this should not cause you any issues if it were imposed. That said, I will need to consider what justification there is for imposing this condition in any case as part of a recommendation.

I look forward to hearing from you on the Traffic count. If your consultant needs to speak to the Highways Engineer, his contact details are:

Phil Palmer

phil.palmer@Wrexham.gov.uk

01978 729688

Kind regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer

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From: Tom Hanmer [mailto:tomhanmer@googlemail.com]

Sent: 04 October 2019 11:11

To: Philip Forster

Subject: Re: Merehead Dairy Unit

Good morning Philip

I am very sorry to chase as I know how busy you are. Have you had any luck speaking to the Highways Dept? Also any thoughts on the consultation response from the Public Protection officer would be greatly appreciated?

I look forward to hearing from you.

Kind regards

Tom

On Mon, 30 Sep 2019 at 18:06, Tom Hanmer <tomhanmer@googlemail.com> wrote:

Good afternoon Philip

As always, I am very sorry to email you as I know how busy you are.

I imagine you have seen the consultation response from the Public Protection officer. Reference their point on Noise Generation, please can we query what constitutes a noise sensitive premise as we are pretty much in the middle of nowhere? Does a house count as a noise sensitive premise as the nearest premise is roughly 250m away?

Again, sorry to disturb, and I look forward to hearing from you.

Kind regards

Tom

----- Forwarded message -----

From: **Tom Hanmer** <tomhanmer@googlemail.com>

Date: Fri, 27 Sep 2019 at 13:24

Subject: Re: NRW Objection - Merehead Dairy Unit

To: Philip Forster <Philip.Forster@wrexham.gov.uk>

Good afternoon Philip

Thank you for your call this morning. I hope you get on well with the Highways Dept and I will await confirmation from you on whether we should push the button on the speed survey.

Thank you for all your help.

Kind regards

Tom

On Friday, September 27, 2019, Tom Hanmer <tomhanmer@googlemail.com> wrote:

Philip

Just tried to call you. Will try again later or you can call me on 07884218398 or 07824704182.
Thank you.

Tom

On Fri, 27 Sep 2019 at 08:10, Philip Forster <Philip.Forster@wrexham.gov.uk> wrote:

Dear Mr Hanmer,

Perhaps you could give me a call at your convenience to discuss the highways matters. My number is below.

Kind regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer

Rheoli Datblygu /Development Control

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From: Tom Hanmer [mailto:tomhanmer@googlemail.com]
Sent: 26 September 2019 21:54
To: Philip Forster
Subject: Re: NRW Objection - Merehead Dairy Unit

Good evening Philip

Thank you for your email, good to hear from you.

We have got an Ammonia consultant coming to see us at 0900 tomorrow and have had a quote for a speed survey, which we will instruct tomorrow if you believe that is sensible? Did you manage to get an answer from Highways on how our ownership of the land either side of the drive and access might impact on their advice?

We have also had an email from the SAB (SuDS Approving Body), which I will forward to you for your information and in case they haven't done so also. We will get in touch with them to clarify whether we need a survey from them or not. Any thoughts on this, if you have any, would be greatly appreciated.

As these surveys will likely take some time, especially the speed survey, what do you recommend we do if they overrun your response deadline?

I look forward to hearing from you.

Kind regards

Tom

On Thu, Sep 26, 2019 at 8:06 PM Philip Forster <Philip.Forster@wrexham.gov.uk> wrote:

Dear Mr Hanmer,

Thanks for your confirmation. I will spend some time on your application early next week. I would like to clearer understand the highways matters. I will be in touch.

Kind regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer

Rheoli Datblygu /Development Control

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From: Tom Hanmer [mailto:tomhanmer@googlemail.com]

Sent: 24 September 2019 13:26

To: Philip Forster

Subject: NRW Objection - Merehead Dairy Unit

Good afternoon Philip

I have seen the attached just now from NRW reference the Merehead Dairy Unit.

As a quick update, Requirement 2 is already in-hand and I have chased up the soil samples. We will action Requirement 1 ASAP.

I hope you managed to meet your deadline? Thanks for everything.

Kind regards

Tom

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