

Cerys Jones

From: Nicola Holmwood
Sent: 20 September 2019 11:39
To: Karen Smith
Subject: RE: RE: P/2018/1081 Holt Park Wrexham - Reserved Matters - 10957

Hi Karen

I am able to confirm that we have received no objections to the proposed diversion order. As far as timescales go I think that it will take at least five weeks (from today) for the Order to be made. I will keep you informed of progress.

Kind Regards

Nicola Holmwood

Swyddog Hawliau Tramwy | Rights of Way Officer



01978 729763

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From: Karen Smith [mailto:Karen.Smith@sandersonassociates.co.uk]
Sent: 19 September 2019 14:06
To: Nicola Holmwood
Subject: RE: RE: P/2018/1081 Holt Park Wrexham - Reserved Matters - 10957

Hi Nicola,

Hope you are keeping well.

Are you able to confirm that there have been no objections to the proposed diversion and provide an indication of the timescales for the Order being made?

--

Kind Regards



Karen Smith MIHE

Tel: 01924 844080 Mob: 07827 927667

Associate Director

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From: Nicola Holmwood [<mailto:Nicola.Holmwood@wrexham.gov.uk>]
Sent: 04 September 2019 14:33
To: Karen Smith <Karen.Smith@sandersonassociates.co.uk>
Subject: RE: RE: P/2018/1081 Holt Park Wrexham - Reserved Matters - 10957

Hi Karen

Thank you for your email. I will make a note on the file that the overgrowth has been cut back by the applicant.

There have been no comments or objections to the proposed diversion yet but the last date for responses is the 6th September. Assuming all is well I will start work on the process of making the order on Monday. If we receive any comments/objections I will let you know.

Kind Regards

Nicola Holmwood

Swyddog Hawliau Tramwy | Rights of Way Officer



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From: Karen Smith [<mailto:Karen.Smith@sandersonassociates.co.uk>]
Sent: 04 September 2019 12:13
To: Nicola Holmwood
Subject: RE: RE: P/2018/1081 Holt Park Wrexham - Reserved Matters - 10957

Hi Nicola,

Further to our discussion regarding the overgrown path I am advised by my client that this has now been cut back.

I would be grateful if you would note this as part of the application.

Could you also please confirm if there have been any further comments or formal objections to the proposed diversion?

--
Kind Regards



Karen Smith MIHE

Tel: 01924 844080 Mob: 07827 927667

Associate Director

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From: Nicola Holmwood [<mailto:Nicola.Holmwood@wrexham.gov.uk>]

Sent: 23 July 2019 12:37

To: Karen.Smith@sandersonassociates.co.uk

Subject: RE: P/2018/1081 Holt Park Wrexham - Reserved Matters - 10957

Hello Karen

I have just sent out the consultation exercise this morning. We have asked for responses by 6 September 2019. I have enclosed an example copy of the consultation letter and map.

Kind Regards

Nicola Holmwood

Swyddog Hawliau Tramwy | Rights of Way Officer



01978 729763

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From: Karen Smith [<mailto:Karen.Smith@sandersonassociates.co.uk>]

Sent: 23 July 2019 10:43

To: Nicola Holmwood

Subject: RE: P/2018/1081 Holt Park Wrexham - Reserved Matters - 10957

Good Morning Nicola,

Further to the e-mail string below I would be grateful if you could provide an update on progress with the S257 PROW diversion application.

I would like to be able to update my clients this week if at all possible.

--

Kind Regards



Karen Smith MIHE
Tel: 01924 844080 Mob: 07827 927667
Associate Director

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From: Sean Hanratty [<mailto:Sean.Hanratty@wrexham.gov.uk>]
Sent: 27 June 2019 12:13
To: Karen Smith <Karen.Smith@sandersonassociates.co.uk>
Cc: Nicola Holmwood <Nicola.Holmwood@wrexham.gov.uk>
Subject: RE: P/2018/1081 Holt Park Wrexham - Reserved Matters - 10957

Thanks Karen

My colleague Nicola will be processing the diversion and will keep you informed as matters progress.

Regards

Sean

From: Karen Smith [<mailto:Karen.Smith@sandersonassociates.co.uk>]
Sent: 27 June 2019 11:04
To: Sean Hanratty
Subject: RE: P/2018/1081 Holt Park Wrexham - Reserved Matters - 10957

Hi Sean,

Many thanks for your e-mail.

I have consulted with my client and can confirm that they are happy to proceed on the basis of S257 and would be grateful if you would proceed accordingly.

--
Kind Regards



Karen Smith MIHE
Tel: 01924 844080 Mob: 07827 927667
Associate Director

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From: Sean Hanratty [<mailto:Sean.Hanratty@wrexham.gov.uk>]
Sent: 27 June 2019 10:19
To: Karen Smith <Karen.Smith@sandersonassociates.co.uk>
Subject: RE: P/2018/1081 Holt Park Wrexham - Reserved Matters - 10957

Hi Karen

Thanks for sending the forms through. As the diversion is necessary to enable the development to take place, I think it would be more appropriate to make the diversion order under section 257 of the Town and Country Planning Act 1990 - the tests to be met under s257 are less onerous than those found in s119 of the Highways Act.

As the process for making a diversion is more or less the same under the two acts, rather than filling in a further application form, if you could just confirm by e-mail that your client is content to continue under s257 on the same terms as set out in your s119 application, we will then proceed on that basis.

Regards

Sean

From: Karen Smith [<mailto:Karen.Smith@sandersonassociates.co.uk>]
Sent: 20 June 2019 12:21
To: Sean Hanratty
Subject: RE: P/2018/1081 Holt Park Wrexham - Reserved Matters - 10957

Hi Sean,

Following your e-mail below I discussed the route of the diverted footpath further with my client and it has been agreed to move forward with your preferred route.

As such please find attached our completed application form, the associated plan and Title Register and Plan.

I would be grateful if you would confirm if hard copies of the application pack need to be submitted to the address provided in the Notes to Applicants section of the application pack or if this submission will be satisfactory.

--

Kind Regards



Karen Smith MIHE
Tel: 01924 844080 Mob: 07827 927667
Associate Director

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From: Sean Hanratty [<mailto:Sean.Hanratty@wrexham.gov.uk>]
Sent: 14 June 2019 14:00
To: Karen Smith <Karen.Smith@sandersonassociates.co.uk>
Subject: RE: P/2018/1081 Holt Park Wrexham - Reserved Matters - 10957

Hi Karen

Apologies for the delay in replying.

I have a number of concerns with the proposed route through the development.

Where the path enters the development from the golf course it would pass in front of a refuse compound (the doors to which open outwards across the proposed path in contravention of section 153 of the Highways Act 1980) and also some vent pipes before continuing adjacent to the HGV refuelling facility - I can't see that this area would be very pleasant to walk through. It also appears that the path would pass beneath a number of mature trees in this area which I consider would lead to a rather enclosed feel with the canopy of the tanker stand close by.

The continuation of the path towards the golf club access is tight up against the internal road leading out the development which again is not ideal and there is no detail regarding this section of the footpath in terms of surfacing.

Our preferred alignment (A - B on the plan attached to my e-mail dated 16 May 2019) has been in situ for over 5 years and we have had no reports of any safety issues relating to this alignment. The highway verge where the footpath currently exits is wide enough to provide a comfortable buffer between pedestrians and traffic for the short section leading to the roundabout which would be the direction of travel for pedestrians using this path, coming from the golf course.

As the route already exists on the ground, I think this shows that it is already acceptable to the public and user groups, and I can't recall any issues being flagged up when the side roads order was made in 2009 to upgrade this section of road.

For the above reasons, I do not feel I can support your proposal.

Regards

Sean

Sean Hanratty

Senior Definitive Map Officer
Rights of Way
Tel: 01978 729761

Transport Depot
Abbey Road South
Wrexham Industrial Estate
Wrexham
LL13 9PW

From: Karen Smith [<mailto:Karen.Smith@sandersonassociates.co.uk>]
Sent: 14 June 2019 11:53
To: Sean Hanratty
Subject: RE: P/2018/1081 Holt Park Wrexham - Reserved Matters - 10957
Importance: High

Good Morning Sean,

Further to my e-mail below I wondered if you have had the opportunity to review content of the same.

My clients are keen to progress to submission of the application and I need to advise them accordingly.

--

Kind Regards



From: Karen Smith
Sent: 04 June 2019 10:31
To: 'Sean Hanratty' <Sean.Hanratty@wrexham.gov.uk>
Subject: RE: P/2018/1081 Holt Park Wrexham - Reserved Matters - 10957

Hi Sean,

Apologies for the delay in coming back to you on this.

I have now had the opportunity to discuss the proposed diversion route for the Footpath in question and would advise that it is considered that the route put forward to you offers a much safer route of passage for users particularly

bearing in mind the fact that there is no footway along the A5156 dual carriageway. It is further considered that the proposed route provides links to safer crossing points having regard to the presence of obstructions to pedestrians crossing that road in the form of a central barrier within the raised central reservation.

I would, therefore, ask you reconsider your preferred option in light of the above.

--

Kind Regards



Karen Smith MIHE
Tel: 01924 844080 Mob: 07827 927667
Associate Director

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From: Sean Hanratty [<mailto:Sean.Hanratty@wrexham.gov.uk>]
Sent: 16 May 2019 12:08
To: Karen Smith <Karen.Smith@sandersonassociates.co.uk>
Subject: RE: P/2018/1081 Holt Park Wrexham - Reserved Matters - 10957

Hi Karen

Just to confirm, our preferred option would be the black dashed line between A and B on the attached plan.

Regards

Sean

From: Karen Smith [<mailto:Karen.Smith@sandersonassociates.co.uk>]
Sent: 15 May 2019 15:47
To: Sean Hanratty
Cc: Peter Maurice
Subject: P/2018/1081 Holt Park Wrexham - Reserved Matters - 10957

Good Afternoon Sean,

Thank you for your time speaking to me earlier.

As discussed please find attached our suggested diversion route for the Bieston Footpath 2 along with your original comments and marked up plan.

Before we submit a formal application for the diversion I would be grateful if you would provide your views on our suggested route.

If you wish to discuss the matter further please do not hesitate to give me a call.

I will be away on leave for the last two weeks of May but if you do need any further information in my absence if you could initially contact my colleague Peter Maurice I would be grateful.

--

Kind Regards



Karen Smith MIHE
Tel: 01924 844080 Mob: 07827 927667
Associate Director

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