

AnnS Jones

From: Philip Forster
Sent: 11 November 2019 12:00
To: planning_admin
Subject: FW: Penyfron Farm, Gyfelia

P/2019/0706

Please attach as CPAT/consultation response.

From: Mark Walters [mailto:mark.walters@cpat.org.uk]
Sent: 11 November 2019 08:58
To: Philip Forster
Subject: [DKIM:INVALID] RE: Penyfron Farm, Gyfelia

Hi Philip

Yes that is fine with me.

Kind regards

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, 41 Stryd Lydan, Y Trallwng, SY21 7RR Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig IfA, Rhif 6.

Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, SY21 7RR Registered Office as above. Company No 1212455, Charity No 508301. Chartered Institute for Archaeologists Registered Organisation No 6.

Please note that I do not work Fridays

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From: Philip Forster [mailto:Philip.Forster@wrexham.gov.uk]
Sent: 08 November 2019 11:43
To: Mark Walters <mark.walters@cpat.org.uk>
Subject: FW: Penyfron Farm, Gyfelia

Hi Mark,

We have a current application on this site for design changes (P/2019/0706) refers. I would propose to attach this submission to the file to negate the need to add the condition again. Would you be happy with this approach?

Kind regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



01978 298786



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



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From: Louise Phillips
Sent: 08 November 2019 11:34
To: Philip Forster
Subject: FW: Penyfron Farm, Gyfelia

From: Peter Kaye [<mailto:Kayehomes@outlook.com>]
Sent: 06 November 2019 16:14
To: Louise Phillips
Subject: Re: Penyfron Farm, Gyfelia

Hi Louise,

Attached is a copy of the photographic study.
Mark Walters has been sent a copy and is happy with it.

Regards

Pete

From: Louise Phillips <Louise.Phillips@wrexham.gov.uk>
Sent: 27 September 2019 11:28
To: Peter Kaye <Kayehomes@outlook.com>
Subject: RE: Penyfron Farm, Gyfelia

Hi Pete,

The brief that has been put forward seems fairly comprehensive and if CPAT are happy with this as well the Council would have no objections.

Regards

Louise

From: Peter Kaye [<mailto:Kayehomes@outlook.com>]
Sent: 27 September 2019 09:53
To: Louise Phillips
Subject: Re: Penyfron Farm, Gyfelia

Hi Louise,

I have been told by CPAT that the photographic study has to be completed by an archaeologist. attached is a copy of the plan the archaeologist has put forward for the study. A copy has also been sent to CPAT for review.

Could you please review and if acceptable send me an email stating you are happy with the proposal. Once I receive this approval the archaeologist will prepare the study for submission to both yourselves and CPAT.

Speak to you soon

Pete

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

Sent: 21 August 2019 13:01

To: Peter Kaye <Kayehomes@outlook.com>

Subject: RE: Penyfron Farm, Gyfelia

Pete,

The building regs will be assessed by the building control officer and I'm sure they will get in touch if there are any problems with the application.

As long as the conditions are satisfied before work commences that will be fine; the building regs approval will not constitute commencement so there will be no breach of the conditions.

Thanks

Louise

From: Peter Kaye [<mailto:Kayehomes@outlook.com>]

Sent: 16 August 2019 16:58

To: Louise Phillips

Subject: Re: Penyfron Farm, Gyfelia

Hi Louise,

I understand these conditions. However, are you willing to grant building regs approval based on the proposed plans.

The conditions can't be satisfied until after I have purchased the barn and I can't purchase the barn without building regs approval based on the approved plans.

It's a bit of a chicken and egg scenario.

Can you provide building regs approval?

Regards

Pete

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

Sent: Friday, August 16, 2019 4:09:19 PM

To: kayehomes@outlook.com <kayehomes@outlook.com>

Subject: Penyfron Farm, Gyfelia

Dear Mr Kaye,

Please find attached a letter in relation to the planning conditions for the site at Penyfron Farm, Gyfelia,

Regards

Louise

Louise Phillips

Planning Enforcement Officer/Swyddog Gorfodi Cynllunio
Cynllunio a Rheoleiddio/Planning and Regulatory



01978 298784



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