

Cerys Jones

From: Philip Forster
Sent: 28 November 2019 11:16
To: planning_admin
Subject: FW: P/2019/0354 - Proposed residential development, Blast Road Brymbo.

Rights of way response

From: Carla Hughes
Sent: 28 November 2019 11:08
To: Philip Forster
Cc: Martin Howarth
Subject: RE: P/2019/0354 - Proposed residential development, Blast Road Brymbo.

Hi Phillip

Thanks for this information.

Kind regards Carla

Carla Hinde
Swyddog Tirweddu/Landscape Officer



01978 729637

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Ysgrifennwch ataf yn Gymraeg neu Saesneg
Please write to me in Welsh or English

From: Philip Forster <Philip.Forster@wrexham.gov.uk>
Sent: 28 November 2019 11:04
To: Carla Hughes <Carla.Hughes@wrexham.gov.uk>; Liz Carding <Liz.Carding@wrexham.gov.uk>
Subject: RE: P/2019/0354 - Proposed residential development, Blast Road Brymbo.

Hi both,

The play area next to the site would be ideal as a project as it has to be within a reasonable distance of the site. You can't get much better.

At this stage, we just need to identify a site and the planning obligation can then specify that the monies must be spent on this location. Your explanation however is helpful as it provides justification that there is a need for upgrade in this location.

There is no vehicle access proposed from the development site to the open space area but there is an additional pedestrian access. I've attached the site plan for reference but it does appear that a better access is provided for maintenance.

Thanks for your help.

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



01978 298786



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From: Carla Hughes

Sent: 13 November 2019 08:57

To: Liz Carding; Philip Forster

Subject: RE: P/2019/0354 - Proposed residential development, Blast Road Brymbo.

Morning both

Philip the Play Area next door to the new development (which is accessed off Argoed) is in need of an upgrade.

The bark safety surface on the Play Area is deteriorating and ideally needs replacing with turf and grass mats. The surface of the MUGA is in need of repair as it was damaged some months ago.

The play equipment is old and will be in need of replacing soon. This can be done easily by replacing the tops to the Spring Mobiles and See Saw.

Also there is little provision for Junior Children and a set of Flat seat Swings are needed at this location.

Replace Safety Surface - £ 5,500

Install new set of Swings - £7,000

Repair MUGA surface - £2,000

Replace See Saw and Spring Mobile Tops - £3,500

I trust this information is of assistance.

In addition, can I ask will there be vehicle access from the new development into the play area as at present there is only pedestrian access off Argoed which makes it difficult when carrying out any works.

Kind regards Carla

Carla Hinde



01978 729637

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Ysgrifennwch ataf yn Gymraeg neu Saesneg
Please write to me in Welsh or English

From: Liz Carding <Liz.Carding@wrexham.gov.uk>

Sent: 10 November 2019 12:36

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

Cc: Carla Hughes <Carla.Hughes@wrexham.gov.uk>

Subject: RE: P/2019/0354 - Proposed residnetial development, Blast Road Brymbo.

Hi Philip,

I'm afraid I know very little about open spaces, I will copy in Carla who may be able to help.

How near/far away does the benefit have to be?, the nearest county park would be Moss valley, which is always in need of upgrade.

Yours

Liz Carding

Uwch Swyddog Parciau a Chefn Gwlad
Senior Parks and Countryside Officer



01978 822780 / 763143

07740026732

Parc Gwledig Tŷ Mawr, Lon Cae Gwilym, Cefn Mawr, Wrecsam. LL14 3PE

Ty Mawr Country Park, Cae Gwilym Lane, Cefn Mawr, Wrexham. LL14 3PE

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

Sent: 07 November 2019 11:59

To: Liz Carding <Liz.Carding@wrexham.gov.uk>

Subject: P/2019/0354 - Proposed residnetial development, Blast Road Brymbo.

Hi Liz,

I think I might be emailing you correctly – apologies if not.

I've been dealing with a planning application for new development in Brymbo for 18 residential units. It has been to Committee and there is a resolution to grant subject to a planning obligation. I've agreed to request a payment from the developer of £1,000 per dwelling i.e. £18,000 for improvements off site. I'm just wondering if there are any nearby sites accessible to future occupiers that would benefit from some upgrade in the vicinity. There is an area of open space with a MUGA and other equipment immediately next door but it looks in reasonable condition.

I've attached a location plan for context. If there's anything you can think of would you be able to come back to me?

Kind regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer

Rheoli Datblygu /Development Control



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