

Cerys Jones

From: Mared Rees-Jones
Sent: 17 June 2019 10:35
To: planning_admin
Subject: FW: P/2019/0352 - Hen Hafod Farm, Nantyr
Attachments: SETTING - VANTAGE POINT VIEWS.pdf; PL01A Location Plan.pdf; PL02A Block Plan.pdf; PL04A Proposed Elevations & Plan.pdf

Please additional information including revised Proposed Elevations and Floor Plan, Location and Block Plan and vantage point views to file

From: Andrew Design Service [mailto:andrewdesignservice@yahoo.com]
Sent: 15 June 2019 17:09
To: Mared Rees-Jones
Subject: Re: P/2019/0352 - Hen Hafod Farm, Nantyr

Dear Mared

I have now had chance to visit the area to consider the setting viewpoints

Whilst the existing building can be seen from a distant across the valley we believe that the scale is minimal in the context of the wider vista and with it set between stands of woods on the slope of the hillside it does not stand out.

The proposed extension keeps the same profile heights & levels and materials as the existing building and is still set against the bottom of the woods on the hillside to south.

The attached documents illustrate these points, and we hope that you will reconsider your opinion as our client really does not want to reduce the extension length as they feel it is needed for the equipment and materials they need to store undercover and secure.

They store equipment & machinery inside (newer and valuable) and you can see machinery externally in the photos, and currently other machinery is out in use but, particularly over winter, ideally would be stored undercover to protect them as an asset with their value and allow them to be maintained. They also make own fencing posts & rails/planks and store these inside for use on land. The current store is now undersized for all of this in a practical usable way.

We attach amended Location PL01A & Block Plan PL02A showing the woods, and Plan PL04A showing the floor plan.

We hope this is sufficient to allow a consent but should you have any further queries please let me know.

Regards

Malcolm Andrew
ANDREW DESIGN SERVICE
Architectural, Surveying and Planning Consultants

4A STATION AVENUE, CHIRK, WREXHAM. LL14 5LS
Phone / Fax: 01691 777025

On Thursday, 6 June 2019, 15:00:42 GMT+1, Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk> wrote:

Hi Malcolm

I've had a look in more detail at this application and the proposal as submitted, and have some concerns with the overall length of the building.

The resultant 50m I consider would be significant in length and the building would be set on what is a relatively high land level. It is quite prominent when viewed from surrounding vantage points in the area. Is the applicant able to reduce the length of the building, so that it does not appear so dominant from surrounding viewpoints?

Where does the applicant store his equipment/machinery presently?

I also note no floor plans have been submitted with the application, which are required.

Thanks

Mared

From: Andrew Design Service [mailto:andrewdesignservice@yahoo.com]
Sent: 23 May 2019 09:53
To: Mared Rees-Jones
Subject: Re: P/2019/0352 - Hen Hafod Farm, Nantyr

Mared,

Apologies for the delay in replying, but I've spoken with our client to confirm the points you've raised.

Since the construction of the existing building additional machinery has been acquired to keep the farming operations up to date, and these require undercover storage, particularly during winter, to protect them as an asset with their value.

The site area for the extension is at the required ground level and, other than excavation for foundations, no engineering works will be required.

I hope that clarifies but if you required anything further please let me know

Regards

Malcolm Andrew

ANDREW DESIGN SERVICE

Architectural, Surveying and Planning Consultants

4A STATION AVENUE, CHIRK, WREXHAM. LL14 5LS

Phone / Fax: 01691 777025

From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>

To: Andrew Design Service <andrewdesignservice@yahoo.com>

Sent: Friday, 17 May 2019, 8:05

Subject: P/2019/0352 - Hen Hafod Farm, Nantyr

Hi Malcolm

I am dealing with this application – can you please confirm why the extension to the buildings is required? I Note the previous application for the existing building stated it was for general storage, can you please provide some general additional information in regards to the nature of the proposal.

I visited the site yesterday and noticed the land level rises slightly, are there any engineering works proposed or land levelling?

Thanks

Mared

Mared Rees-Jones MRTPI

Swyddog Cynllunio/Area Planning Officer



01978 298776

 Wrexham County Borough Council, 16 Lord Street, Wrexham LL11 1LG

 Cyngor Bwrdeistref Sirol Wrecsam, 16 Stryt yr Arglwydd, Wrecsam LL11 1LG

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