

Susan Davies

From: Matthew Phillips
Sent: 10 July 2019 11:09
To: planning_admin
Subject: FW: EXTERNAL: RE: Response by SP Manweb to Planning Applications at Lane Farm, Rossett P/2019/0460 and P/2019/0560

General consultation response to P/2019/0460

From: Edwards, Steven [mailto:Steven.Edwards@spenergynetworks.co.uk]
Sent: 09 July 2019 15:38
To: Matthew Phillips
Cc: planning
Subject: RE: EXTERNAL: RE: Response by SP Manweb to Planning Applications at Lane Farm, Rossett P/2019/0460 and P/2019/0560

Matthew,
Thanks for your response.

Having discussed similar matters elsewhere I do not accept your position regarding the use of a suitably worded condition to protect the scheme layout in this outline application. Only as recently as 4th April 2019 in the neighbouring planning authority has a similar condition to the one I have suggested been applied to a housing scheme. The application proposals to the south of Chester also impacted on important 33kV electricity infrastructure. In this case the following condition was applied with the support of the applicant. The scheme reference is 17/02453/OUT. The condition secures the removal and diversion of the power lines to a satisfactory design. I consider such a condition is justified here.

As mentioned in my previous email below, I would appreciate the opportunity to meet with yourself and your department head to discuss your response further.

I am also continuing to discuss the matter with the applicant.

Hopefully we can meet soon to agree a way forward.

Regards
Steve

18. Scheme for diversion of overhead electricity transmission line

Unless otherwise specifically approved as part of the phasing under condition 6, no dwelling in any Development Phase that includes the existing overhead transmission line as shown on drawing 2862 101 Rev N Landscape Masterplan shall be occupied unless or until the overhead transmission line and all associated infrastructure has been permanently removed and diverted underground (or otherwise diverted in accordance with details to be approved by the local planning authority).

Reason: To avoid conflict with the development hereby permitted and to avoid adverse impacts on the amenity of the occupiers of the dwellings and other development hereby permitted.

From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]
Sent: 04 July 2019 15:00
To: Edwards, Steven
Subject: RE: EXTERNAL: RE: Response by SP Manweb to Planning Applications at Lane Farm, Rossett P/2019/0460 and P/2019/0560

Dear Mr Edwards,

I would report your comments, however I maintain that I do not consider them valid reasons to refuse planning permission. I also do not consider it necessary to apply conditions regarding diversion. This is something we have never done in the past and I do not consider it would pass the statutory tests for planning conditions – i.e. being necessary to make the development acceptable in planning terms. It will be for a developer to negotiate with SP at the relevant time in the process should planning permission be granted.

I note you are discussing the matter with the applicant and I have received correspondence from them also about this matter. I consider this to be the most appropriate channel for the matter to be resolved.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Edwards, Steven [mailto:Steven.Edwards@spenergynetworks.co.uk]
Sent: 04 July 2019 14:45
To: Matthew Phillips
Subject: Re: EXTERNAL: RE: Response by SP Manweb to Planning Applications at Lane Farm, Rossett P/2019/0460 and P/2019/0560

Thanks Matthew

I consider my comments are valid and ask you to please note them as such and take them into account. I would expect my comments to be formally recorded on the application.

If you still consider this is not possible then please can you let me know who I can discuss the matter further with in the planning department.

I would expect a condition to the effect of requiring the developer to provide details of any diversions. This is the approach taken in other applications where the same issues arise.

I am discussing the matter with the applicant.

Regards
Steve

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Date: 3 July 2019 at 11:28:18 CEST
To: Edwards, Steven <Steven.Edwards@spenergynetworks.co.uk>
Subject: EXTERNAL: RE: Response by SP Manweb to Planning Applications at Lane Farm, Rossett P/2019/0460 and P/2019/0560

Dear Mr Edwards,

I have forwarded your email to the applicants agent. You have referred to two applications, however we do not currently have an application with the reference P/2019/0560. I presume therefore you are referring to the previous application for this site P/2018/0560. Please note the latter was determined earlier in the year therefore it

is not possible for me to take any representations into account. An appeal has however been lodged therefore any representations you wish to make regarding P/2018/0560 would need to be submitted directly to the Planning Inspectorate.

With regards to your objection, I do not believe these present valid grounds to refuse the current application. It is not unusual for utility diversions to be required when housing developments are proposed, however given that this is an outline planning application I would question why the applicant would need to have an agreement with you at this stage. I would also question whether it is a valid planning matter at all. Diversions and any additional grid apparatus are matters for a developer to discuss privately with utility providers such as yourselves at the point they are ready to start development.

I trust the above is of assistance.

Yours sincerely

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Edwards, Steven [mailto:Steven.Edwards@spenergynetworks.co.uk]

Sent: 28 June 2019 16:18

To: planning

Subject: Response by SP Manweb to Planning Applications at Lane Farm, Rossett P/2019/0460 and P/2019/0560

Hello

Thank you for the notice provided regarding the above planning application.

Can you please note that SP Energy Networks, on behalf of SP Manweb, the electricity distribution network operator for this area, operates and manages electricity network installed in the area covered by the above planning application. This network is shown on the attached plan.

The applicant should be advised to discuss the proposals with SP Energy Networks at the earliest opportunity and until we can agree the proposed works for diverting the existing overhead line, we maintain an objection to the application.

Can you also please advise the applicant of the need to include additional grid network apparatus to accommodate the planned increase in demand.

I would be pleased to discuss the proposals further with the applicant.

Regards

Steve Edwards



Land & Planning
Senior Environmental Planner Tel: 0141 614 5656 / 07793980975

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