

Cerys Jones

From: Philip Forster
Sent: 12 September 2019 11:08
To: planning_admin
Subject: FW: Proposed Replacement Laundry Outbuilding Pen-Y-Garth Carehome Brymbo
Planning Ref. P/2019/0451 Job No 11926

Tree report

From: Ian Mckinnell [mailto:ianmckinnell@howardandseddon.co.uk]
Sent: 12 September 2019 10:35
To: Philip Forster
Cc: Jonathan N. Symms; Keith Symms; Ian Grady (HGA); Karl Seddon
Subject: RE: Proposed Replacement Laundry Outbuilding Pen-Y-Garth Carehome Brymbo Planning Ref. P/2019/0451
Job No 11926

Philip,

Thank you for the planning application update. In regard to impact on the existing trees:

- The proposed replacement Laundry Building will be built on the existing footprint of the existing Laundry Building.
- The new Laundry Building will have a reduced footprint from that of the existing laundry Building.
- The existing rear walls of the existing Laundry Building are retaining structures to the embankment behind. These walls will be retained, with some additional buttressing piers.

Bearing in mind the above comments, we do not believe the proposed Laundry Building will impact on the existing trees to any greater extent to that of the existing Laundry Building.

I trust you will take in to account the above in your determination of the application.

Kind Regards

Ian Mckinnell (Associate)

Senior Technologist, Howard and Seddon A.R.I.B.A., 64 Washway Road, Sale, Cheshire M33 7RE

Tel: 0161 973 8296 Fax: 0161 962 3485 Email: ianmckinnell@howardandseddon.co.uk Web: www.howardandseddon.co.uk

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From: Philip Forster <Philip.Forster@wrexham.gov.uk>
Sent: 12 September 2019 10:19
To: Ian Mckinnell <ianmckinnell@howardandseddon.co.uk>

Subject: RE: Proposed Replacement Laundry Outbuilding Pen-Y-Garth Carehome Brymbo Planning Ref. P/2019/0451
Job No 11926

Dear Mr Mckinnell,

My apologies. I'm tied up away from the office today. I am happy with the scheme in principle. I just need to go back to the site to look at the potential impact upon trees which are evident in close proximity to the footprint. Have trees been considered in terms of construction methodology at all?

Thanks

Phil
Philip Forster
Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



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From: Ian Mckinnell [<mailto:ianmckinnell@howardandseddon.co.uk>]

Sent: 12 September 2019 09:52

To: Philip Forster

Cc: Jonathan N. Symms; Keith Symms; Ian Grady (HGA); Karl Seddon

Subject: Proposed Replacement Laundry Outbuilding Pen-Y-Garth Carehome Brymbo Planning Ref. P/2019/0451 Job No 11926

Fao. Philip Forster,

Further to my email below. I have been trying to contact you by telephone to obtain an update in respect of our planning application. I would be grateful if you could get back to me as soon as possible.

Thanking you in anticipation.

Kind Regards

Ian Mckinnell (Associate)

Senior Technologist, Howard and Seddon A.R.I.B.A., 64 Washway Road, Sale, Cheshire M33 7RE

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From: Ian Mckinnell

Sent: 06 September 2019 14:33

To: philip.forster@wrexham.gov.uk

Cc: Keith Symms <Keith.Symms@caringuk.com>; Jonathan N. Symms <Jonathan.Symms@caringuk.com>; Ian Grady (HGA) <ian@howardgrady.co.uk>; Karl Seddon <KarlSeddon@howardandseddon.co.uk>

Subject: Proposed Replacement Laundry Outbuilding Pen-Y-Garth Carehome Brymbo Planning Ref. P/2019/0451 Job No 11926

Fao. Philip Forster,

In regard to our planning submission for the replacement Laundry Building at Pen-Y-Garth Care Home. You have received a consultation response from your Environmental Protection Officer. In regard to the points raised, please note:

1. Air Handling / Extraction Plant. – The proposal is to replace the existing outbuilding in which the existing Laundry Room is housed. As such, the existing laundry equipment will be relocated in the new laundry building. The driers will extract through a vent. The existing use has operated for 30 years ancillary to the care home without any nuisance to neighbouring properties or the residents of the home. The equipment will not be externally mounted as are air conditioning plant in continuous operation. Also, the building is set low down to the neighbouring property by virtue of the topography of the site. Additionally, the building will be screened by existing retaining wall structures to the height of the proposed roof structure and dense boundary shrubbery and trees.
2. Noise & Dust – The proposal comprises a small replacement building with a limited access. Therefore, it is not expected large plant / machinery will be utilised. The applicant will agree working procedures and operating times with the contractors, so as not to be a nuisance to the residents of the care home. This will also be to the benefit of the neighbouring properties. Please note, the home has recently had a number of extensions to the existing home which you are aware of without causing any nuisance and it is not expected this proposal will be give concern.
3. Burning of Waste – The applicant will not want this action to take place on site as this could be detrimental to the health of the residents in the care home.

I trust you will bear in mind the above when determining the application. The applicant is wanting to start work on these proposals as soon as possible. Therefore, are hoping their will not be any pre-commencement conditions that would delay this.

If you have any queries please contact me.

Kind Regards

Ian Mckinnell (Associate)

Senior Technologist, Howard and Seddon A.R.I.B.A., 64 Washway Road, Sale, Cheshire M33 7RE

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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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