

Cerys Jones

From: Sharon Holman
Sent: 10 January 2019 14:35
To: planning_admin
Subject: FW: P/2018/1024 - Plot 5, Ruthin Road, Coedpoeth, LL11 3BS
Attachments: Council Ecologist Letter 9.1.2019.cleaned.docx

Civ - agent corr

-----Original Message-----

From: James Ward [mailto:James.Ward@forwardbs.co.uk]
Sent: 10 January 2019 14:25
To: Sharon Holman
Subject: RE: P/2018/1024 - Plot 5, Ruthin Road, Coedpoeth, LL11 3BS

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Hello Sharon,

Thank you for the email.

I've attached a reply to Emma above. Would you mind passing it on for me please?

Regards,
James Beckett Ward
Director
(t): 0151-357-1035 (f): 0151-357-1399 (m) 07886-964-055 (w): www.forwardbs.co.uk

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-----Original Message-----

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 08 January 2019 15:27
To: James Ward <James.Ward@forwardbs.co.uk>
Subject: P/2018/1024 - Plot 5, Ruthin Road, Coedpoeth, LL11 3BS

Hi James,

Please find attached ecologist response for your action.

Kind regards
Sharon

-----Original Message-----

From: Sharon Holman

Sent: 07 January 2019 16:51

To: James Ward

Subject: RE: ENQ/2018/0195 - Plot 5, Ruthin Road, Coedpoeth, LL11 3BS

Hi James,

Yes, I have the application. I am just awaiting the comments of the ecologist.

Thanks

Sharon

-----Original Message-----

From: James Ward [mailto:James.Ward@forwardbs.co.uk]

Sent: 07 January 2019 15:51

To: Sharon Holman

Subject: RE: ENQ/2018/0195 - Plot 5, Ruthin Road, Coedpoeth, LL11 3BS

Hello Sharon,

I just wanted to confirm the planning application I did online a good while back was received ok? I did also send the payment the same day.

Regards,

James Beckett Ward

Director

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-----Original Message-----

From: James Ward

Sent: 05 December 2018 08:51

To: 'Sharon Holman' <Sharon.Holman@wrexham.gov.uk>

Subject: RE: ENQ/2018/0195 - Plot 5, Ruthin Road, Coedpoeth, LL11 3BS

Thank you,

Regards,

James Beckett Ward

Director

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-----Original Message-----

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 05 December 2018 08:42
To: James Ward <James.Ward@forwardbs.co.uk>
Subject: RE: ENQ/2018/0195 - Plot 5, Ruthin Road, Coedpoeth, LL11 3BS

Hi James,

Once the application is validated, you are looking at around 6 to 8 weeks. Validation takes a couple of days if everything is in order. We will contact you straightway if we need anything further to validate the application.

Kind regards
Sharon

-----Original Message-----

From: James Ward [mailto:James.Ward@forwardbs.co.uk]
Sent: 05 December 2018 08:35
To: Sharon Holman
Subject: RE: ENQ/2018/0195 - Plot 5, Ruthin Road, Coedpoeth, LL11 3BS

Good morning Sharon,

I've been able to submit the planning this morning, finally.

Would you mind telling me what the current lead time is for decisions? Unfortunately I've been waiting for engineers to return drawings and information so late in applying.

Also, I'm hoping I've done the submission correctly, there was quite a lot to go through. If for some reason I've done something incorrectly will I be notified before a decision to give me time to correct?

Sorry for all the questions so early,

Regards,
James Beckett Ward
Director
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-----Original Message-----

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 23 November 2018 09:42
To: James Ward <James.Ward@forwardbs.co.uk>

Subject: RE: ENQ/2018/0195 - Plot 5, Ruthin Road, Coedpoeth, LL11 3BS

Hi James,

The fast track service is only available for householder (house extensions) applications and can't be used for your type of development.

Kind regards
Sharon

From: James Ward [James.Ward@forwardbs.co.uk]
Sent: Friday, November 23, 2018 8:24 AM
To: Sharon Holman
Subject: RE: ENQ/2018/0195 - Plot 5, Ruthin Road, Coedpoeth, LL11 3BS

Morning Sharon,

Thank for the below, I had one further question.

I was reading over the Fastrack Planning Service last night which for us would help massively. I wanted to check if this service is limited to specific planning submissions, or it is something we can use, knowing what we're looking to do with our development?

Regards,
James Beckett Ward
Director
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-----Original Message-----

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 21 November 2018 08:33
To: James Ward <James.Ward@forwardbs.co.uk>
Subject: RE: ENQ/2018/0195 - Plot 5, Ruthin Road, Coedpoeth, LL11 3BS

As long as your application is submitted by April 2019, the report will be accepted.

Any other queries, please let me know.

Sharon

-----Original Message-----

From: James Ward [mailto:James.Ward@forwardbs.co.uk]
Sent: 21 November 2018 08:31
To: Sharon Holman
Subject: RE: ENQ/2018/0195 - Plot 5, Ruthin Road, Coedpoeth, LL11 3BS

Ok, thank you for the comments below. I'll speak to Consultants, might be easier for her to sort for me.

The Building Condition Report was done in April 2018 by Platt White, will this be ok?

Regards,

James Beckett Ward

Director

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-----Original Message-----

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Sent: 21 November 2018 08:21

To: James Ward <James.Ward@forwardbs.co.uk>

Subject: RE: ENQ/2018/0195 - Plot 5, Ruthin Road, Coedpoeth, LL11 3BS

Hi James,

1) Drawn on is fine, but the site layout plan will need to be drawn to scale so that we have the precise location for the car port. If you don't have a scale ruler you can use one of ours at the office? We will need you to detail the site layout plan to show the vehicular access and driveway leading to the car port.

It might be worth you adding the rest of the detail to the site layout plan at this stage to reduce the number of conditions that might be added to the permission. Such as garden area, patio / terrace, drying area, bin storage, boundary treatment etc.

2) How old is the structural report please?

Regards

Sharon

-----Original Message-----

From: James Ward [<mailto:James.Ward@forwardbs.co.uk>]

Sent: 21 November 2018 08:02

To: Sharon Holman

Subject: RE: ENQ/2018/0195 - Plot 5, Ruthin Road, Coedpoeth, LL11 3BS

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Morning Sharon,

Thank you for your reply email last night.

I've taken on your comments regarding Emma, the Ecologist. Alex my Ecologist will be in touch to discuss further with Emma.

I've got a few questions if you wouldn't mind answering?

- 1) I have the original Strutt & Parker Site Location and Boundary plans which are outlined in Red as the planning requests. I don't have one with the proposed Carport/Bat House on. Is it ok for me to submit this simply hand drawn, similar to what I sent over yesterday? Obviously it's not to scale in size and location but it will give an idea on where we've told to place it.
- 2) I have a building structural report from Platt & White, which I assume is OK to submit?

Thanks in advance,

Regards,

James Beckett Ward

Director

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-----Original Message-----

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Sent: 20 November 2018 18:21

To: James Ward <James.Ward@forwardbs.co.uk>

Subject: RE: ENQ/2018/0195 - Plot 5, Ruthin Road, Coedpoeth, LL11 3BS

Hello James,

I am content with the proposed location for the carport.

Kind regards

Sharon

From: James Ward [James.Ward@forwardbs.co.uk]

Sent: Tuesday, November 20, 2018 4:35 PM

To: Sharon Holman

Subject: RE: ENQ/2018/0195 - Plot 5, Ruthin Road, Coedpoeth, LL11 3BS

Hello Sharon,

Thank you for the reply, I was in a mid-reply to your previous email.

I've attached a location of where we were hoping to place the Carport. This again, was based on advise from the Ecologist and NRW. Would you mind giving your opinion on the location of the Carport?

Regards,

James Beckett Ward

Director

(t): 0151-357-1035 (f): 0151-357-1399 (m) 07886-964-055 (w):

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From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 20 November 2018 15:50
To: James Ward <James.Ward@forwardbs.co.uk>
Subject: FW: ENQ/2018/0195 - Plot 5, Ruthin Road, Coedpoeth, LL11 3BS

Hi James,

Please see attached enquiry response.

If I hear anything further from the ecologist, I will forward this on to you.

Kind regards
Sharon

Sharon Holman
Development Control Planning Officer/ Swydddog Cynllunio Rheoli Datblygu
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