

Cerys Jones

From: Philip Forster
Sent: 21 December 2018 07:53
To: planning_admin
Subject: FW: Planning Application: Land at the corner of Oak Road and Abbey Road, Wrexham Industrial Estate P/2018/0890 [NLP-DMS.FID586552]

Highways response

From: Phil Palmer
Sent: 20 December 2018 08:51
To: Philip Forster
Subject: RE: Planning Application: Land at the corner of Oak Road and Abbey Road, Wrexham Industrial Estate P/2018/0890 [NLP-DMS.FID586552]

Hi Phil

Comments on CTMP from Traffic Section :-

1.4 Signage

Please provide a suitable plan indicating the position / details of the Chapter 8 signs. All signs shall be bi-lingual ie/ Welsh over English.

Regards, Phil

From: Philip Forster
Sent: 18 December 2018 09:35
To: Phil Palmer
Subject: FW: Planning Application: Land at the corner of Oak Road and Abbey Road, Wrexham Industrial Estate P/2018/0890 [NLP-DMS.FID586552]

Hi phil,

The agents on this application have provided a CMTP for comment. They are working on other issues but seeking to reduce pre-commencement conditions.

Could you have a look and see if it meets expectations. No rush and a response to this email will do. No need to amend your previous memo.

Ta

Phil

From: Melissa Wilson [mailto:melissa.wilson@lichfields.uk]
Sent: 14 December 2018 14:58
To: Philip Forster
Cc: James Ayres; Brian O'Connor
Subject: RE: Planning Application: Land at the corner of Oak Road and Abbey Road, Wrexham Industrial Estate P/2018/0890 [NLP-DMS.FID586552]

Phil,

Further to my email below please find attached the CTMP, as requested, in relation to the above planning application.

We continue to work on the outstanding items and once I have these I will get these across to you.

Kind regards,
Melissa

Melissa Wilson
Senior Planner

Lichfields, Ship Canal House, 98 King Street, Manchester M2 4WU
T 0161 837 6130 / M 07949055038 / E melissa.wilson@lichfields.uk

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From: Melissa Wilson

Sent: 06 December 2018 15:04

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

Cc: James Ayres <James.Ayres@conradenergy.co.uk>; Brian O'Connor <brian.oconnor@lichfields.uk>

Subject: RE: Planning Application: Land at the corner of Oak Road and Abbey Road, Wrexham Industrial Estate P/2018/0890 [NLP-DMS.FID586552]

Phil,

Please find attached Air Quality Addendum as requested in relation to the above application.

We are working on the rest of the updates/responses and will get these across to you as soon as possible.

Thanks,
Melissa

Melissa Wilson
Senior Planner

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

Sent: 29 November 2018 10:23

To: Melissa Wilson <melissa.wilson@lichfields.uk>; Brian O'Connor <brian.oconnor@lichfields.uk>

Cc: James Ayres <James.Ayres@conradenergy.co.uk>

Subject: FW: Planning Application: Land at the corner of Oak Road and Abbey Road, Wrexham Industrial Estate [NLP-DMS.FID586552] P/2018/0890

Dear Melissa/Brian,

Please see attached the comments of our ecologist. They raise issues which we may be able to overcome through negotiation but will either need further robust justification from your ecologist or the submission of amended plans. In accordance with LPG29 we need to be satisfied that the development of the site will not only maintain habitat quality of the site, but will also conserve the status of the neighbouring sites.

I'd be grateful for your comments on this.

Kind regards,

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



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From: Philip Forster

Sent: 28 November 2018 09:12

To: 'Melissa Wilson'

Cc: James Ayres; Brian O'Connor

Subject: RE: Planning Application: Land at the corner of Oak Road and Abbey Road, Wrexham Industrial Estate [NLP-DMS.FID586552]

Hi Melissa,

Thanks for this. I've chased this up this morning with Emma Broad so I'll keep you updated.

Kind regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



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From: Melissa Wilson [<mailto:melissa.wilson@lichfields.uk>]

Sent: 27 November 2018 16:33

To: Philip Forster

Cc: James Ayres; Brian O'Connor

Subject: RE: Planning Application: Land at the corner of Oak Road and Abbey Road, Wrexham Industrial Estate [NLP-DMS.FID586552]

Phil,

Thank you for your email, we will action accordingly.

As I mentioned in my call earlier, we will have the Air Quality addendum and access drawings across to you this week. I am on leave for the remainder of the week but my colleague Brian (cc'd into this mail) will send these documents to you.

I would appreciate if you could forward any further consultee responses (especially from your Ecology team) to Brian in my absence this week in order for us to respond as soon as possible.

Thanks again for your assistance with this application,
Melissa

Melissa Wilson
Senior Planner

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From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]

Sent: 27 November 2018 14:28

To: Melissa Wilson <melissa.wilson@lichfields.uk>

Cc: James Ayres <James.Ayres@conradenergy.co.uk>

Subject: RE: Planning Application: Land at the corner of Oak Road and Abbey Road, Wrexham Industrial Estate [NLP-DMS.FID586552]

Dear Melissa,

I've taken the opportunity to discuss this with Neil Taunt and he is of the opinion that if we don't establish the status and significance of this ditch pre-determination any site investigations may result in the need for fundamental changes to any overall approval (layout etc.). We also would be making a determination on the impact of the development without knowing the significance of the ditch. I must admit that I agree with his stance on this and without the information I would not be able to determine accordance with our UDP policy EC13.

Give me a call if you need to discuss further.

Kind regards

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



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From: Melissa Wilson [<mailto:melissa.wilson@lichfields.uk>]
Sent: 27 November 2018 10:28
To: Philip Forster
Cc: James Ayres
Subject: FW: Planning Application: Land at the corner of Oak Road and Abbey Road, Wrexham Industrial Estate [NLP-DMS.FID586552]

Philip,

As discussed, please see response below from Neil Taunt in respect of the ditch on the site.

As you are aware we are still working towards reaching a decision prior to Christmas and I would appreciate if you could discuss with Neil and advise the best way forward.

Kind regards,
Melissa

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From: Neil Taunt [<mailto:Neil.Taunt@wrexham.gov.uk>]
Sent: 27 November 2018 10:01
To: Melissa Wilson <melissa.wilson@lichfields.uk>
Subject: RE: Planning Application: Land at the corner of Oak Road and Abbey Road, Wrexham Industrial Estate [NLP-DMS.FID586552]

Hi Melissa,

I did visit the site a number of months ago shortly after it had been cleared. There is a ditch running through the site that appears to have pipe outfalls into it an onwards connection. When I visited there was no evidence of any flow

but it does need to be investigated further to ensure drainage from the surrounding area is not reliant upon it, or that it serves no other function.

Thanks

Neil

From: Melissa Wilson [<mailto:melissa.wilson@lichfields.uk>]

Sent: 27 November 2018 09:46

To: Neil Taunt

Cc: James Ayres

Subject: Planning Application: Land at the corner of Oak Road and Abbey Road, Wrexham Industrial Estate [NLP-DMS.FID586552]

Hi Neil,

I called into your office this morning but understand you are out for the day. I was calling to discuss the following planning application; 'Erection of 10MW Gas Fired Power Station at Oak Road, Wrexham Industrial Estate.

We have been advised that there appears to be an existing watercourse passing through the site. Our ecological assessment suggests that this is a shallow ditch that is quite overgrown and appears to have been dry for some time.

Could you advise on the current status of the ditch, and next steps for this application as I understand that you have also been to the site?

Thanks in advance for your help,
Melissa

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Senior Planner

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