

Cerys Jones

From: Mared Rees-Jones
Sent: 21 May 2019 11:47
To: planning_admin
Subject: FW: P/2018/1063 - Land at Vicarage Lane, Gresford

Please add correspondence/consultation response from Flood to file

From: Andy Jones [mailto:ajones@coopers.co.uk]
Sent: 20 May 2019 14:34
To: Neil Taunt
Cc: Mared Rees-Jones; Justin Paul; Michael Forgrave; Rachel O'Hare
Subject: RE: P/2018/1063 - Land at Vicarage Lane, Gresford

Hi Neil

Thanks for the comments. We confirm the flood compensation are will be kept within the POS as indicated on the Coopers Drawing No. SK04 presented in the latest FCA report.

The soakaway locations are only indicative at this stage and final locations will be considered further in conjunction with proposed site levels and landscaping. Highway soakaways will be located in POS where possible with access direct from highway for any maintenance. We appreciate these will require appropriate easements.

Regards

Andy Jones
Senior Infrastructure Engineer
COOPERS
Park House, Sandpiper Court, Chester Business Park, Chester, CH4 9QU

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From: Neil Taunt <Neil.Taunt@wrexham.gov.uk>
Sent: 20 May 2019 14:11
To: Andy Jones <ajones@coopers.co.uk>
Cc: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Subject: RE: P/2018/1063 - Land at Vicarage Lane, Gresford

Hi Andy,

Thank you for providing the revised FCA for the site.

I am satisfied, in principle, that the proposed mitigation area will adequately address the surface water flood risk to the site and also act to ensure no detriment to the neighbouring land as a result of the proposed development, but require clarification on the following:

- There appears to be a slight discrepancy between the revised FCA (6872FCA_RevD)and PL-002 Proposed Masterplan Rev D. The FCA indicate the surface water compensation area is fully contained within the POS area, whilst the masterplan indicates this area encroaching into the curtilage of 2 residential plots (#42 & 43). Any compensation area should be kept within the POS area to minimise the risk of private householder development removing the compensation volume. Please clarify which plan is correct.
- DWG 6872/SK02 Rev B (within the FCA) indicate a number of soakaways to manage surface water from the adoptable highway. If these are located outside of the adoptable footprint of the highway then appropriate easements and access will need to be provided as part of any future adoption. There would appear to be a number of “adoptable” soakaways not associated with the adoptable highway (adjacent to plot 44 and in the parking area to the north of the site). Are these correctly labelled?

Many thanks

Neil

From: Justin Paul [<mailto:Justin@j10planning.com>]

Sent: 01 May 2019 09:04

To: Mared Rees-Jones

Cc: Michael Forgrave; Rachel O'Hare; Jon Brawn; Andy Jones; Lee Kendall

Subject: RE: P/2018/1063 - Land at Vicarage Lane, Gresford

Dear Mared

Please find attached the following items:

- AXIS : Highways response letter : addressing highway consultation response
- BASE : Masterplan (rev D) : picking up points made below
- BASE : Accommodation schedule : for clarification
- BASE : 1 bed apartment floorplans and elevations : that were previously missing
- ARK : Landscape masterplan (v2.5) : picking up points made below
- COOPERS : Revised FCA Drainage Strategy (**N.B.** *I will send this under separate cover as it is 17mb large*)
- TREE SOLUTIONS : revised AIA : addressing tree items

I have captured all the **superseded** and **NEW** Items in a revised J10 PA Submission Schedule (v3) for your attention and append this for ease and completeness.

As you will already be aware Archaeology and Agricultural reports have already been furnished to you back in February 2019.

Additionally, Michael Forgrave (of Gower Homes) has been having offline conversations in agreeing the affordable housing position with Ceri Postle and it is anticipated that the matter of tenure has now been addressed to her satisfaction through that dialogue as has been documented in emails that you and I have been copied in on.

I trust this picks up on all outstanding details. I expect you will now wish to re-consult on this material ... perhaps you could kindly confirm the procedure and timescale ?

Once you have received any revised responses (e.g. Highway Officer) then I would suggest we meet to review the application prior to it being put forward for formal determination ... perhaps we can diarise an appointment with you and any senior colleagues for w/c 20 May 2019 ?

I look forward to hearing from you.

Regards
Justin

Justin Paul BA BTP MRTPI

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

Sent: 04 March 2019 16:39

To: Justin Paul <Justin@j10planning.com>

Subject: P/2018/1063 - Land at Vicarage Lane, Gresford

Justin

To keep you posted on this one, the application will be discussed internally on Wednesday between myself, Dave Williams and Matthew Phillips.

In the meantime, it would be helpful if the points below could be clarified:-

- Could you please provide plot specific details – e.g – the Beaumaris house type on Plot 18 appears to show on the Masterplan that the dwelling is handed in relation to the submitted Elevations and Floor Plan, which would mean the side elevation with only 2 windows would be the elevation on the site entrance – however the Artist Impression shows that the more active side frontage would face the site entrance – any plot specific details need clarifying/amending on the Masterplan so that the elevations are sited correctly.
- There doesn't appear to be a floor plan for the 1 bed apartments on the file – can you please send this over.
- I note the Masterplan shows the extent of the footpath along the frontage – however I'm unclear as to where the footpath actually ends along Vicarage Lane, is it in the middle part of the rear garden serving Plot 19?
- The Masterplan also denotes the section of hedge requiring removal – is this the dashed green line? As there is a further solid green line running south of the hedge proposed for removal – can this also be clarified. A key may be helpful.
- Can the extent of boundary wall along the side and part rear of Plot 18 be confirmed and shown on the Masterplan?
- What is the proposed boundary to the rear of plots 18 – 27?
- Can the extent of POS be shown on the POS where the pumping station is proposed?
- Can the correct version of the Landscaping Plan be sent over to me? The version I have is Dwg No. 08/101/02 v2.2 dated October 2017 – though the layout doesn't tally up with the submitted Masterplan.
- Affordable housing have stated that there is no demand for 1 bed apartments in Gresford currently – I have asked for clarification on this. They have also asked for confirmation of whether the 50:50 split in relation to rent will be social or intermediate.

Comments from the Flood Officer are available to view online, with a request for some additional information. I am chasing comments from the Tree Officer.

If you have any queries on the above, please let me know, otherwise I hope to get a second opinion on the application on Wednesday and will get in touch following this.

Thanks

Mared

Mared Rees-Jones MRTPI
Swyddog Cynllunio/Area Planning Officer



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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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