

Clare Whiting

From: Philip Forster
Sent: 16 August 2017 13:28
To: planning_admin
Subject: FW: FW: P/2017/0319

Highways response

From: Peter Douthwaite
Sent: 16 August 2017 12:23
To: Philip Forster
Subject: RE: FW: P/2017/0319

Phil

They need to demonstrate a vis splay of 2.4 x 33m on their plans - if we only have a 1.2m footway this is not enough to secure visibility so any boundary treatment (fence / wall?) will need to be below 1m
In height

The new footway of 1.2m will provide significant improvement – however : is it possible to extend it to the top end of the site? seems to be a wall or something on the plan?

Also: the building appears to protrude into the footway ? can this be amended so it is behind the footway please
?

Other than that I don't think we would have an issue with the proposal

Cheers
Pete

From: Philip Forster
Sent: 11 August 2017 15:26
To: Peter Douthwaite
Subject: FW: FW: P/2017/0319

Hi Pete,

Brymbo Engedi Chapel – you had some limited concerns about the nature of the parking area and providing some form of pedestrian refuge to the frontage.

Would you mind having a quick look at the amended drawings. They have not been accepted as formal amendments as yet so no need for a formal memo response.

Ta

Phil

From: sjhhad . [<mailto:sjhhad@gmail.com>]
Sent: 08 August 2017 21:15
To: Philip Forster
Subject: Re: FW: P/2017/0319

This email's attachments were cleaned of potential threats by Wrexham Council's Security Gateway. Click [here](#) if the original attachments are required (justification needed).

Good evening Philip,

In response to your letter dated 16th June, we respond with the attached amended drawings and the below comments:

- Ground floor plan arrangement to be handed: Neither I nor the client agree with this recommendation. Locating the quiet bedrooms to the rear, more private aspect makes perfect sense and it is not the norm to put bedrooms over looking (or being potentially overlooked) from a public area at ground floor if avoidable. As such, we have not made this change to the design.
- East elevation - centralisation of windows: Please see attached drawing 16-08-106-P9 - on this drawing we have followed the principles suggested, and neither I nor the client agree with the principle suggested. We do not feel that this works within the geometry of the gable wall, and as such, submit further revised drawing 16-08-106-P10 for consideration. Furthermore, we feel that the proposed porch is in keeping with those of the existing structure and having looked at alternatives, they did not sit well on the elevation and have not been incorporated.
- Variation in window styles by floor - recommendation taken on board and integrated in revised scheme.
- South gable elevation window alterations - recommendation taken on board and integrated in revised scheme.
- Render colour: Expectation of all external materials to be to LA approval by condition, but happy with dark cream colour and it is generally recommended for RAL 7037 Warm Grey on the window frames to set them off against the render/stone.
- Site plan with elevation: Included on drawing 16-08-101-P6: As above, expectation of detailed landscaping scheme to be to LA approval by condition. Resin bound gravel not practical given the limited area (limitation of supply chain interest and capability) and uneconomical (for the same reason), therefore intention of tarmac in parking/turning area. Area indicated as green is intended to be low maintenance shrubbery rather than grass, to soften the impact of the frontage on the street scene. Gravel perimeter pathway within ownership boundary will be provided.
- PAVement: integrated into revised scheme.
- Drainage proposals: no detailed investigations have been undertaken so it is expected that this can be to LA approval by condition. Welsh Water will be consulted direct prior to submission to discharge any such condition and agreement in principle will be reached prior to submission to streamline the process as a matter of usual business.

If you wish to discuss any of the above points in more detail once you have had a chance to review the above and attached, please let me know when would be convenient to give you a call.

Best Regards,

Stuart
07391 693294

On Mon, Aug 7, 2017 at 2:49 PM, Philip Forster <Philip.Forster@wrexham.gov.uk> wrote:

Hi Stuart,

Not a problem. Many thanks.

Phil

From: sjhhad . [mailto:sjhhad@gmail.com]

Sent: 07 August 2017 14:33

To: Philip Forster

Subject: Re: FW: P/2017/0319

Hi Philip,

I am seeing the client in a couple of hours to finalise our response.

Hopefully get something back to you close of play on Wednesday.

Thanks,

Stuart

On Mon, Aug 7, 2017 at 2:21 PM, Philip Forster <Philip.Forster@wrexham.gov.uk> wrote:

Dear Stuart,

I just wanted to chase up whether you have had the opportunity to look at this matter with your client as yet. I'm working through my files and note I've had no correspondence since I sent my last email.

Looking forward to hearing from you.

Regards,

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer

Rheoli Datblygu /Development Control



01978 298786



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From: Philip Forster
Sent: 27 June 2017 10:00
To: 'sjhhd .'
Subject: RE: P/2017/0319

Thanks Stuart,

Let me know when you've had time to incorporate your changes and we'll review accordingly.

Thanks

Phil

From: sjhhd . [<mailto:sjhhd@gmail.com>]
Sent: 26 June 2017 10:59
To: Philip Forster
Subject: Re: P/2017/0319

Hi Philip,

I met with the client last Thursday to discuss your comments, and they have agreed to your request for an extension of time until the 15th September.

I will complete the appropriate form and return to you later on today.

There are a couple of areas where total compliance with your requests was not entirely agreeable, but I will incorporate this into the drawings in the next 2-3 weeks and get these across to you with our responses. If anything is still a deal breaker so to speak, then we should still have time to review with the client before you need to conclude your report for Committee.

Best regards,

Stuart

On Fri, Jun 16, 2017 at 3:18 PM, Philip Forster <Philip.Forster@wrexham.gov.uk> wrote:

Hi Stuart,

Sorry for the delay. Will you have a look at the attached.

I am away from 19th to 23rd June returning on 26th June.

Thanks

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer



01978 298786



Cyngor Bwrdeistref Sirol Wreccsam, Neuadd y Dref, Wreccsam LL11 1AY



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

Sent: 16 June 2017 15:13

To: Philip Forster

Subject: Message from P5449

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n ? chynnwys a defnyddio?r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

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