

Susan Davies

From: Philip Forster
Sent: 19 April 2017 11:57
To: planning_admin
Subject: FW: Land at Blast Road, Brymbo: P/2016/0871

[Furth info received](#)

From: Matt Ferguson [mailto:mferguson@parkhillestates.co.uk]
Sent: 12 April 2017 17:18
To: Philip Forster
Cc: David Williams
Subject: RE: Land at Blast Road, Brymbo: P/2016/0871

Phil

Thanks for your note.

Needless to say, it's a little surprising to have waited all this time only to be now asked to provide additional information.

I have instructed someone to undertake appropriate survey work and provide necessary information in respect of the ecological matters raised and these will be with you in due course.

With regard to deliverability, I believe we went some way to explaining the position in our planning submission. You are aware that BDL has continued in its efforts to secure the reclamation and redevelopment of the adjacent former Brymbo Steelworks site to the south and that work is still ongoing. Prior to the construction of the Spine Road it is likely that housing developers were a little wary of committing investment in this area but hopefully this situation is now improving. Nevertheless, following construction of the Spine Road, BDL in consultation with the Council, Brymbo Heritage Group and the Prince's Regeneration Trust have been considering modifications to the current Brymbo Masterplan, particularly around the northern parts of the site, perpetuating an element of uncertainty for developers. The relocation of the school site at the Council's request represents one such modification (which clearly has 'knock-on' effects on other developments) but again, the recent issue of planning permission for the school may provide developers with a degree of comfort.

Expressions of interest in the Blast Road site have been received over the period and whilst none have so far come to fruition, there has never been any indication that there are site-specific matters at play. Having said this, when discussions with a Social Housing Group came to an end, no explanation was ever forthcoming despite requests.

There is a minor issue relating to land ownership at the site access but this is a matter between BDL and the Council and all indications during recent discussions are that this can readily be resolved as part of ongoing wider land issues in the locality.

Overall it has to be said that any prospect of losing this permission would be very disappointing. BDL agreed to the transfer of the adjacent MUGA land to the Council in advance of any house building in all good faith and would be justifiably aggrieved if it could not see the development through. BDL would not wish to be put in a position where it felt it necessary to become more circumspect in its dealings with the Council. As it stands, if the permission falls, the Council would not receive the £10,000 commuted sum for maintenance of the MUGA. BDL is in constant dialogue with the Council on other land related matters in

Brymbo, matters which we hope will see this major project finally coming to fruition and BDL would hope that this can continue in a positive manner.

Please let me know if you require anything further.

Regards

Matt

From: Philip Forster <Philip.Forster@wrexham.gov.uk>
Sent: 29 March 2017 11:36
To: Matt Ferguson
Cc: David Williams
Subject: RE: Land at Blast Road, Brymbo: P/2016/0871

Dear Matt,

Many apologies for the delay you have encountered with this application, clearly this is not the normal level of service we wish to provide. Would you be able to provide me with your views on the points raised in my attached letter?

Many thanks

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



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From: Matt Ferguson [<mailto:mferguson@parkhillestates.co.uk>]
Sent: 29 March 2017 11:21
To: Philip Forster
Cc: David Williams
Subject: FW: Land at Blast Road, Brymbo: P/2016/0871

Philip

I still have no response to my query below.

I see from the Council's Web Site that the last 'movement' in terms of the application process was 3rd October 2016.

Could you please let me know what's happening with this.

Regards

Matt

From: Matt Ferguson
Sent: 20 March 2017 10:26
To: 'philip.forster@wrexham.gov.uk'
Subject: Land at Blast Road, Brymbo: P/2016/0871

Philip

The above planning application has been with you since 20th September 2016 and I have received no communications – including no requests for an extension of time to determine the application.

I would be grateful if you could provide me with an explanation for the delay, an indication of any issues which may exist and an indication of when we might see some progress on this.

I have a Board Meeting later this week and would like to be in a position to report positively on this matter.

Thanks in anticipation.

Regards

Matt Ferguson

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