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Wrexham County Borough Council.
Head of Environment and Planning.
16 Lord Street.
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10th January 2017.

FAO. Mr. P. Forster.

Dear Sir.

OUTLINE PLANNING APPLICATION FOR NEW DETACHED HOUSE, THE COTTAGE, MILL LANE, HORSEMANS GREEN, WREXHAM. APPLICATION NUMBER P/2016/0668.

Further to your letter dated the 30th November 2016. Firstly thank you for extending the time that I had to reply to your queries. Your comments are noted and following a further site visit my answers are as follows.

I totally disagree with your highways statement on the vision splays. I have marked up on the attached revised location plan the vision splay that your highways inspector stated is required. While I appreciate that the requirements have been reduced, which given the nature of the road is a sensible approach, I do not accept that they can not be achieved. I would request that a further visit to the site is made as other than a few plants which neighbours of the adjoining properties would accept as being trimmed down to a metre or less in height vision is more than adequate in both directions. In fact I have indicated the junction with the main road on the revised location plan, to the west, and this can easily be seen from the entrance to the site so making it even a safer entrance. Likewise vision to the east of the entrance is well beyond the 25 metres required in his report.

With regard to the passing of vehicles on the access road. If you note the ownership of this drive you will see there is a large area in my Clients ownership which is more than adequate for use as a passing place, perhaps he was not aware of the extent of ownership that my Client has and this may have a bearing on his comments. I therefore do not agree with his comments.

I assume his comments regarding not supporting the scheme are based on his observations, which I believe are not correct. I agree however that there will obviously be additional traffic generated by the proposed development. But I ask you to consider that the times traffic entering and leaving the site will vary and the fact it egresses out onto a very minor road additional traffic will not cause significant problems.

I note his comments that the parking for both the existing property and the proposed new property are adequate.

With regard to the tree survey. I have looked at this again and have amended my drawings to show those I originally intended to be removed, to the East of the site, as being retained. The proposed building is far enough away from these trees as not to pose a problem. But I'm willing to look at this again once the Councils Arboriculture Officer has produced his own written statement as to the reasons he deems the proposed development would harm or have an affect on the trees.

Smaller self seeding trees and plants in this area can be removed at any time by my Client and I do not see why these require any report. The only tree required to be removed is currently in the centre of the lawn, again this is a small beech tree that my Client can remove at any time without redress to any Arboriculture report or permission from the Local Authority. My Client has indicated that the tree will be removed anyway, as it is the middle of the lawn, what ever your decision. I therefore disagree with the Councils Arboriculture Officer and await his written comments.

The last of your comments is based on information received from Natural Resources Wales. I bow to their local knowledge I assume based on detailed information / reports they have on ground conditions and or previous schemes. I had previously submitted a revised drawing indicating a sketch layout of a possible small package sewer treatment plant as manufactured by Klargestar. These plants produce virtually clean water so one assumes they have no problem with this but only the grounds ability to dispose of the resulting water. There are a couple of options. Firstly the large extent of land owned by my Client, a further 0.13 hectares, is I believe more than sufficient for a large herringbone drainage system to be laid. Secondly if this is not acceptable the waste water from the plant can be stored in an attenuation tank. This tank can then drain into either an herringbone drainage system or the pond and stream that border the south boundary of my Clients land. Any scheme would be subject to obtaining a licence from the Environmental Agency and I have no objection to conditions being attached to any planning approval that a license to discharge is obtained prior to any development taking place. I assume Natural Resources Wales have only an advisory role and no legal powers to stop developments.

Finally as I believe I have answered your queries, other than awaiting your Arboricultural Officers written comments, I do not wish to withdraw the application. As your letter clearly states the development is clearly within a settlement limit and development is considered acceptable, the only objections are the points in your letter and the attached highway report. Most I believe I have covered but await your response.

If you feel that a site visit with yourself, highways and the Arboricultural Officer would help then I'm more than willing to meet at a convenient date and time to suit you and your colleagues.

Yours faithfully.

S H Miles.

Director. S. H. Miles.

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