

Clare Whiting

From: Sharon Holman
Sent: 24 November 2016 09:05
To: planning_admin
Subject: FW: P/2016/0993 - Conversion of redundant Agricultural buildings at Ffrwd Farm
Attachments: Ffrwd Farm bat information.pdf

Civ - Amended plan

From: Paul Whale [mailto:paulwhale@studio83.co.uk]
Sent: 23 November 2016 16:34
To: Sharon Holman
Subject: RE: P/2016/0993 - Conversion of redundant Agricultural buildings at Ffrwd Farm

Hi Sharon, please find amended site plan with curtilage of amenity areas coloured as shown, together with first floor plan of Barn B indicating loft area above and section indicating the loft and bat mitigation recommendations.

Trust this will meet with your requirements.

Kind regards,

Paul

From: Sharon Holman [mailto:Sharon.Holman@wrexham.gov.uk]
Sent: 22 November 2016 10:05
To: Paul Whale <paulwhale@studio83.co.uk>
Subject: FW: P/2016/0993 - Conversion of redundant Agricultural buildings at Ffrwd Farm
Importance: High

Good morning Paul,

Thank you for the re-submitted application. The plans submitted still do not show the recommended bat mitigation. Please amend the plans accordingly and submit as soon as possible to allow me issue an approval.

Please also amend the site block plan (copy attached) to confirm the proposed residential curtilages by drawing a line around each and marking up as such.

Many thanks
Sharon

From: Sharon Holman
Sent: 27 September 2016 11:26
To: PaulWhale@Studio83.co.uk
Subject: FW: P/2016/0798 Conversion of redundant Agricultural buildings at Ffrwd Farm
Importance: High

Hi Paul,

I have now receive the comments of the Council's ecologist who has confirmed that whilst the submitted ecological survey has been completed to a high standard, the submitted drawings do not show the recommended bat mitigation.

The amended plans as requested below must therefore include the details of the bat mitigation (bat loft etc.).

Kind regards
Sharon

From: Sharon Holman
Sent: 20 September 2016 13:17
To: PaulWhale@Studio83.co.uk
Subject: FW: P/2016/0798 Conversion of redundant Agricultural buildings at Ffrwd Farm
Importance: High

Hi Paul,

In addition to the structural report and plans (which should clarify the extent of any re-building) I request that the following additional amendments are made to the scheme?

Barn A

- Deletion of the proposed dormer to the front elevation - conservation type rooflight should be considered as an alternative;
- Window to the side elevation above reconstructed stair should be increased in size to original door proportions to maximise light into bed 1;
- Dormer to the rear elevation should be decreased in width from 3 lights to 2 lights. Consideration should be given to centrally aligning this above the new opening at ground floor level - additional rooflight should be considered to maximise light into the living room area;
- The existing garage door should be replaced with side hung garage doors or a replacement garage door with a vertical emphasis/boarded design which will offer a more sympathetic treatment;
- It is a positive of this conversion that the stone stair to the side elevation is to be reinstated, and storage is proposed within the main building. However the new stud partition wall between the store and the staircase should be relocated so that the opening is not dissected.

Barn B

- As with Barn A, the width of the two rear dormer windows must be reduced from 3 lights to 2 lights. Rooflights could be considered on the rear elevation to provide additional light into the beds 1 and 2;
- The former doorway to the proposed living room should be retained to its existing proportions to maximise light into the living room;
- The submitted floor plan suggests a window is to be created into the side elevation of bed 3 but this is not shown on the proposed elevation plans. It is preferable to not create new opening through this original wall and instead it is suggested a small rooflight be considered to maximise light.

If you have any queries in relation to the points raised above, please do not hesitate to contact me.

Kind regards
Sharon

From: Sharon Holman
Sent: 19 September 2016 12:03
To: 'Paul Whale'
Subject: P/2016/0798 Conversion of redundant Agricultural buildings at Ffrwd Farm

Hi Paul,

Thank you for your quick reply. As I am unable to take the consideration of this application any further without this information, I would need the report and amended plans no later than by Friday 30 September 2016.

Regards
Sharon

From: Paul Whale [<mailto:paulwhale@studio83.co.uk>]
Sent: 19 September 2016 12:00
To: Sharon Holman
Subject: RE: P/2016/0798 Conversion of redundant Agricultural buildings at Ffrwd Farm

Dear Sharon, thank you for your email.

Rather than withdraw the application how long have I got to provide a structural report in order to allow the current application to continue.

Regards,

Paul

From: Sharon Holman [<mailto:Sharon.Holman@wrexham.gov.uk>]
Sent: 19 September 2016 11:51
To: Paul Whale <paulwhale@studio83.co.uk>
Subject: FW: P/2016/0798 Conversion of redundant Agricultural buildings at Ffrwd Farm
Importance: High

Dear Paul,

I have now visited the site and considered the content of the application submission. I note that there is no structural report within the submission as so I am unable to conclude whether the proposal complies with Policy H3 of the UDP i.e. whether the building is structurally sound and capable of conversion without extensive rebuilding, tantamount to the erection of a new dwelling (H3 b).

I request therefore that this application is formally withdrawn and re-submitted when the structural report is available. Please note that the structural report should be cross referenced with the proposed plans. I have attached the relevant planning guidance note (No. 3) for your information

I would be grateful if you could reply to my email as soon as possible to confirm that the application is withdrawn. In the absence of a response I will have no option but to recommend that planning permission is refused.

Many thanks
Sharon

From: Sharon Holman
Sent: 09 September 2016 11:06
To: PaulWhale@Studio83.co.uk
Subject: P/2016/0798 Conversion of Agricultural buildings at Ffrwd Farm
Importance: High

Dear Paul,

I hope you are well.

Myself and the conservation officer would like to visit the site to assess the scheme. Could you arrange for us to have access to the site and buildings please? We don't need anyone to be there necessarily, but we do need access.

We are available next Wednesday (am), Thursday (pm) or Friday (pm).

Thank you
Sharon

Sharon Holman

Development Control Planning Officer/ Swyddog Cynllunio Rheoli Datblygu

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<image004.png> Wrexham County Borough Council, 16 Lord Street, Wrexham,
LL11 1LG

<image004.png> Cyngor Bwrdeistref Sirol Wrecsam, 16 Stryt yr Arglwydd, Wrecsam,
LL11 1LG

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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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