

Cerys Jones

From: Philip Forster
Sent: 06 November 2015 09:24
To: planning_admin
Subject: FW: P/2015/0372 - High Street, Brymbo

PRoW response

From: Martin Howarth
Sent: 06 November 2015 08:26
To: Paul2 Rogers; Philip Forster
Cc: Carla Hughes
Subject: RE: P/2015/0372 - High Street, Brymbo

Philip

With Councillor Paul Rogers views now obtained, really it needs to be the Cheshire View site, as that provides more scope to improve than the Railway rd site. Can you work on that assumption then please and let us know if it is agreed and the money comes through etc.

Martin Howarth

Parks, Countryside and Rights of Way Manager
Rheolwr Parciau, Cefn Gwlad a Hawliau Tramwy
Tel. 01978 729630

Housing, Public Protection and Environment Department, Abbey Road South,
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From: Paul2 Rogers
Sent: 05 November 2015 23:42
To: Philip Forster
Cc: Martin Howarth
Subject: RE: P/2015/0372 - High Street, Brymbo

Philip

Hope all is well. Thank you for your email, it is much appreciated.

I would tend to agree that it is important to invest in the vicinity and in reality therefore the only two sites which I would tend to think appropriate would be Cheshire View or Railway Road? There is obviously greater potential to develop Cheshire View. Railway Road is quite modern and space is limited to develop further. I would see Tanyfron as being too remote.

The only comment I would make is based upon the recent record of this developer, is there scope for an

early trigger for this section 106 payment?

Welcome your views.

Paul Rogers
Councillor for Brymbo

-----Original Message-----

From: Philip Forster

Sent: Thursday, November 05, 2015 09:22 AM GMT Standard Time

To: Paul2 Rogers

Cc: Martin Howarth

Subject: P/2015/0372 - High Street, Brymbo

Dear Cllr Rogers,

I refer to the current application for planning permission for the above mentioned development. I am at a stage now where I consider that a favourable recommendation can be made. As part of our considerations, we are required to ensure that sufficient open space provision is made to cater for the development. Our guidance states that on sites of 20 or less, the Council can ask for a contribution towards existing provision if it is deemed that on site provision would not make for a suitable element of the design (usually for reasons relating to the scale of development).

I consider this to be the case in this instance and I am investigating opportunities for how a commuted sum of £13k could be spent on facilities within immediate vicinity of the site. Martin Howarth has suggested looking at the play area at Tan y Fron or Cheshire View. I have to be careful in the our guidance says that the site that benefits from the money must generally be in close proximity and usable for site occupiers. Although at a push, we could justify spending wider if existing provision in the vicinity is up to scratch.

Are there any specific open space area / projects that you consider could benefit?

Regards

Philip

Philip Forster

Planning Officer/Swyddog Cynllunio

Development Control/Rheoli Datblygu

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