

AnnS Jones

From: Sharon Holman
Sent: 26 June 2015 15:57
To: planning_admin
Subject: FW: P/2014/0671 - Development at Chester Road Gresford , Wrexham .

[Civ – additional information web](#)

From: Sharon Holman
Sent: 26 June 2015 15:54
To: Sharon Holman
Subject: P/2014/0671 - Development at Chester Road Gresford , Wrexham .

From: Bob Cartwright [<mailto:robert.cartwright6@btinternet.com>]
Sent: 23 June 2015 15:03
To: emma.broad@wrexham.gov.uk; Ellis, Matthew
Cc: steve@sgestates.co.uk; martin.m.m.jonesdev@gmail.com
Subject: Development at Chester Road Gresford , Wrexham .

Dear Emma,

Below are 8 items that Matthew Ellis has requested additional information on and the following 8 items are the responses from the developers.

Matthew has requested confirmation from yourself stating that you are happy with responses provided by the developers in this email

Subject: Suggested response to natural resources Wales

1. New Residents are subject to a ground rent service charge. This charge to be index linked.
 2. The company responsible for collection of the ground rent manages POS.
 3. GCN Compensation area. The ownership of this land to be transferred to the ownership of a voluntary conservation organization. Your report identifies possible options.
 4. The ground rent collection company pays costs to the VCO annually or otherwise agreed. Costs to resource management, surveillance and wardening.
 5. The VCO is responsible for (1) Management, (2) Surveillance; and (3) Wardening
 6. A small commuted sum may be required as part of the land transfer. This is to cover any capital or other upfront cost.
 7. A management plan will be required for the GCN compensation area. This to cover surveillance, management and wardening prescriptions.
 8. Similar may be required in respect of bats.
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1. Annual payments made by house owner on the first anniversary if their moving in date. First payment to be made upon legal completion.
 2. The local authority will manage the Bryn y Groes pos as per the planning permission 106 agreement.
 3. The voluntary conservation organisation vco to be chosen this week after receipt of second cost estimate. Mr M and M Jones to transfer the GCN compensation area within 12 months of the site start.
 4. The newly formed management company will pay costs to the vco within 28 days of invoice receipt. Timings of invoice submission to be agreed with newly appointed vco.

5. Agreed

6. All upfront costs are being paid currently by the developers with regard to the creation of the compensation area and this will continue until the transfer of responsibility goes to the vco after the end of year 1. Therefore I do not expect a commuted sum to be warranted.

7. A management plan will be produced by the newly appointed vco upon their acceptance of the contract and no later than 6 weeks after the said date.

8. Agreed. Penny to assist Estelle on this item. This item revolves around the demolition of the existing house which won't be done for about three years

As requested above could you please confirm that you are happy with the responses above to Matthew Ellis as this will enable him to release his authorisation.

Kind regards



Robert Cartwright - Partner,
Tel. 01270 368217 mob. 0791 767 2498

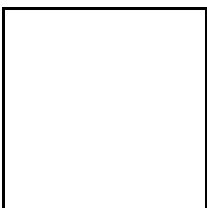


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