

AnnS Jones

From: Matthew Phillips
Sent: 04 September 2014 09:47
To: planning_admin
Subject: FW: Unit C4 - Abenbury Way, Wrexham Industrial Estate NRW reference NT/2014/115696/01-L03 LPA reference P/2014/0195

Discharge of condition submission – ecology – P/2014/0195

From: Matthew Gregory [mailto:matthew.gregory@tacparchitects.co.uk]
Sent: 29 August 2014 15:05
To: Matthew Phillips
Cc: Pete McComiskey; Clwyd Roberts; jbilham@tacp.co.uk
Subject: Re: Unit C4 - Abenbury Way, Wrexham Industrial Estate NRW reference NT/2014/115696/01-L03 LPA reference P/2014/0195

Dear Matthew
email

Please find attached amended report in response the the comments received from Emma Broad.

We trust this is satisfactory and will enable the ecology conditions 8 and 9 to discharged.

We understand from our recent tel con that once the ecology conditions are approved the ecology mitigation and GKN relocation works, as approved under the application, can be undertaken.

Regards
Matthew Gregory
TACP Architects Ltd

Sent from my iPhone

On 26 Aug 2014, at 09:05, "Matthew Phillips" <Matthew.Phillips@wrexham.gov.uk> wrote:

Matthew,

I have had the comments below regarding the mitigation submissions.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio
Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Emma Broad
Sent: 22 August 2014 10:14
To: Matthew Phillips
Cc: 'Ellis, Matthew' (Matthew.Ellis@cyfoethnaturiolcymru.gov.uk)'

Subject: RE: Unit C4 - Abenbury Way, Wrexham Industrial Estate NRW reference NT/2014/115696/01-L03 LPA reference P/2014/0195

Matthew,

Having looked at the submitted information my only concerns relate to the long-term management and ownership of the site.

E3.4 states that the landowner will provide information regarding funding and resources within 12 months. In my opinion this is not really good enough to discharge the condition. If the development and mitigation scheme is to commence responsibilities should already be known.

Regards
Emma

Emma Broad
Ecology Officer

01978298756
16 Lord Street Wrexham
<image003.jpg>www.wrexham.gov.uk
www.twitter.com/wrexhamcbc
www.facebook.com/wrexhamcouncil

From: Matthew Phillips
Sent: 14 August 2014 10:31
To: Ellis, Matthew; Emma Broad
Cc: Matthew Gregory
Subject: Unit C4 - Abenbury Way, Wrexham Industrial Estate NRW reference NT/2014/115696/01-L03 LPA reference P/2014/0195
Importance: High

Matt, Emma,

The above outline planning application was granted subject to the following two conditions:

Condition 08:

No part of the development shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:

- i) *An Ecological Method Statement in respect of the implementation of the habitat mitigation measures shown on approved drawing no. 2134/001 Revision D, including a timetable for the implementation of the habitat mitigation measures; and*
 - ii) *A scheme of Reasonable Avoidance Measures in respect of Great Crested Newts, to include a timetable for its implementation;*
 - iii) *A Biosecurity Risk Assessment*
- The habitat mitigation measures and scheme of Reasonable Avoidance Measures shall be implemented in strict accordance with the details as approved.*

Condition 09:

No part of the development shall commence until a long term Ecological Management and Monitoring Plan in respect of the land shown as Ecological Mitigation Area on approved drawing no. GA 02 Revision B and subject to the habitat mitigation measures shown on approved drawing no. 2134/001 Revision D has been submitted to and approved in writing by the Local Planning Authority. The land shall thereafter be retained in perpetuity as an Ecological Mitigation Area and

managed and monitored in strict accordance with Ecological Management and Monitoring Plan as approved.

The attached documents have been submitted in respect of the conditions and I would be grateful for your comments. I understand that works to form the mitigation area are due to commence shortly, therefore whilst commencement of development is not imminent - the approval of reserved matters details and items under a number of other (no ecology related) conditions being required first, the approval of these details is necessary to allow the implementation of the mitigation scheme to proceed.

I would be grateful for your comments on the submissions.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio

Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print! This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to http://www.wrexham.gov.uk/top_navigation/disclaimers.htm. Ewch i weld - mi fedrwch chi dalu, anfon, ceisio, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur ? meddyliwch cyn argraffu! Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglyn a chynnwys a defnyddio'r neges e-bost hon ac unrhyw atodiadau, cyfeiriwch at http://www.wrecsam.gov.uk/top_navigation/disclaimersw.htm.

—