

By eMail only

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Mr M Phillips
Planning Department
Wrexham County Borough Council
Lambpit Street
Wrexham LL11 1AR

5 October 2012

Dear Matthew

**Proposed New Dwelling at Long Meadow, Hugmore Lane, Llanypwll (Ref P/2012/0537):
Highway/Access Clarifications**

I refer to our telephone conversation last Tuesday and, in particular, to your email letter to myself/Roy Spruce of 3 October regarding the above.

Noting the comments you make in your 3 October email, it appears that Roy (Spruce) accidentally sent you a copy of SCP's original Highway/Access Report, rather than the updated Report envisaging a single access. We apologise for this oversight, but now enclose a copy of SCP's latest Report, which clarifies this matter along with providing the additional information requested from your Highway's colleagues, also detailed in your email of 3 October.

I have also been promised a copy of the Code Assessment (being prepared by Code Green of Wrexham) by end of play today/next Monday latest, which I will forward to you as soon as it is in hand. I can confirm, however, that the Report has been completed and it is only clearance of payment which is awaited. The Assessment was satisfactory.

I hope that the above addresses these outstanding concerns, and sincerely thank you for your continued assistance with this matter.

Subject to the Assessment being supplied to you, I assume that you now have all of the information you require to determine the Application, but please revert to me if this is not the case.

I understand that you presently envisage the Application being dealt with under your Council's delegated process. In light of our background discussions, I trust that this will be positive; again, however, please do not hesitate to revert to me should you wish to discuss any matter further.

Kind regards.

Yours sincerely,

Grant Dinsdale BA (Hons) Dip Surv MRICS
Director

Encl. SCP's updated Highway/Access Technical Note
Copy of Code Assessment – to follow

c.c. Mr Roy Spruce /roy@piceadesign.co.uk
Mr David Roberts /david.roberts@scptransport.co.uk