

Pamela Joseph

From: Janet Sutherberry
Sent: 20 June 2012 13:03
To: planning_admin
Subject: FW: P/2009/0937
Attachments: Planning Letter 4.pdf

please attach letter to planning file as two files, ie Discharge of conditions - Contamination Submission and Discharge of conditions - Landscape Submission.

From: Roland George MRICS FCI OB FASI [mailto:rgeorge@property-surveyor.co.uk]
Sent: 20 June 2012 11:37
To: Janet Sutherberry; JRicha9668@aol.com; Philip Forster; Angela Guy
Subject: Re: P/2009/0937

Dear Mrs Sutherbury,

Thank you for your response to my earlier communications.

Attached is a letter confirming the details in regard to the conditions.

Trusting all is in order.

Kind regards

Roland

Roland George MRICS FCI OB FASI
Chartered Planning & Development Surveyor
Architecture & Planning Consultancy

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

From: [Janet Sutherberry](#)
To: [Roland George MRICS FCI OB FASI](#)
Cc: [Angela Guy](#)
Sent: Wednesday, June 20, 2012 10:17 AM
Subject: RE: Proposed Brook Close Drawing as requested - former Dee Valley Builders site (P/2009/0937)

Roland George,

Apologies for not being able to come back to you any earlier. I have been involved with a court case, and this had to take priority under the circumstances.

I have considered all the latest emails, and providing the Environment Agency are satisfied with the proposed surface water drainage details, condition 2 of this permission can be discharged as far as it can at this stage of the development. Obviously there are still some matters regarding the verification report and remediation as part of the same condition, but that only needs to be resolved before the houses are occupied.

Please note however If surface water cannot be drained to the brook, it should not be assumed that Welsh Water will agree to a connection to the existing foul drain as both land or surface drainage is not normally allowed to be connected to a foul drain. These matters would also need to be resolved if agreement with the Environment Agency is not obtained, and this matter would also be required for the Building Regulations.

With regards to condition 5, I note the landscaping information contained in the note from Sherratt Landscape Contractors Ltd - as received in an email dated 12.6.12.

I can confirm that the details are acceptable as far as they go. The condition reads: *Notwithstanding the approved plans, no part of the development hereby permitted shall be commenced, including the demolition of existing buildings, until full details of both hard and soft landscape works for the site a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. **The works shall be implemented in accordance with a timescale to be agreed with the scheme of details.***

As a result you will note that timescales need to be indicated as part of the scheme. Please confirm that all the landscape works will be implemented prior to occupation, but the planting shall be completed within first planting season following occupation. If this can be agreed, condition 5 can be discharged if the facing material for the retaining walls is natural stonework to match local stonework.

Kind Regards,

Janet

Janet Sutherland | Senior Planning Officer

Community Wellbeing & Development | Planning Department
Wrexham County Borough Council
T: 01978 298776

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From: Roland George MRICS FCIQB FASI [mailto:rgeorge@property-surveyor.co.uk]

Sent: 19 June 2012 12:47

To: Janet Sutherland; Philip Forster; Angela Guy

Subject: Proposed Brook Close Drawing as requested

Here is the drawing showing the disposal of surface water and the boundary fencing of the railway embankment.

Trusting all is in order.

Best regards

Roland George

Roland George MRICS FCIOB FASI
Chartered Planning & Development Surveyor
Architecture & Planning Consultancy

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