

Cerys Jones

From: Philip Forster
Sent: 04 April 2019 09:52
To: planning_admin
Subject: FW: P/2018/0507 & 0508 - proposed conversion at Hafod Adams, LL20 7LB

Flood officer response for both files

From: Neil Taunt
Sent: 04 April 2019 09:47
To: Philip Forster
Subject: RE: P/2018/0507 & 0508 - proposed conversion at Hafod Adams, LL20 7LB

Hi Phil,

Thank you for sending through the FCA for the site. The submitted information is sufficient to demonstrate the risk posed to the development from the adjacent watercourse and bridge/culvert structures. The FCA indicates the capacity of the structures is more than sufficient to manage the 1% flow with an increase associated with climate change. Any residual risk to the development is associated with the blockage of the higher of the 2 structures. If this were to fully block then flows, anticipated to be shallow, may impact on the development. As such I would recommend the applicant consider the inclusion of flood resilient/resistant measures be incorporated to minimise the impact of any future flood event.

If you have any question on the above please let me know.

Many thanks

Neil

From: Philip Forster
Sent: 25 March 2019 21:03
To: Neil Taunt
Subject: FW: P/2018/0507 & 0508 - proposed conversion at Hafod Adams, LL20 7LB

Hi Neil,

Here's that FCA for that conversion along the Ceriog Valley.

Ta

Phil

From: Sussums-Lewis, Charlene [mailto:Charlene.Sussums-Lewis@Carterjonas.co.uk]
Sent: 21 March 2019 16:37
To: Philip Forster
Subject: RE: P/2018/0507 & 0508 - proposed conversion at Hafod Adams, LL20 7LB

Dear Philip.

Please find attached the requested flood report for the bridges.

I'll chase the architect for those few tweaks Anna requested below.

Kind Regards

Charlene

Charlene Sussums-Lewis MRICS Associate Member RTPI
Associate

T: 01743 213261 | M: 07713 101621 | carterjonas.co.uk
Canon Court North, Abbey Lawn, Shrewsbury, SY2 5DE

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From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]
Sent: 05 March 2019 14:22
To: Sussums-Lewis, Charlene <Charlene.Sussums-Lewis@Carterjonas.co.uk>
Subject: [Ext Msg] RE: P/2018/0507 & 0508 - proposed conversion at Hafod Adams, LL20 7LB

Dear Charlene,

Many thanks for the update. I'll await the additional detail and speak with Anna Irwin accordingly.

Kind regards

Phil
Philip Forster
Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



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From: Sussums-Lewis, Charlene [<mailto:Charlene.Sussums-Lewis@Carterjonas.co.uk>]
Sent: 05 March 2019 12:42
To: Philip Forster
Subject: RE: P/2018/0507 & 0508 - proposed conversion at Hafod Adams, LL20 7LB

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The original attachments were not modified.

Dear Philip, Thank you for the email.

In response, I have commented below.

I have attached the revised schedule of works and I will forward the revised drawings for the windows, doors and external ventilation as soon as received.

- Foundations – Should any works of underpinning prove necessary then further approval of details will be required – OK – THIS WILL BE DEALT WITH AT PRE-COMMENCEMENT
- Ground Floor Construction – Final details of the limecrete floor specification will be required prior to installation. This could be secured by condition. – OK – THIS WILL BE DEALT WITH AT PRE-COMMENCEMENT
- First Floor Construction – The structural survey states that the floor joists are undersized. This is quite common in historic buildings. Efforts should therefore be made to strengthen existing joists rather than wholesale replacement. Ceiling finishes should be lime rather than plasterboard. – OK – SCHEDULE AMENDED
- External Walls – Further details of the extent of any stonework repair and re-pointing works will be required for further approval. A sample of the new stone, the mortar mix for all bedding and pointing works and the pointing finish could be conditioned for further approval. – OK – THIS WILL BE DEALT WITH AT PRE-COMMENCEMENT All re-plastering works to be undertaken in a hemp plaster, a specification to be submitted for further approval. (The schedule will need to be amended accordingly). – OK – SCHEDULE AMENDED
- Stairs – Full Joinery details to be submitted for further approval. This could be conditioned, prior to installation. – OK – THIS WILL BE DEALT WITH AT PRE-COMMENCEMENT
- Roof Construction – A breathable sheeps wool insulation would be preferable to Kingspan. – OK – SCHEDULE AMENDED
- Windows and Doors – The joinery details show a modern storm-proofed design with trickle ventilation. This will not be acceptable. Details need to match existing as remaining on site. Joinery details of all new windows and doors are required (including internal door details). – OK Architect is amending
- Mechanical Ventilation – Location of all services to be annotated on the drawings. - – OK Architect is amending

Kind Regards

Charlene

Charlene Sussums-Lewis MRICS Associate Member RTPI
Associate

T: 01743 213261 | M: 07713 101621 | carterjonas.co.uk
Canon Court North, Abbey Lawn, Shrewsbury, SY2 5DE

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From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]

Sent: 27 February 2019 09:35

To: Sussums-Lewis, Charlene <Charlene.Sussums-Lewis@Carterjonas.co.uk>

Subject: [Ext Msg] FW: P/2018/0507 & 0508 - proposed conversion at Hafod Adams, LL20 7LB

Dear Charlene,

Please find listed below the latest comments from Anna Irwin in relation to your latest amended HIA and Schedule of Works. Where Anna has not specifically mentioned that detail can be dealt with by way of a pre-commencement condition, we would expect the submissions to be amended to reflect the requirements. However, I would not discourage the submission of all detail at this stage.

I also understand that an amended FCA is forthcoming in relation to the planning application element of this proposal.

Kind regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



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From: Anna Irwin

Sent: 25 February 2019 10:10

To: Philip Forster

Subject: RE: P/2018/0507 & 0508 - proposed conversion at Hafod Adams, LL20 7LB

Phil,

Latest comments on the attached as follows:

Schedule of Works:

- Foundations – Should any works of underpinning prove necessary then further approval of details will be required.
- Ground Floor Construction – Final details of the limecrete floor specification will be required prior to installation. This could be secured by condition.
- First Floor Construction – The structural survey states that the floor joists are undersized. This is quite common in historic buildings. Efforts should therefore be made to strengthen existing joists rather than wholesale replacement. Ceiling finishes should be lime rather than plasterboard.
- External Walls – Further details of the extent of any stonework repair and re-pointing works will be required for further approval. A sample of the new stone, the mortar mix for all bedding and pointing works and the pointing finish could be conditioned for further approval. All re-plastering works to be undertaken in a hemp plaster, a specification to be submitted for further approval. (The schedule will need to be amended accordingly).
- Stairs – Full Joinery details to be submitted for further approval. This could be conditioned, prior to installation.
- Roof Construction – A breathable sheeps wool insulation would be preferable to Kingspan.
- Windows and Doors – The joinery details show a modern storm-proofed design with trickle ventilation. This will not be acceptable. Details need to match existing as remaining on site. Joinery details of all new windows and doors are required (including internal door details).
- Mechanical Ventilation – Location of all services to be annotated on the drawings.

Anna

From: Philip Forster
Sent: 01 February 2019 09:52
To: Anna Irwin
Subject: FW: P/2018/0507 & 0508 - proposed conversion at Hafod Adams, LL20 7LB

Hi Anna,

We've received some additional information in relation to the heritage side of this application for your comment.

Thanks

Phil
Philip Forster
Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



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From: Sussums-Lewis, Charlene [<mailto:Charlene.Sussums-Lewis@Carterjonas.co.uk>]
Sent: 31 January 2019 14:53
To: Philip Forster
Subject: RE: P/2018/0507 & 0508 - proposed conversion at Hafod Adams, LL20 7LB

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Dear Philip,

Further to our correspondence, please find attached the outstanding documents which relate to the conservation aspect of the application. We were required in your letter of 8th January to amend the schedule of works to ensure it aligned with the HIA, together with the window and insulation detail. These three documents are attached and I hope are now sufficient for the conservation aspect of the application to be OK.

With regards the FCA, a revised report is being drawn up. Whilst this is being finalised, please could you let me know the feedback of the attached.

Thanks

Charlene

Charlene Sussums-Lewis MRICS Associate Member RTPI
Associate

T: 01743 213261 | M: 07713 101621 | carterjonas.co.uk
Canon Court North, Abbey Lawn, Shrewsbury, SY2 5DE

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From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]
Sent: 08 January 2019 14:34
To: Sussums-Lewis, Charlene <Charlene.Sussums-Lewis@Carterjonas.co.uk>
Subject: [Ext Msg] RE: P/2018/0507 & 0508 - proposed conversion at Hafod Adams, LL20 7LB

Dear Charlene,

Please see correspondence attached. Happy to resolve this situation ASAP but we do need supporting information which goes to the heart of the requirements and to accepted methodology.

Kind regards

Phil
Philip Forster
Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



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From: Sussums-Lewis, Charlene [<mailto:Charlene.Sussums-Lewis@Carterjonas.co.uk>]
Sent: 03 January 2019 10:45
To: Philip Forster

Cc: Anna Irwin; Neil Taunt
Subject: RE: P/2018/0507 - proposed conversion at Hafod Adams, LL20 7LB

Dear Phil,

Thank you for your reply.

We are in a position to provide betterment for this property, which as you know has always been a dwelling house.

I do not think that refusing the applications is in the best interest of safeguarding the property and we are keen to work with the authority to come to a solution.

It is almost 4 months since I supplied those documents so I need the feedback in order for me to progress matters this side.

I await your response so that we can action matters this end.

Kind Regards

Charlene

Charlene Sussums-Lewis MRICS Associate Member RTPI
Associate

T: 01743 213261 | M: 07713 101621 | carterjonas.co.uk
Canon Court North, Abbey Lawn, Shrewsbury, SY2 5DE

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From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]
Sent: 03 January 2019 10:40
To: Sussums-Lewis, Charlene <Charlene.Sussums-Lewis@Carterjonas.co.uk>
Cc: Anna Irwin <Anna.Irwin@wrexham.gov.uk>; Neil Taunt <Neil.Taunt@wrexham.gov.uk>
Subject: [Ext Msg] RE: P/2018/0507 - proposed conversion at Hafod Adams, LL20 7LB

Charlene,

I apologise for the delay responding to you.

The additional documents submitted (HIA and FCA) have been assessed and in both cases are deemed inadequate and do not provide sufficient justification for the proposed works.

I will provide these responses to you in due course along with my observations bit on the basis of the information before me at this time, the applications would be recommended for refusal.

In terms of the condition of the building, I would remind your client that as the building is listed, the onus falls upon them to legally ensure that the building is secured and protected from further deterioration. The status of the current planning and listed building consent applications should not prevent the protection of the building. Anna Irwin can provide further guidance on this matter.

I will be in touch in due course.

Kind regards

Phil
Philip Forster
Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



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From: Sussums-Lewis, Charlene [<mailto:Charlene.Sussums-Lewis@Carterjonas.co.uk>]
Sent: 03 January 2019 09:25
To: Philip Forster

Subject: RE: P/2018/0507 - proposed conversion at Hafod Adams, LL20 7LB

Dear Phil,

Happy New Year.

I wondered if you could please let me have an update on the application.

I am concerned as the wet weather is causing further deterioration to the property and we are keen to get the situation resolved.

Thanks

Charlene

Charlene Sussums-Lewis MRICS Associate Member RTPI
Associate

T: 01743 213261 | M: 07713 101621 | carterjonas.co.uk
Canon Court North, Abbey Lawn, Shrewsbury, SY2 5DE

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From: Sussums-Lewis, Charlene
Sent: 13 December 2018 17:14
To: 'Philip Forster' <Philip.Forster@wrexham.gov.uk>
Subject: RE: P/2018/0507 - proposed conversion at Hafod Adams, LL20 7LB

Hi Phil,

I am off on leave from tomorrow afternoon until the New Year and I would like to please go back to the client with an update on the application.

Could you therefore please let me know the latest.

Thanks

Charlene

From: Sussums-Lewis, Charlene
Sent: 10 December 2018 14:13
To: 'Philip Forster' <Philip.Forster@wrexham.gov.uk>
Subject: FW: P/2018/0507 - proposed conversion at Hafod Adams, LL20 7LB

Hi Phil,

Hope all is well.

I just wondered if you were able to please update me re Hafod Adams.

Thank you

Charlene

From: Sussums-Lewis, Charlene
Sent: 30 November 2018 15:28
To: Philip Forster <Philip.Forster@wrexham.gov.uk>
Subject: RE: P/2018/0507 - proposed conversion at Hafod Adams, LL20 7LB

Hi Phil,

Hope all is well.

I just wondered if you were able to please update me re Hafod Adams.

Thank you

Charlene

From: Sussums-Lewis, Charlene
Sent: 23 October 2018 17:12
To: 'Philip Forster' <Philip.Forster@wrexham.gov.uk>
Subject: RE: P/2018/0507 - proposed conversion at Hafod Adams, LL20 7LB

Hi Phil,

Hope all is well.

I just wondered if you were able to please update me re Hafod Adams.

Thank you

Charlene

From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]
Sent: 20 September 2018 15:01
To: Sussums-Lewis, Charlene <Charlene.Sussums-Lewis@Carterjonas.co.uk>
Subject: [Ext Msg] RE: P/2018/0507 - proposed conversion at Hafod Adams, LL20 7LB

Hello Charlene,

Thank you for this additional information. I will pass these documents onto the relevant specialists and revert to you in due course.

Regards

Phil

From: Sussums-Lewis, Charlene [<mailto:Charlene.Sussums-Lewis@Carterjonas.co.uk>]
Sent: 20 September 2018 14:12
To: Philip Forster
Subject: RE: P/2018/0507 - proposed conversion at Hafod Adams, LL20 7LB

Dear Phil,

Thanks for your time on the phone last week. I tried you on Monday and left a message, but we missed to speak about this application.

In any event, I have attached the FCA and amended Heritage Statement as requested in your letter.

In my email below, I touched on the principle of the reinstatement of residential use and I have pasted it below for ease of reference:

With regards the principle of the conversion, the scheme has been considered very carefully by the owners over the last 10-15 years.

As you can appreciate, the building has stood redundant for some years, which ultimately means its gradual decline.

It was considered that the best way forward was to bring The Granary back into residential use, for the following reasons:

1 – Respectful of its heritage – The Granary was used as a dwelling and its considered that returning to that use is the most appropriate development for its future.

2 – Respectful of its built form – The residential use of The Granary is far better than a commercial use due to the level of care and detail in the refurbishment process and the on going wear and tear.

3 – Economics – Residential use is the only use that will enable the building to be converted to a high standard.

4 – Need – The residential use will provide for a small dwelling which is highly sought after in the community and beyond . This in turn will bring economic benefits to the local economy.

If you require any further information then please do not hesitate to contact me and I will be happy to assist. If you do have the opportunity to call me, please feel free and we can discuss as it would be good to get this application to a successful conclusion, given the looming onset of winter.

Kind Regards

Charlene

Charlene Sussums-Lewis MRICS Associate Member RTPI
Associate

T: 01743 213261 | M: 07713 101621 | carterjonas.co.uk
Canon Court North, Abbey Lawn, Shrewsbury, SY2 5DE

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From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]

Sent: 11 September 2018 09:22

To: Sussums-Lewis, Charlene <Charlene.Sussums-Lewis@Carterjonas.co.uk>

Subject: [Ext Msg] FW: P/2018/0507 - proposed conversion at Hafod Adams, LL20 7LB

Dear Charlene,

Further to your recent emails regarding the above site, I clarified matters with Anna Irwin regarding the insulation of the building. She provided the response below for your consideration.

I would be grateful if you could advise regarding timescales for the provision of the additional information.

Regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer

Rheoli Datblygu /Development Control



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From: Anna Irwin
Sent: 09 September 2018 10:43
To: Philip Forster
Subject: RE: P/2018/0507 - proposed conversion at Hafod Adams, LL20 7LB

Hi Phil,

Apologies it has taken me so long to respond to you on this.

As the building has listed status there is some flexibility with regards to the application of Building Regulations in relation to insulation standards in order to protect the historic fabric of the building. The structure is designed to breathe and so many modern insulating methods can interfere with this process and increase the risk of problems associated with damp and condensation in the long term.

An acceptable method of providing floor insulation would be through the introduction of a limecrete floor whilst in relation to the walls a hemp insulating plaster would be considered acceptable.

Kind Regards

Anna

From: Philip Forster
Sent: 21 August 2018 10:22
To: Anna Irwin
Subject: FW: P/2018/0507 - proposed conversion at Hafod Adams, LL20 7LB

Hi Anna,

For your info. I wrote to the agent and effectively gave them your comments in my letter. Would you be able to give me a view on the insulation element prior to them going too far with it. I presume we wouldn't prevent insulation entirely – but look at an appropriate solution rather than the cheapest.

Thanks

Phil

From: Sussums-Lewis, Charlene [<mailto:Charlene.Sussums-Lewis@Carterjonas.co.uk>]
Sent: 20 August 2018 14:39

To: Philip Forster

Subject: RE: P/2018/0507 - proposed conversion at Hafod Adams, LL20 7LB

Dear Phil,

Thank you for the letter.

I will get an FCA carried out.

With regards the principle of the conversion, the scheme has been considered very carefully by the owners over the last 10-15 years.

As you can appreciate, the building has stood redundant for some years, which ultimately means its gradual decline.

It was considered that the best way forward was to bring The Granary back into residential use, for the following reasons:

- 1 – Respectful of its heritage – The Granary was used as a dwelling and its considered that returning to that use is the most appropriate development for its future.
- 2 – Respectful of its built form – The residential use of The Granary is far better than a commercial use due to the level of care and detail in the refurbishment process and the on going wear and tear.
- 3 – Economics – Residential use is the only use that will enable the building to be converted to a high standard.
- 4 – Need – The residential use will provide for a small dwelling which is highly sought after in the community and beyond . This in turn will bring economic benefits to the local economy.

With regards the HIA, we will address the matters raised, but there is one question I would like a practical answer to before doing so.

In order for the dwelling to meet building regulation standards insulation will need to be put in the floor and walls. For that process to take place, the floor will be concreted over and the walls will be re-lined.

The owner would rather leave the walls as they are, but the insulation has to go somewhere and there is no cavity to fill it with.

This process will need to be followed in all listed building conversions and I would be grateful if the LA could advise.

Thank you

Charlene

Charlene Sussums-Lewis MRICS Associate Member RTPI
Associate

T: 01743 213261 | M: 07713 101621 | carterjonas.co.uk
Canon Court North, Abbey Lawn, Shrewsbury, SY2 5DE

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From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]
Sent: 16 August 2018 16:38
To: Sussums-Lewis, Charlene <Charlene.Sussums-Lewis@Carterjonas.co.uk>
Subject: [Ext Msg] RE: P/2018/0507 - proposed conversion at Hafod Adams, LL20 7LB

Dear Charlene,

I've now had the opportunity to consider this application and the nature of consultations responses. I would be grateful if you give consideration to the contents of the attached letter.

Regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer

Rheoli Datblygu /Development Control



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From: Sussums-Lewis, Charlene [<mailto:Charlene.Sussums-Lewis@Carterjonas.co.uk>]

Sent: 31 July 2018 16:37

To: Philip Forster

Subject: RE: P/2018/0507 - proposed conversion at Hafod Adams, LL20 7LB

Dear Philip,

Further to your email, I have attached the model of the Biotec 2 treatment system together with the outlet location.

I hope that helps.

Are there any other matters outstanding as we are keen to press on before the autumn to make the most of the fine weather as the roof is not on so we are concerned about further deterioration.

Many thanks

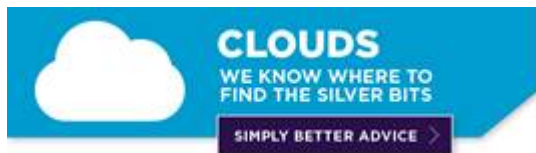
Charlene

Charlene Sussums-Lewis MRICS Associate Member RTPI
Associate

Carter Jonas

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Canon Court North, Abbey Lawn, Shrewsbury, SY2 5DE





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From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]
Sent: 09 July 2018 15:00
To: Sussums-Lewis, Charlene <Charlene.Sussums-Lewis@Carterjonas.co.uk>
Subject: [Ext Msg] P/2018/0507 - proposed conversion at Hafod Adams, LL20 7LB

Dear Charlene,

I am seeking additional information from you on this one. I've had an informal response from NRW asking whether we can get some additional information from you on the proposed foul water disposal. They are specifically seeking:

I don't seem to be able to find any details for the septic tank and discharge point within the documents attached to the planning application. Please can we request further information for the discharge point from the septic tank?

Would this be something you could investigate and provide additional information for me. Without this information I fear that NRW may issue a holding objection because of the proximity of the site to a watercourse that is a tributary of the River Dee – a protected SAC site.

If you could come back to me on this as soon as you can I can forward this on to NRW.

Many thanks

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer

Rheoli Datblygu /Development Control



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