

Cerys Jones

From: Mared Rees-Jones
Sent: 18 June 2021 08:01
To: planning_admin
Subject: FW: P/2020/0363 - Land west of Sesswick Way, Wrexham Industrial Estate

Please add Highway comments to above application

From: Claudia Currie <Claudia.Currie@mottmac.com>
Sent: 17 June 2021 16:28
To: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Cc: Margaret Henderson <Margaret.Henderson@mottmac.com>; Rachel Penman <Rachel.Penman@wrexham.gov.uk>; Dominic Jones <Dominic.Jones@wrexham.gov.uk>
Subject: RE: P/2020/0363 - Land west of Sesswick Way, Wrexham Industrial Estate

Hi Mared,

We have completed the review of the appendix D in respect of the traffic movements. The documents confirms that the majority of the highway movements are planned to be well away from the prevailing highway. Therefore, this removes the initial highway concerns and also removes the need for the suggested condition to restrict the delivery times as any such condition would just enforce the situation evidenced by the Developer.

Regards

Claudia Currie

Associate Transport Planner

D 029 2046 7884
claudia.currie@mottmac.com

From: Claudia Currie
Sent: 09 June 2021 11:23
To: 'Mared Rees-Jones' <Mared.Rees-Jones@wrexham.gov.uk>
Cc: Margaret Henderson <Margaret.Henderson@mottmac.com>; Rachel Penman <Rachel.Penman@wrexham.gov.uk>; Dominic Jones <Dominic.Jones@wrexham.gov.uk>
Subject: RE: P/2020/0363 - Land west of Sesswick Way, Wrexham Industrial Estate

Yes Friday is good for me....better in the morning than the afternoon

Claudia Currie

Associate Transport Planner

D 029 2046 7884
claudia.currie@mottmac.com

From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 09 June 2021 11:16
To: Claudia Currie <Claudia.Currie@mottmac.com>
Cc: Margaret Henderson <Margaret.Henderson@mottmac.com>; Rachel Penman <Rachel.Penman@wrexham.gov.uk>; Dominic Jones <Dominic.Jones@wrexham.gov.uk>
Subject: RE: P/2020/0363 - Land west of Sesswick Way, Wrexham Industrial Estate

Hi Claudia

Thanks for the response on this.

Are you free for a quick call sometime this week to discuss some of the highway matters related with this appeal please?

I'm around tomorrow afternoon or any time Friday if that's suitable for you?

Mared

From: Claudia Currie <Claudia.Currie@mottmac.com>
Sent: 08 June 2021 18:52
To: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Cc: Margaret Henderson <Margaret.Henderson@mottmac.com>; Rachel Penman <Rachel.Penman@wrexham.gov.uk>; Dominic Jones <Dominic.Jones@wrexham.gov.uk>
Subject: RE: P/2020/0363 - Land west of Sesswick Way, Wrexham Industrial Estate

Hi Mared,

I have reviewed the Decision Notice, WG Ministers' Call-in notification and Statement of Common Ground in respect of the traffic capacity issues and I can confirm that the grounds for refusal (reason 3) were not supposed by the initial highway comments. The Developer's Consultant was able to source some existing relevant traffic data and was able to demonstrate, using that existing 2018 data, that the proposed development would not cause a significant impact on the existing Highway Network. Any additional traffic data that might have been requested in order to model all junction capacity options has not been possible to collect due to the reduced traveling still occurring as a result of the COVID19 restrictions in Wales.

Therefore, I would support the removal of this ground for refusal. However, in order to ensure that the existing highway traffic levels are not impacted in anyway during the prevailing peak hours a restriction on delivery times to/from site would be more than sufficient to ensure the local highway network capacity remains protected – although not strictly needed.

I hope the above provides the information you need, but please do not hesitate to contact me if you need any clarification.

Regards

Claudia Currie

Associate Transport Planner

D 029 2046 7884

claudia.currie@mottmac.com

From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 25 May 2021 11:23
To: Emma Broad <Emma.Broad@wrexham.gov.uk>; 'North Planning' <NorthPlanning@cyfoethnaturiolcymru.gov.uk>; Margaret Henderson <Margaret.Henderson@mottmac.com>; Hayley Palmer <Hayley.Palmer@mottmac.com>
Subject: P/2020/0363 - Land west of Sesswick Way, Wrexham Industrial Estate

Dear All

An appeal has been lodged regarding the above planning application which was refused last year under application reference P/2020/0363. Please see attached a copy of the decision notice.

A start date for the appeal has not yet been provided by the Planning Inspectorate. However, the agent has produced a Statement of Common Ground to try and establish matters of agreement between the appellant and Local Planning Authority, prior to the appeal commencing. Please see attached a copy of the draft Statement of Common Ground produced by the agent. There will be some amendments required in regards to this.

Page 5 of the SoCG onwards, seeks to address the reasons for refusal of the application. All original documents submitted with the planning application, as well as additional documents submitted in connection with the appeal are available to view on the planning pages of the Council's website, accessed in the same manner as you would when viewing a planning application.

Can you please accept this email as a formal consultation regarding the above and please send me any response you may have on the comments within the SoCG and the documents submitted in connection with the appeal, within 21 days of this email.

Please note, when the appeal has formally started, you will be formally consulted again.

If you have any queries or wish to discuss any of the above, please do not hesitate to contact me direct.

Mared

Mared Rees-Jones
Swyddog Cynllunio/Planning Officer
Cynllunio a Rheoleiddio/Planning and Regulatory



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