Castle Green

Land east of Tan y Bont, Main Road, Rhosrobin

Pre-Application Community Consultation Report

August 2024



castlegreenhomes.uk

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EXECUTIVE SUMMARY

Castle Green Homes has undertaken pre-application consultation in advance of submitting a full planning application to Wrexham Borough County Council for the replan and substitution of housetypes to increase the number of dwellings to 209 homes (20 additional homes including 5 affordable homes) with associated amendments to approved landscape details.

The Company has undertaken consultation with local residents and specialist consultees in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order (DMWPO) 2016 and Welsh Government's '*Pre-application Community Consultation: Best Practice Guidance for Developers*' (December 2021).

A range of comments were received to the consultation. Where appropriate, the Company has sought to respond to those comments received as part of the PACS with additional work or amendments made to the scheme where appropriate, as set out in the latter chapters of this report.

1. INTRODUCTION

1.1 This Pre-Application Consultation Report [hereafter referred as the PACS Report] has been prepared by Castle Green Homes [hereafter referred to as 'the Applicant' or 'the Company'] in support of a planning application submitted to Wrexham Borough County Council [hereafter referred to as 'the Council'] for the development of land at Tan y Bont, Rhosrobin.

1.2 The description of development to which full planning permission is sought is as follows: -

> ***"Replan and substitution of housetypes to increase the number of dwellings to 209 homes (20 additional homes including 5 affordable homes) with associated amendments to approved landscape details.'***

Purpose of this Pre-Application Consultation Report

1.3 The purpose of this PACS Report is to set out the pre-application engagement that has been undertaken by the Company in advance of a planning application being submitted to Wrexham Council for determination.

1.4 Consultation has been undertaken in full accordance with Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) Order (DMWPO) 2016, which confirms the requirement to undertake PAC consultation on all 'major' development (full or outline) and applications for Developments of National Significance (DNS), also having regard to the guidance set out in Welsh Government's *'Pre-application Community Consultation: Best Practice Guidance for Developers'* (December 2021).

1.5 The purpose of this PAC report is as follows: -

- To set out the Company's approach to public consultation;
- To demonstrate that owners and occupiers of adjoining land were notified and provided opportunity to receive information and provide comments;
- To demonstrate that relevant community and specialist consultees were notified and provided opportunity to receive information and provide comments;
- To confirm the contents of site notices and that they were displayed in accordance with statutory requirements;
- To set out a summary of the issues raised by adjoining landowners/occupiers and how they have been addressed, where necessary.

1.6 This PACS Report is structured as follows: -

- **Section 2** – sets out the details and scope of the Company's pre-application consultation strategy;
- **Section 3** – sets out the pre-application responses received from community consultees to the public consultation exercise;
- **Section 4** – sets out how the Company has sought to positively respond to the comments received through the PACS and how this is reflected in the final scheme to which planning permission is sought;
- **Section 5** – provides an overarching summary of conclusions of the pre-application engagement that has been undertaken by the Company in advance of the planning application being submitted, confirming that this engagement has been undertaken in accordance with relevant guidance and legislation;

1.7 This PACS Report is accompanied by a number of appendices: --

- **Appendix A** – Site Notice, Site Notice Location Plan and photo evidence;
- **Appendix B** – Example letter and notice sent to adjoining landowners/occupiers;
- **Appendix C**– Example letter and notice sent to Specialist Consultees;

2. PRE-APPLICATION CONSULTATION STRATEGY

2.1 This Section of the PACS Report provides details of the pre-application community consultation strategy undertaken by the Company prior to submission of the planning application to Wrexham County Borough Council.

Notification of Consultation

2.2 In accordance with Schedule 1B: Publicity and Consultation before Applying for Planning Permission under Articles 2C and 2D of the DMWPO, 2no. notices were displayed on Plas Acton Road to the north east of the Site and Main Road to the south west of the Site to advise local residents and members of the public of the Company's pre-application community consultation.

2.3 A copy of the site notice, location plan of the notices (highlighted yellow) and photo evidence of the notices in situ are provided at Appendix A of this report.

2.4 The site notices were erected on Friday 26th April 2024 with the consultation commencing on Monday 29th April 2024 for a period of 28 days with responses invited until Monday 27th May 2024.

2.5 In accordance with statutory requirements, the site notices were fixed to lamp posts on publicly accessible highways and footpaths surrounding the site to ensure that they are highly visible and legible to members of the public.

2.6 As per Appendix A, the site notice included the required information concerning the proposed development including how members of the public could view application documents and the means for providing their comments to the consultation.

Local Resident Notification via letter

2.7 Adjoining property owners/occupiers were notified of the pre-application consultation via distribution of a letter and notice sent in advance of the consultation period dated 26th April 2023. Recipients were targeted based on whether their property adjoined the site boundary and would therefore most likely to be subject to the greatest impact from the development. This included properties on the following roads: -

- Occupied properties on Castle Green Homes' Llys y Coed development;
- Plas Acton Road;
- Blue Bell Lane;
- Churchlea;
- Olivet Gardens, and
- Top Farm Road

2.8 The letter and notice provided information including details of the proposed development and how neighbours could view the consultation documents and how they may provide their comments during the consultation period.

2.9 A copy of the letter and notice sent to local residents can be found at Appendix B.

Gwersyllt Community Council and Ward Councillor Notification via letter

2.10 A letter and notice was issued to Gwersyllt Community Council dated 26th April advising of the pre-application consultation and where further consultation information could be found. Direct notices were also sent to Gwersyllt South Ward Councillor Pete Howell on 26th April providing further information of the PACS process and how comments could be made.

2.11 A copy of the letter and notice sent to the Community Council and ward councillor can be found at Appendix C.

Specialist Consultees Notification

2.12 Specialist consultees listed in Table 1 were identified reflective of the nature and scale of the proposed development. The specialist consultees were contacted on 26th April via post and email, notifying of the consultation period and where additional information concerning the scheme could be found.

2.13 A copy of the letter and notices sent to Specialist Consultees can be found in Appendix C.

Specialist Consultee	Contact details
Wrexham County Borough Council Planning Department	FAO The Planning Department 16 Lord Street Wrexham LL11 1LG
Local Highway Authority	FTAO The Highways Department 16 Lord Street Wrexham LL11 1LG
Wrexham County Council (Ecology)	FAO Ms Emma Broad 16 Lord Street Wrexham LL11 1LG
The Coal Authority	The Coal Authority 200 Lichfield Lane Berry Hill Mansfield Nottinghamshire NG18 4RG DX716176 Mansfield 5 planningconsultation@coal.gov.uk
Welsh Water	DCWW

	Developer Services Wholesale Business Services Linea Cardiff CF3 0LT developer.services@dwrcymru.com
National Resource Wales	Natural Resources Wales Chester Rd Buckley Flintshire CH7 3AJ northplanning@naturalresourceswales.gov.uk
CPAT	FTAO Mark Walters The Clwyd-Powys Archaeological Trust 41 Broad Street WELSHPOOL Powys SY21 7RR mark.walters@cpat..org.uk
North Wales Fire and Rescue	FTAO Tim Owen Wrexham & Flintshire County Office, Ambulance and Fire Services Resource Centre, Croesnewydd Road, Wrexham, LL13 7YU flintshire.wrexham@nwales-fireservice.org.uk
Wrexham County Council Public Protection	FAO Public Protection 16 Lord Street Wrexham LL11 1LG
CADW	FAO Planning & Policy Team CADW

	Welsh Government Bedwas Road Caerphilly CF83 8WT cadwplanning@gov.wales

2.14 A copy of the letter and notice sent to Specialist Consultees can be found at Appendix C.

Pre-application Pack and Website

2.15 The pre-application consultation pack comprised the following documentation which provided information about the proposed development: -

- Location Plan;
- Site Layout;
- Castle Green Homes Housetype Pack;
- Arboricultural Impact Assessment
- Planning, Design and Access Statement;
- Flood Consequences Assessment and Drainage Management Strategy;
    - Flood Risk and Drainage Technical Note
- Landscape Proposals;
- Traffic Impact Note
- Topographical Survey; and
- Preliminary Ecological Assessment;

2.16 The suite of technical reports and plans was publicly available via a dedicated consultation website (https://planning.castlegreenhomes.uk/application/tan-y-bont-main-road-rhosrobin/) with Site Notices and letters to residents and specialist consultees providing details on how these reports could be accessed.

2.17 The website provided opportunity for interested parties to submit their feedback to the proposals via the website, with consultees also able to send their comments to a dedicated consultation email address or via post to the Company's offices.

3. PRE-APPLICATION CONSULTATION RESPONSES

3.1 In response to the PACs, 2no. responses/feedback forms were received from the local community via the consultation website or email address listed on the site notice and letter correspondences; these responses have been summarised below. Where multiple respondents provided similar comments, these responses have been grouped and collated by topic.

Existing services and infrastructure	The key points and questions raised by consultees on these matters are set out below: - • I am concerned local infrastructure – schools, doctors etc. are not up to any more houses being built. ***CGH Response:*** *- The impact of the proposed development on existing infrastructure including schools and doctors' surgeries forms a key part of the decision-making process, with applications expected to suitably mitigate the direct impact of development on such services where necessary.* *As part of the planning application process, the Company are committed to engaging with the Local Planning Authority in relation to securing additional financial contributions beyond those secured as part of the original scheme, via a s106 agreement, towards improving existing facilities within the local area including increasing capacity at schools or medical centres, and to mitigate the impact of the additional 20 dwellings proposed, provided any financial contributions sought meet the policy tests set out in national policy.*

Residential Amenity	The key points and questions raised by consultees on these matters are set out below: - • I have encountered a lot of noise from the site since construction started - including piling works, contractor vehicles and mud on the roads, and working on Sundays. ***CGH Response:*** *A Construction Management Plan has been prepared for the Company's site at Llys y Coed which includes a range of measures to minimise the impact of the development on existing residents during the construction phase including defining hours of operation, securing the use of dust control measures and road sweeping and controlling any works which involve use of heavy machinery. Where the Company is made aware of contraventions of the Construction Management Plan, we will endeavour to address this contravention at the earliest opportunity.*
General	The key points and questions raised by consultees on these matters are set out below: - • When are you intending to commence development? ***CGH Response****: It is expected that development of the Site will be undertaken as part of the wider Llys y Coed scheme and therefore all site set-up has already occurred.*

3.2 Further comments were raised by some respondents, however these do not constitute material planning matters and have therefore not been included within this Report.

4. SPECIALIST CONSULTEE RESPONSES

4.1 Details of the response received from specialist consultees are documented in Table XX below: -

Consultee	Comments and Response
Wrexham Borough Council – Highways (4th June 2024)	<u>Trip Generation</u> In regards to the increase in trips associated with an additional twenty dwellinghouses. A traffic impact note has been submitted with the pre-application pack, the applicant has referenced a TRICS assessment but does not demonstrate the raw data, the trip rates are lower that we would anticipate for a site of this type, usually approximately 0.5 total per peak hour, these levels seem a little lower than usual and therefore the LHA would recommend another look at comparable sites within similar types of areas to hone the TRICS further. But it isn't envisaged that the extra trips from the site are likely to cause issues on the existing and proposed highway network in the vicinity of the site. *Castle Green Homes (CGH) Response: The Traffic Impact Note has been updated to reflect the above comments with reference made to a consented residential development on land off Wrexham Road, Holt. The conclusions of the assessment remain that the impact arising from the additional 20 homes will be minimal and not result in a material change to traffic conditions.* <u>Access arrangements</u>

	The proposed highway layout isn't proposed to substantially change as part of the proposals and therefore it is considered that the swept paths previously submitted as part of the reserved matters application should be acceptable. There is a minor amendment from two cul-de-sacs closest to the L.E.A.P but this is not likely to cause any significant issues ***CGH Response**: Comments noted, and no further action required.* <u>Parking</u> There are concerns that the long lengths of dropped kerbs for parking arrangements shown especially in front of plots 124,125,126,127,128,129,130, Plots 89-91, 103-108, 100-101 provide little scope for on-street visitor parking, which is of a concern where many of the units fall short of the Wrexham County Borough Council car parking standards which require 2 car parking spaces per 2 bedroom dwellinghouse and 3 car parking spaces per 3 or 4 bedroom dwellinghouse. Some of the driveways indicated for 3 cars don't appear large enough to accommodate 3 cars and therefore the LHA would ask for the dimensions to be clarified within a planning submission. ***CGH Response**: The parking arrangement serving plots 124-130 has been revised to reduce instances of frontage parking , increase side parking and provide additional opportunities for planting to break up the streetscene.* The applicant is requested to consider this further to ensure visitor parking does not obstruct accesses and to ensure that overflow parking

	doesn't result in obstructive parking at site access junctions which could compromise highway safety. Long lengths of dropped kerbs to provide multiple parking spaces in a row also restrict pedestrian visibility from parking spaces that abut other parking spaces. This could compromise pedestrian safety for children walking on footways or shared surfaces to the rear of the spaces. Pedestrian visibility splays of 2m x 2m with nothing higher than 0.6m should be provided. The driveway proposed for Plot 192 is not acceptable as it offers restricted visibility for the driver to access and egress the driveway, visibility would be at an oblique angle, parking arrangements should be designed at 90 degrees to the carriageway in order to be acceptable on safety grounds. ***CGH Response:*** *Parking associated with Plot 192 (now Plot 191 on the revised layout) has been revised to address the above comments.* The applicant should ensure that 6m aisle widths are provided behind all proposed driveways or parking areas. The LHA has been unable to scale off the plan, it doesn't appear to scale correctly as a PDF. A minor amendment may be required to the driveway for unit 113 which at the moment appears to encourage reversing over the widest extent of footway at the bottom of the turning head which is not acceptable on pedestrian safety grounds.

	CGH Response: *The extent of adopted road has been revised to avoid vehicles reversing over the footway adjacent to Plot 113.* There are concerns over the parking arrangements for plot 208, parking at the rear where homeowners cannot easily overlook their vehicles is not desirable and can encourage further parking on pavements in the vicinity of the frontage to the property. This is reinforced on page 108 of Manual for Streets which states that spaces must be well overlooked for security purposes. ***CGH Response:*** *Parking for plot 208 has been revised so it is located to the side of the plot.* The provision of electric vehicle charging points should be provided for all dwellings. ***CGH Response****: All plots will be provided with an electric vehicle charging point. It is considered that such maters can be dealt with via a suitably worded planning condition.* <u>Highway Layout</u> Where there are no footways proposed on-street there will be a requirement for a service strip to be installed and the provision of required infrastructure such as street lighting. ***CGH Response****: Comments noted and reflected on Planning Layout*

North Wales Fire and Rescue Authority (22nd April 2024)	The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site. ***CGH Response**: Comments noted; no further action required.*
The Coal Authority (13th May 2024)	We have reviewed the site location plan provided and can confirm that the site falls within the Coal Authority's defined Development Low Risk Area. On this basis we have no specific comments to make. However, in the interest of public safety, it is requested that the Coal Authority's Standing Advice note is drawn to the applicant's attention, where relevant. ***CGH Response**: Comments noted; no further action required.*

5. CONCLUSIONS

5.1 This PACS Report has documented the pre-application community consultation undertaken by Castle Green Homes to inform the proposed development at Tan y Bont, Main Road, Rhosrobin.

5.2 Consultation has been undertaken with community and specialist consultees in full accordance with Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) Order (DMWPO) 2016, also having regard to the guidance set out in Welsh Government's '*Pre-application Community Consultation: Best Practice Guidance for Developers*' (December 2021).

5.3 The PACS Report summarises those comments received during the consultation period and sets out the Company's response to.

5.4 Where possible, revisions have been made to the scheme to address comments prior to its submission to Wrexham County Borough Council for determination.

Appendices

Appendix A

PUBLIC CONSULTATION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Publicity and Consultation before applying for Planning Permission
Notice Under Articles 2C and 2D

This Notice is to inform you that Castle Green Homes are intending to apply for planning permission for the following:

Proposal **Full application to replan and substitute 43no. plots of approved scheme to increase overall numbers across the Site to 209 homes (189 homes presently approved) – 20 additional homes**

Site **Land at Tan y Bont, Main Road, Old Rhosrobin, Wrexham, LL11 4RL**

This notice provides the opportunity to comment directly to Castle Green Homes on the scheme prior to the submission of a planning application to Flintshire County Council.

Any subsequent planning application will be publicised by the Council and any comments provided in response to this notice will not prejudice your ability to make representations to the Council on the planning application.

Your submitted comments will be considered by Castle Green Homes prior to the submission of the planning application and may be placed on the public file.

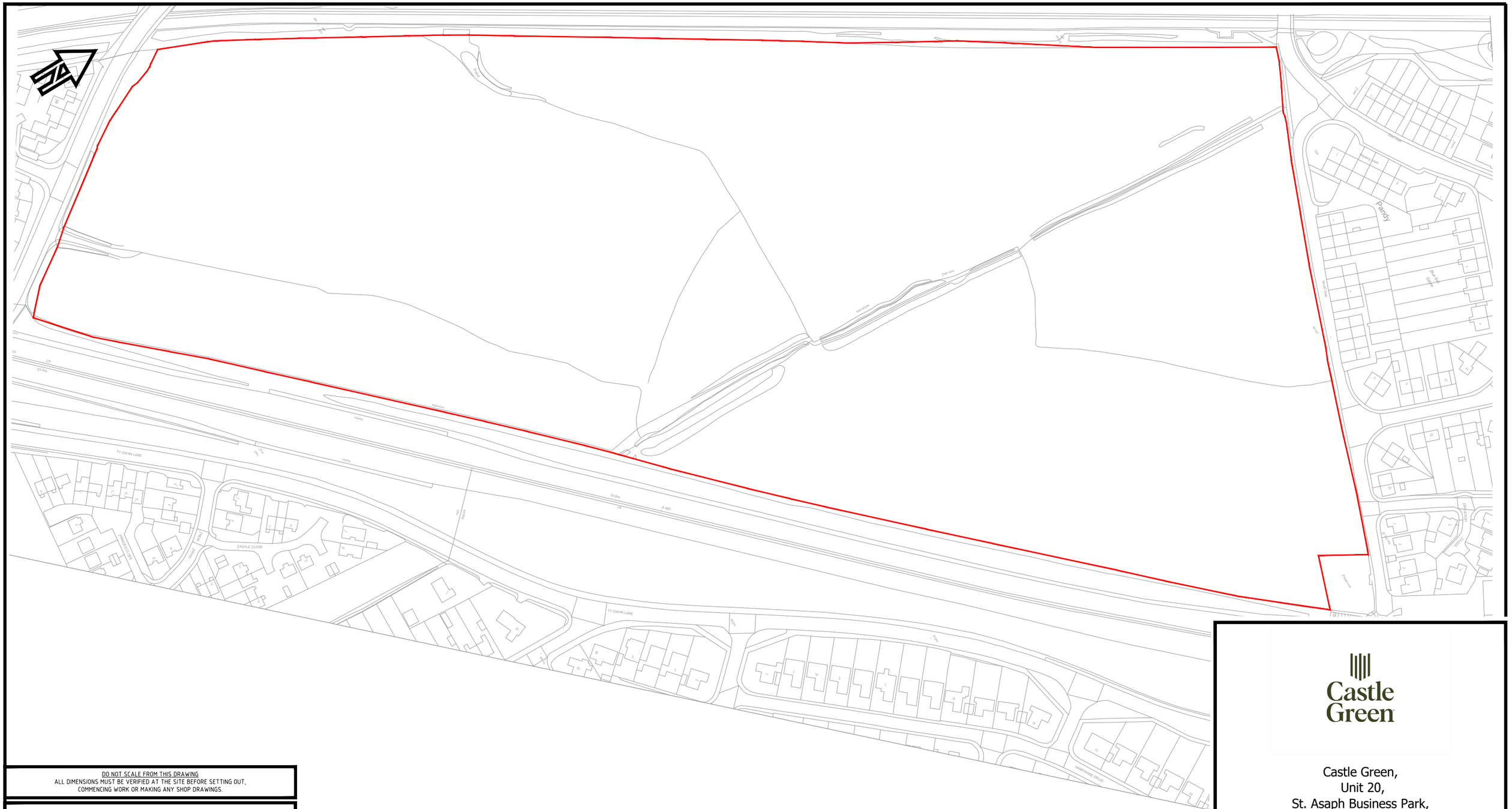
You may inspect copies of the proposed application, the plans, and other supporting documents online at planning.castlegreenhomes.uk. This website contains a facility to allow you to provide comments on the proposals.

Any comments can also be sent to the following address: -

Castle Green Homes
Unit 20
St Asaph Business Park
Denbighshire
LL17 0LJ
Telephone: 01745 536677
Email: info@castlegreenhomes.uk

The consultation commences at **9am on Monday 29th April 2024** and closes for comments at **5pm on Monday 27th May 2024.**

Castle Green



DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS MUST BE VERIFIED AT THE SITE BEFORE SETTING OUT, COMMENCING WORK OR MAKING ANY SHOP DRAWINGS.

Key:

Site Boundary.

Castle Green,
Unit 20,
St. Asaph Business Park,
Ffordd Richard Davies, St Asaph,
Denbighshire. LL17 0LJ.
Tel. 01745 536677

Site:
Main Road, Rhosrobin.

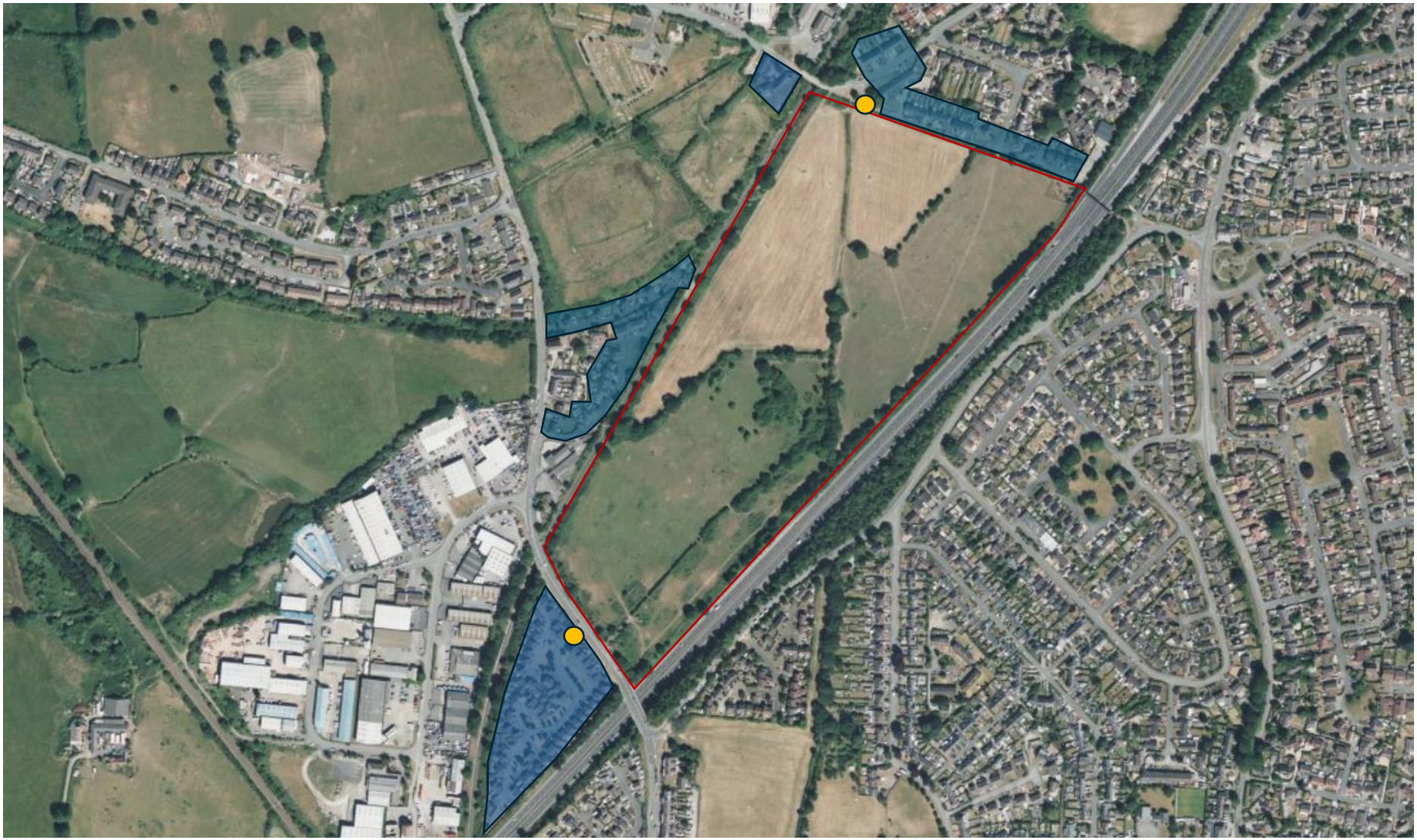
Title:
Location Plan

Scale:
1:2000

Date:
09/02/2021

Ref:
RHRO-LP.01

Rev:
-



Appendix B

26th April 2024

To the Occupier

Hand delivered

Dear Sir/Madam,

Proposal **Full application to replan and substitute 43no. plots of approved scheme to increase overall numbers across the Site to 209 homes (189 homes presently approved) – 20 additional homes**

Site **Land at Tan y Bont, Main Road, Old Rhosrobin, Wrexham, LL11 4RL**

I write on behalf of Castle Green Homes with reference to the proposed development of the above Site, seeking comments from interested parties prior to the finalising and submission of a planning application to Flintshire County Council.

I attach for your reference the formal consultation notice which advises the ways that you can view supporting technical information and provide comments on the scheme. Any comments can be made via the consultation website (**planning.castlegreenhomes.uk**) or email address (**info@castlegreenhomes.uk**). All responses received will be reviewed prior to finalising the scheme and contained within a Pre-Application Community Consultation Report submitted as part of the application.

The consultation commences at **9am Monday 29th April 2024** and lasts for 28 days. Please provide any response before **5pm on Monday 27th May 2024**.

Yours Faithfully,
Castle Green Homes

PUBLIC CONSULTATION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Publicity and Consultation before applying for Planning Permission
Notice Under Articles 2C and 2D

This Notice is to inform you that Castle Green Homes are intending to apply for planning permission for the following:

Proposal **Full application to replan and substitute 43no. plots of approved scheme to increase overall numbers across the Site to 209 homes (189 homes presently approved) – 20 additional homes**

Site **Land at Tan y Bont, Main Road, Old Rhosrobin, Wrexham, LL11 4RL**

This notice provides the opportunity to comment directly to Castle Green Homes on the scheme prior to the submission of a planning application to Flintshire County Council.

Any subsequent planning application will be publicised by the Council and any comments provided in response to this notice will not prejudice your ability to make representations to the Council on the planning application.

Your submitted comments will be considered by Castle Green Homes prior to the submission of the planning application and may be placed on the public file.

You may inspect copies of the proposed application, the plans, and other supporting documents online at planning.castlegreenhomes.uk. This website contains a facility to allow you to provide comments on the proposals.

Any comments can also be sent to the following address: -

Castle Green Homes
Unit 20
St Asaph Business Park
Denbighshire
LL17 0LJ
Telephone: 01745 536677
Email: info@castlegreenhomes.uk

The consultation commences at **9am on Monday 29th April 2024** and closes for comments at **5pm on Monday 27th May 2024.**

Castle Green

Appendix C

CONSULTATION PRIOR TO APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Publicity and Consultation before applying for Planning Permission
Notice Under Article 2D

This Notice is to inform you that Castle Green Homes are intending to apply for planning permission for the following:

Proposal **Full application to replan and substitute 43no. plots of approved scheme to increase overall numbers across the Site to 209 homes (189 presently approved).**

Site **Land at Tan y Bont, Main Road, Old Rhosrobin, Wrexham, LL11 4RL**

This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

This notice provides the opportunity to comment directly to Castle Green Homes on the scheme prior to the submission of a planning application to Wrexham County Borough Council.

Any subsequent planning application will be publicised by the Council and any comments provided in response to this notice will not prejudice your ability to make representations to the Council on the planning application.

Your submitted comments will be considered by Castle Green Homes prior to the submission of the planning application and may be placed on the public file.

You may inspect copies of the proposed application, the plans, and other supporting documents online at planning.castlegreenhomes.uk.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to Castle Green Homes via the website above or by email to sean.mcbride@castlegreenhomes.uk by 5pm on Monday 27th May 2024.

Castle Green

The Coal Authority
200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG
DX716176 Mansfield 5

26th April 2024

Dear Sir/Madam

Proposal: **Full application to replan and substitute 43no. plots of approved scheme to increase overall numbers across the Site to 209 homes (189 presently approved).**
Site: **Land at Tan y Bont, Main Road, Old Rhosrobin, Wrexham, LL11 4RL**

I write with reference to the above site and seek your comments on the proposed development prior to submission of a planning application to Wrexham County Borough Council.

I attach for your information, the formal consultation notice which gives you information on how further information concerning the proposals can be viewed and how comments can be made.

This consultation commences on Monday 29thApril 2024 for a period of 28 days. Please provide any response either on-line via the details provided within the attached notice or by email to sean.mcbride@castlegreenhomes.uk before 5pm on Monday 27th May 2024.

Should you have any queries or require any further information with respect of this pre-application consultation, please do not hesitate to contact me.

Yours Faithfully,

Sean McBride MRTPI
Planning Manager
Castle Green Homes

Castle Green

Castle Green Homes
Unit 20, St Asaph Business Park
St Asaph
Denbighshire
LL17 0LJ

Tel: 01745 536677

castlegreenhomes.uk