PRE-APPLICATION CONSULTATION

DEVELOPMENT:	**Erection of proposed agricultural building for storage of straw and machinery and all associated works**
LOCATION:	**Old Llwyn Onn Farm** **Cefn Road** **Wrexham** **LL13 0NY**
CLIENT:	**Buitelaar Ltd**

Roger Parry & Partners LLP
Mercian House, 9 Darwin Court, Oxon Business Park, Shrewsbury, SY3 5AL
Tel: 01691655334
Email: richard@rogerparry.net

Also at:1 Berriew Street, Welshpool, Powys, SY21 7SQ

Also at: The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU

Site Notice

The proposed development was advertised by use of a site notice on/near the land to which the proposed application relates for a period of no less than 28 days before submitted the application for the proposed development. Please see below a copy of the site notice:

SCHEDULE 1 Article 4 (4)

Town and Country Planning (Development Management Procedure) (Wales) Order 2016

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at **Old Llwyn Onn Farm, Cefn Road, Wrexham, LL13 0NY**

I give notice that **Buitelaar Ltd**

is intending to apply for planning permission for **erection of agricultural building for storage of straw and machinery and all associated works**

You may inspect copies of:

- the proposed application;

- the plans; and

- other supporting documents

online at **www.rogerparry.net**

(or)

You may view this information at **Roger Parry and Partners, Mercian House, 9 Darwin Court, Oxon Business Park, Shrewsbury, SY3 5AL** between the hours of **9.00am and 5.00pm**

Anyone who wishes to make representations about this proposed development must write to the

applicant/agent at **Roger Parry and Partners, Mercian House, 9 Darwin Court, Oxon Business Park, Shrewsbury, SY3 5AL**

by **27th July 2023**

Signed: [redacted]

Date: 29th June 2023

These letters were sent to residential properties within 400m of the proposed site as well as the community councillor and county councillor. All letters were sent in the post

Dear Owner/Occupier,

Re: Proposed Planning Application at Old Llwyn Farm, Cefn Road, Wrexham, LL13 0NY

Further to the above, we are writing to you to inform you under TAN 6- Planning for Sustainable Rural Communities that a planning application is going to be submitted for the erection of agricultural storage building and all associated works at Old Llwyn Onn Farm.

Please find enclosed a copy of the site notice which allows for any representations to be made within 28 days of the site notice being published. It provides you with the necessary details in order for you to comments directly on the proposed development should you wish before the submission of the planning application.

If you have any queries regarding the development please do not hesitate to contact me on the number below.

Yours sincerely,

Richard Corbett BSc (Hons) MRICS FAAV

Partner, Roger Parry & Partners LLP

richard@rogerparry.net

Information Available Publicly

All the information which would be required to be submitted as part of a formal planning application was made available online at: www.rogerparry.net and at Roger Parry and Partners, Mercian House, 9 Darwin Court, Oxon Business Park, Shrewsbury, SY3 5AL.

Community and Specialist Consultees

The following consultees have been consulted before applying for planning permission (Letters enclosed in Appendix 2). All letters were sent out by email.

- Highways- sent to Wrexham County Council, Highways Department, 16 Lord Street, Wrexham, LL11 1LG
- Dwr Cymru- developer.services@dwrcymru.com
- Natural Resources Wales- northplanning@cyfoethanturiolcymru.gov.uk
- Hafren Dyfrdwy- applanning@hdcymru.co.uk
- CADW – cadwPlanning@gov.wales
- CPAT- mark.walters@cpat.org.uk
- Fire and Rescue- Flintshire.Wrexham@northwalesfire.gov.wales

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2016

NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2016.

Purpose of this notice : 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 2016.

Proposed development at: **Old Llwyn Onn Farm, Cefn Road, Wrexham, LL13 0NY**

I give notice that: **Buitelaar Ltd**

is intending to apply for planning permission for **erection of agricultural building for storage of straw and machinery and all associated works**

A copy of the proposed application; plans; and other supporting documents can be viewed online at **www.rogerparry.net**

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 **richard@rogerparry.net** by **27th July 2023.**

Signed: [redacted]

Dated: 29th June 2023

Pre-Application Consultation Responses

The agent for the proposed development received the responses in Appendix 1 from Community and Specialist Consultees. No responses were received from adjacent owner/occupiers.

The responses have been dealt with in the following way:

- County Councillor – no response received
- Community Council – no response received
- Highways – response attached
- Dwr Cyrmu – response attached
- CADW – responses attached
- CPAT- responses attached
- Natural Resources Wales– no response received
- Fire and Rescue- response attached.

Appendix 1

Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E-mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E-bost: developer.services@dwrcymru.com

Roger Parry & Partners LLP
21 Leg Street
Oswestry
Shropshire
SY11 2NN

Date: 17/07/2023
Our Ref: PPA0008045

Dear Sir/Madam

Grid Ref: 336128 348752
Site Address: Old Llwyn Onn Farm, Cefn Road, Wrexham
Development: 2D: Proposed erection of Agricultural storage building for machinery and straw and all associated works at Old Llwyn Onn Farm, Cefn Road, Wrexham, LL13 0NY

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

APPRAISAL

Firstly, we note that the proposal relates to an agricultural storage building at Llwyn Onn Farm and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage and watermains systems, we offer the following comments as part of our appraisal of this development.

Sewerage/Sewage Treatment

It appears the applicant does not propose to connect to the public sewer, we therefore have no further comments regarding sewerage. However, should circumstances change and a connection to the public sewerage system/public sewage treatment works is preferred we must be re-consulted on this application.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

glas

We welcome correspondence in Welsh and English

Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.

Dŵr Cymru Cyf, a limited company registered in Wales no 2366777. Registered office: Linea, Fortran Road, Nelson, Treharris, Mid Glamorgan CF46 6LY.

Croesawn ohebiaeth yn Gymraeg a Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig cofrestredig yng Nghymru rhif 2366777. Swyddfa gofrestredig: Linea, Fortran Road, Nelson, Treharris, Morgannwg Canol CF46 6LY.

Surface Water Drainage

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with Wrexham County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at **developer.services@dwrcymru.com**

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Owain George
Planning Liaison Manager
Developer Services

***Please Note** that demands upon the water and sewerage systems change continually; consequently, the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.*

glas

Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.

We welcome correspondence in Welsh and English

Dŵr Cymru Cyf, a limited company registered in Wales no 2366777. Registered office:

Dŵr Cymru Cyf,

ATAL / AMDDIFFYN / YMATEB
PREVENTING / PROTECTING / RESPONDING

Dawn Docx
Prif Swyddog Tân / Chief Fire Officer

Gwasanaeth Tân ac Achub
Fire and Rescue Service

Richard J Corbett
Roger Parry & Partners

Via email: richard@rogerparry.net

Eich Cyf/Your Ref:	
Ein Cyf/Our Ref:	HLJ/80-235706-SLGEN8B
Dyddiad/Date:	18th July 2023
Gofynner am/Ask for:	Heather Jones
Rhif Union/Direct Dial:	01286 662999

Dear M Corbett,

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and the Developments of National Significance (Procedure) (Wales) Order 2016

DEVELOPMENT PROCEDURE (CONSULTEES) (WALES) (MISCELLANEOUS AMANDMENTS) ORDER 2021 – FIRE AND RESCUE AUTHORITIES

RE: Proposed erection of agricultural storage building for machinery and straw and all associated works at Old Llwyn Onn Farm, Cefn Road, Wrexham LL13 0NY

I acknowledge receipt of the notification to the North Wales Wales Fire and Rescue Authority in relation to the above application.

The site plan/s of the above proposal has been examined and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development:

- The Fire Authority has no comment to make on access for fire appliances or water supplies.
- the Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.
- The following concerns are identified, in relation to the proposed developments, together with suggestions as to how these can be addressed.
- The Fire Authority objects to the proposed development and sets out the reasons for the objection as follows.

The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links:
https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/

https://www.ukfrs.com/index.php/promos/16847

Furthermore, the applicant should be advised to contact the Local Authority Building Control Department, which is the responsible authority, when determining issues concerning means of warning and escape, internal fire spread (linings and structure), external fire spread, access and facilities for the Fire and Rescue Service, in accordance with the 2007 version of Approved Document B (Wales).

The plan/s has been retained for record purposes.

Yours faithfully



SENIOR COMPLIANCE OFFICER

hd ref P-230703-40690 / Proposed Planning Application at Old Llwyn Onn Farm, Cefn Road, Wrexham, LL13 0NY

AP Planning HD <APPlanning@hdcymru.co.uk>
To Philippa Maddocks
Cc Lyndsey Fisher

Reply | Reply All | Forward

Mon 10/07/2023 09:48

Start your reply all with: Thank you for your confirmation. | Thank you very much for your response. | Thank you for your response. | Feedback

ST Classification: OFFICIAL PERSONAL

Good day,

With reference to the above planning application the Company's observations regarding sewerage are as follows.

The above site is out of Hafren Dyfrdwy's waste water area, and therefore we have no comment to make.

IMPORTANT NOTE: This response only relates to the public waste water network and does not include representation from other areas of Severn Trent Water/Hafren Dyfrdwy, such as the provision of water supply or the protection of drinking water quality.

Should you require any further information please contact us on email below.

Kind regards,

Asset Protection Team

Asset Protection
Asset Strategy and Planning
Chief Engineer
Hafren Dyfrdwy

From: Nichola.Smith001@gov.wales <Nichola.Smith001@gov.wales>
Sent: Tuesday, July 4, 2023 9:44 AM
To: Richard Corbett <richard@rogerparry.net>
Subject: Cadw - Proposed Planning Application at Old Llwyn Onn Farm, Cefn Road, Wrexham, LL13 0NY - Response

Dear Richard

Thank you for your consultation.

Advice

There are no scheduled monuments, registered parks and gardens or world heritage sites located within 2km of the application area of the proposed development.

Cadw therefore has no comments.

Kind regards

Nichola

Cadw

Nichola Smith
Rheolwr Gwaith Achos/ Casework Manager, Cadw
Llywodraeth Cymru / Welsh Government

FFôn / Tel: 03000 256007
E-bost/ Email:Nichola.smith001@gov.wales

Cadw— er lles pawb.
For us all, to keep.

Ymunwch â Cadw
Join Cadw

Re: Proposed Planning Application at Old Llwyn Onn Farm, Cefn Ro...

MW

Mark Walters <mark.walters@cpat.org.uk>
To Philippa Maddocks; Richard Corbett

Mon 10:44

Dear Richard

Thank you for the pre-application consultation on the proposed agricultural sheds in the field east of the farm.

I can confirm that having checked the Historic Environment Record, old OS mapping, aerial imagery and NRW lidar data there are no archaeological implications for the proposed development at this location.

Kind regards

Mark Walters

Mark Walters
Senior Planning Archaeologist / Uwch Archeolegydd Cynllunio
Ffôn / Tel: Mobile: 07736 163148
E-bost / E-mail: mark.walters@cpat.org.uk

Cyngor Bwrdeistref Sirol Wrecsam/ Wrexham County Borough Council
Neuadd y Dref, Wrecsam. LL11 1AY
Guildhall, Wrexham. LL11 1AY
DX: 721924 - Wrexham 4
www.wrecsam.gov.uk www.wrexham.gov.uk

lyndseyfisher@rogerparry.net

Eich Cyf/Your Ref	
Ein Cyf/Our ref	ET/DC/Pre/2023/027
Dyddiad/Date	3rd October 2023
Gofynner am/Ask for	Mr P Palmer
Rhif Cyswllt/Contact No	01978 729688
E-bost/E-mail	phil.palmer@wrexham.gov.uk

FAO: Lyndsey Fisher

Dear Lyndsey

Proposed New Access
Old Llwyn Onn Farm, Cefn Road, Wrexham.

I refer to your email / enquiry dated 22/09/2023 in respect of the above.

Previous response to enquiry ref: P/2023/025 was as follows:-

Access

The proposed development site has an existing access onto Cefn Road which is a classified road subject to a 60mph speed limit.

TAN 18 would normally require such an access to provide visibility splays of 2.4 x 215m in the north westerly direction measured to the centreline of the adjoining highway and 2.4 x 215m in the south easterly direction measured to the nearside edge of the adjoining highway. Visibility can be permitted to the centreline of the road in the north westerly direction due to the presence of solid double central white lines.

Visibility from the existing access is currently inadequate in both directions providing splays of approximately 2.4 x 85m to the north west measured to the centreline of the adjoining highway and 2.4 x 90m to the south east measured to the nearside edge of the adjoining highway. Visibility is impeded in the north westerly direction by the existing hedgerow along this section and vegetation in the verge. Visibility is limited in the south easterly direction due to the vertical alignment of the road. Maximizing visibility in this direction to approximately 2.4 x 90m is reliant on the regular maintenance of the verge fronting the hedgerow.

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.
We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

BUDDSODDWYR MEWN POBL | INVESTORS IN PEOPLE

Previous planning consents at the site ie/ P/2008/1084 & P/2013/0641 included a condition to improve visibility from the existing access which was imposed as a Grampian condition. This condition required the provision of a visibility splay of 2.4 x 160m measured to the centreline of the adjoining highway in the north westerly direction and a splay of 2.4 x 90m measured to the nearside edge in the south easterly direction (see approved plan, Drg. No. AL(0)02). These improvements ie/ cutting back of hedgerow) on the north western side of the access does not appear to have been implemented at the site.

Some of the previously proposed improvements ie/ hard bound surfacing and increased kerb radii on south eastern corner of the access have been implemented at the access.

Given the limited available visibility, it would be difficult to support any proposed development that would result in any significant increase in traffic movements through this substandard access. However, I understand the proposed development ref: PRE-2023-025 Proposed Agricultural Storage Building) is simply for improved facilities for the storage of straw, machinery and animal feed and is considered unlikely to result in any significant increase in vehicle movements at the site.

In order to support an application for the proposed development, I would recommend that the original required improvements to visibility as required by previous consents ref: P/2008/1084 & P/2013/0641 are implemented at the site.

Parking & Turning Provision

Adequate parking and turning provision for tractors / trailers & HGVs that typically visit the site will need to be provided / maintained. Such provision will need to be indicated on a suitably scaled layout plan.

In respect of the latest proposal, I comment as follows:-

Proposed New Access (Drg. No. 77643/RJC/006)

The submitted layout plan indicates the formation of a new access approximately 85m further to the south east from the main access.

Such an access would need to be of an appropriate design (width, kerb radii, gradient, hard bound paving, any gates setback appropriate distance) to accommodate safe turning movements of the largest vehicle (HGV) likely to visit the site. Swept path details of such a vehicle would need to be provided to demonstrate these movements in both directions (in & out) so there is no significant encroachment over the centreline of the adjoining highway.

Visibility from the proposed access would need to comply with current TAN 18 / DMRB (Design Manual for Roads & Bridges) requirements. The provision of 2.4 x 150m splays in both directions measured to the nearside edge of the adjoining highway would be considered acceptable in this instance providing there is no development proposed that is likely to result in any significant increase in vehicle movements at the site.

I would recommend that the existing access serving Old Llwyn Onn Farm along with the field access on the corner of the main access with Cefn Road is permanently closed up to the satisfaction of the Highway Authority / Planning Authority. Clarification on the ownership of the main access would be required.

I would recommend you liaise with the Planning Department on this enquiry / proposal to ascertain if the proposal satisfies their requirements.

You are advised that the above comments are those of an officer of the council and do not commit the Council in any way with regard to the determination of any formal planning application that may be submitted. You are also advised that the above comments take account of policies and guidance adopted by the Council at the present time and which remain open to continuous review.

Yours faithfully,

K. Edwards

Chief Officer, Environment & Technical

Appendix 2

/

Wrexham County Council
Highways Department
16 Lord Street
Wrexham
LL11 1LG

29 June 2023

Dear Sirs,

Re: Proposed Planning Application at Old Llwyn Onn Farm, Cefn Road, Wrexham, LL13 0NY

Further to the above, we are writing to you to inform you under TAN 6- Planning for Sustainable Rural Communities that a planning application is going to be submitted for the erection of Agricultural storage building for machinery and straw and all associated work at Old Llwyn Onn Farm.

Please find enclosed a copy of the site notice which allows for any representations to be made within 28 days of the site notice being published. It provides you with the necessary details in order for you to comments directly on the proposed development should you wish before the submission of the planning application.

If you have any queries regarding the development, please do not hesitate to contact me on the number below.

Yours sincerely,

[redacted]

Richard J. Corbett *BSc (Hons) MRICS FAAV*
Partner, Roger Parry & Partners LLP
richard@rogerparry.net