Planning Pre-Application Consultation Report.

PLPlanning: PO Box 224, Colwyn Nay, LL29 0FX . (m) 07480 067325
(e) info@plplanning.co.uk.

PAC SUMMARY ACTIONS

Applicant	Clwyd Alyn Housing Ltd		
Site	Former Air Products Site		
Location	Llangollen Road, Acrefair.		
Development	Residential development of upto 159 dwellings, access, open space and all associated works		
PAC Commenced	24/02/2023		
PAC Ended	27/03/2023		
Letters Delivered	By Hand. P Lloyd (Bilingual)		24/02/2023
Site Notices Posted	By Hand. P LLoyd (Bilingual)		14/08/2023
Website Address	www.plplanning.co.uk/clwydalynacrefair	Views	145

Additional Actions Event(s)			**Date**
Informal discussions with Cefn Mawr Community Council. Pre PAC.			
Meeting with Cefn Mawr Community Council			18 April 2023
Follow up teams with CMCC			24/07/2023
Community Drop In	Plas Madoc Leisure Centre, Llangollen Rd, Acrefair,	1300-1900	08/03/23
No of attendees	44		

Statutory Consulttees	Reply	
Wrexham CBC Highways: contact-us@wrexham.gov.uk rachel.penman@wrexham.gov.uk darren.williams@wrexham.gov.uk	Y	11/04/23
Cadw Planning: cadwplanning@gov.wales	Y	10/03/23
NRW: northplanning@cyfoethnaturiolcymru.gov.uk	Y	04/04/23
Dwr Cymru-Welsh Water: developer.services@dwrcymru.com	Y	28/02/23
Fire Authority: flintshire.wrexham@nwales-fireservice.org.uk	Y	13/03/23
The Coal Authority planningconsultation@coal.gov.uk	Y	16/03/23
The Health and Safety Executive: nformal consultation due to pipeline proximity. lupenquiries@hse.gov.uk	Y	03/03/23

Community Consulttees	Reply	
Cefn Mawr Community Council. cefnmawrparish@btconnect.com	No	No formal reply
Site bounds 2 wards. **Acrefair North** paul.blackwell@wrexham.gov.uk **Cefn West:** stella.matthews@wrexham.gov.uk	No	No formal reply

Other Consultees	Reply	
Wrexham CBC Planning. Pre-application enquiry response.	Y	23/11/2022
Neighbours (see summary in report).	Replies	6
Pipe Line proximity s.parkinson@penspen.com	No	

RTPI Chartered Town Planner

Contents

1.0 Introduction	4
2.0 Consultation Requirements.	5
3.0 Consultation.	6
4.0 Responses	8
5.0 Conclusions	12
Appendix 1. Community Consultees	13
Appendix 2. Copy of Web Site	14
Appendix 3. Community Consultees (Councils).	15
Appendix 4. Specialists Consultees. Copy of notice.	16
Appendix 5. Specialist Consultee Responses.	17

PLPlanning: PO Box 224, Colwyn Nay, LL29 0FX . (m) 07480 067325
(e) info@plplanning.co.uk.

1.0 Introduction

1.1 The Welsh Government considers sustainable development can be delivered better, with more certain outcomes, reduced processing and delay at application stage by front loading aspects of the process. The intention is that improved overall community and consultee engagement in the preliminary planning phases through consultation prior to submitting a planning application should ensure that views and issues are considered earlier in the design through "frontloading".

1.2 When subsequently submitting an application for *major*[1] development to the Local Planning Authority, developments must show how any consultation exercise has been carried out and consider any responses made.

In summary and as a minimum, prior to submitting, the developer must:

- publicise a draft of the application
- consult community and specialist consultees
- write a report about the pre-application consultation undertaken

1.3 This report provides details of the consultation undertaken. Key facts, actions and dates are set out in the PAC summary table in the preceding section.

[1] "Major" development, as defined in article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO).

2.0 Consultation Requirements.

2.1 In summary the following actions should, as a minimum, be carried out:

- ✓Display a site notice in at least one place on or near the land to which the proposed application relates for a period of 28 days before submitting an application for the proposed development.

- ✓ Write to "any owner or occupier of any land adjoining the land to which the proposed application relates".

- ✓Make the draft planning application Information available publicly.

- ✓Consult community and specialist consultees before applying for planning permission.

- ✓Submit a pre-application consultation report (PAC) as part of the planning application.

2.2. Welsh Government Guidance[2] states the developer has flexibility to determine the most effective way to present this pre-application community consultation report so long as the report contains the requisite information. The reader is referred to the PAC summary sheet.

2.3. It is also open for a prospective developer to undertake additional publicity or consultation which exceeds the minimum requirements. In such cases the Welsh Government encourages that developers report the outcome of this pre-application engagement in the pre-application consultation report. The reader is referred to the PAC summary sheet.

[2] http://gov.wales/docs/desh/publications/160129annex-1-pre-application-consultation-en.pdf

3.0 Consultation.

Community Consultees.

3.1 Neighbouring properties were identified using OS mapping and double checked during neighbour hand delivery to ensure no identified properties adjacent the site were missed. Bilingual Consultation notices were issued to "the owner/occupier" by hand delivery to all those properties identified in the plan at Appendix 1. along with a copy of the Letter also provided in the appendix.

3.2 Notice was serve via email on the adjacent developer/landowner (Gower homes).

3.3. Site notice were placed in multiple locations on Llangollen Road, King Street and Maes Derwydd.

3.4 Ward County Councillors were identified using W CBC member database and contact details for the Community Council from its website.

3.5 The public event took place at Plas Madoc Leisure Centre, Llangollen Rd, Acrefair, on the afternoon and early evening of 8 March 2023. The Planning Consultant and various Clwyd Alyn Housings staff (including development and housing colleagues) were present throughout the event to discuss the proposals. Some 44 people attended despite deteriorating weather conditions in the latter part of the day.

Statutory Consultees

3.6 Using sources including https://datamap.gov.wales, HSE mapping, https://map.conwy.gov.uk, spatial review ensured all consultee's required under the Schedule to the Town and Country (General Development Procedure) Order 2012 (as amended) were identified and included in the consultation. The Specialist Consultees notified is shown on the PAC Summary Sheet.

3.7 All Community and Statutory Consultations were issued by email to the addresses on the list in the PAC summary sheet.

3.8 Draft application documents were publicised online on the PAC website throughout the consultation period and were available to view and download. The web

3.9 All letters and notices met the requirements of the Schedule 4 of the Town and Country Planning (General Development Management Procedure) Wales Order 2012 (as amended) in order to ensure a meaningful consultation was carried out.

4.0 Responses

4.1. The website was available for a total of 28 days and secured 145 views. 6 responses were received. Summary issues and the developers responses are provided in the table below.

Issue	Developer response
We are the owners [redacted] and have a few concerns regarding the Clywd Alyn, Acrefair build. We discussed them with a few people at the meeting on Wednesday 8th March 2023 and they told us to write everything we discussed into an email. Our main concern is the position of the soakaway (flood plain/over spill). Due to your land being much higher up then our home we are concerned about it flooding and the effect it will have on our home. We would need a guarantee and insurance that this will NOT flood. Also at the top of our garden on the boundary fence we have discovered the beginning of a landslide. We only moved into the property in august 2022 and there was artificial grass covering the area so we are unsure as to when this happened and what has caused it. We don't want it to get any worse with the work you will be doing over the back from ours. We were told at the meeting that you would happily arrange for someone to look at this for us. I have attached pictures. Our other issue is our privacy due to the footpath over looking our garden. [redacted] We would much appreciate a privacy fence going along any where that looks into our garden. Also will there be bike barriers to stop motorbikes from destroying our peace? Regarding the garage that is on your land, we believe a Mr [redacted] built it as he said it was no mans land. The address we have for him is [redacted] We hope this helps. At the meeting we were asked, if it was possible, would we like it and told to think about it and get in touch. We were wondering how much this would cost us? As it is right next to our property it could be beneficial for us as long as its financially possible. We also mentioned at the meeting that we have a natural pond (so we were told when we bought the property). We have input and output pipes to and from the pond but we are unsure if the input just comes from our own house or if the pipe goes up the hill towards your land. We were also told that you would be happy to send someone around to check where it goes. We understand that with building new homes there will be noise. [redacted] And we also have animals so need a way of making this as stress free as possible. Our dog is an old boy of 13 years old he suffers with a heart condition and if he sees strangers hanging around his territory he will stress out which isn't good for him. We do not wish to be a burden, so if there's anyway we can help each other it would be much appreciated.	Following this response meetings have been held with the Occupiers. Various issues have been discussed and dialogue will be ongoing in respect of pipes/drainage matters and construction impacts. It is expected the LPA will for example secure a Construction Management Plan via condition. The layout and overall design concepts, are in outline form. Taking account PPW, Placemaking Principles and the public interest, the outline scheme placemaking is delivered within and beyond the site. The provision of connections beyond these site are no in any sense abnormal and offers significant wider public benefits for community access to and from the site. The emergency exit is provided in response to the Highway Authority comment.

Neges/Message: I attended the consultation event at PLas Madoc Leisure Centre this afternoon. My main concern is that the new development will result in traffic lights being installed on Llangollen Road to facilitate entrance / exit from the new estate. Llangollen Road is already congested and is especially so during school run time. It also becomes very busy during the summer due to it being a main route into Wales. I have no strong views on the impact on local schools, however, local GP services are already very stretched and a total of about 200 extra homes being built on the new site can only make things worse.	Following further review of the scheme overall and additional technical reporting, there are no proposals for new traffic lights to be installed. The developer is aware of and finds it commonly expressed that there are wider and localised issues relating to access to health service provision. The developer is no responsibly for the delivery of health services. The site is allocated for upto 231 dwellings in the LDP. The LHB did not object to the delivery of the site as a housing The developer is also aware that the site has an outline planning permsision where a S106 obligation fot the
Neges/Message: We in the [redacted] strongly disagree with your proposed walkway as we feel it's a health and safety issue as we own a very busy garage and there is many vehicles coming and going. The security of the area will be compromised due to the amount of people who would be using the walkway.	The provision of connections beyond these site are no in any sense abnormal and offers significant wider public benefits for community access to and from the site. The emergency exit is provided in response to the Highway Authority comment. The use of shared surfaces by pedestrians is not uncommon and has been considered by Highways Consultants and the Highways Authority with no objection.
Neges/Message: Further to my conversation [redacted]on Monday 28th Feb . I am concerned that my land [redacted] has not been taken in to account on your map of the proposed new development. I will be attending the meeting on the 8th where I will be bringing a copy of my land registers documents. I would also like to share my disapproval of your plans to make a walk way directly passed my property. My reasons are: I bought this property for the privacy. My land outside my walled garden will be used by all using the path including dogs. My peace and quiet will be compromised with the amount of people coming passed every day. The area is busy enough with lots of vehicles coming and going in the opposite garage which I think is a health and safety issue given the amount of people who will be using this area. There is no reason for this to be a walk way because all facilities can be reached from the main entrance of the site.	The Applicant has carried out an extensive review of title in response the this. The Red line boundary adjacent to Tower House reflects te applicants title.
Neges/Message: We are already Clwyd alyn tenants, how would I apply for a transfer to this area [redacted] Test redacted to	The site has outline planning permission for residential development. The scheme now proposed has fewer houses than approved. Occupants will be mostly existing local residents living in the community in presently unsuitable housing and will be using existing social infrastructure.

Neges/Message: I have major concerns over the potential dangers imposed by the standing water under the iron bridge near the proposed development. Previous land owners Air Products used to maintain the land under and near the iron bridge which links Cae Coch and Coed Richard. Since Air Products closed this land has been neglected and dangerous levels of water has gathered under the bridge. I assume the proposed development will house families with young children? The potential for catastrophic injury is there for all to see, with steep embankments and stagnant water. I would welcome a response on your plans for this area and sincerely hope it will not be fenced off and become forgotten land again.	The link from Cae Coch Lane to Cae Richard is a public footpath. The applicant has no control over land beyond the limits of the red line applicant site. The developer has reviewed proposals and will through physical measures (preventing access off the site) and fill the area within the south western corner of the site, seek to remove this issue.

4.2 No direct responses from the Community Council or Ward members were received. No additional Issues other than than those raised above were raised in the local event.

4.3 The table below sets out the developers response to the Statutory Consultee responses. Copies of those are provided in the Appendices.

Issue	Developer response
Wrexham Cbc Highways	The applicant hes further engaged with the HA and produced a Supplementary Transport note which responds to the key points. The layout has also been amended,
CADW	Given the response, the developer considers there to be no unresolved issues relating to this consultee and no further response is necessary.
NRW	Further work has been carried out including updated ecological and and associated landscaping design. It is consider this satisfies the NRW position on ecology. Since PAc there has been confirmation of capacity and licenses reviewed and updated in the FWTP for the flows from the development.
Dwr Cymru-Welsh Water	The scheme provides for suitable FW connectivity. Significant work has been undertaken and is ongoing to identify the SW exist asset ownership. The applicant is satisfied through Calumert work and reporting that the drainage strategy is fully resolvable. Since PAc there has been confirmation of capacity and licenses reviewed and updated in the FWTP for the flows from the development.
Fire and Rescue Service	Given the response, the developer considers there to be no unresolved issues relating to this consultee and no further response is necessary.

Coal Authority	Given the response, the developer considers there to be no unresolved issues relating to this consultee and no further response is necessary. The outline layout sets the parameters relative to the legacy mining interests.
HSE	Further checks were undertaken. It is understood the only issue relates to.a longstanding consent for storing hazardous substances

4.4. All consultation responses have been reviewed, the scheme modified or clarified in reporting as relevant and responded to in the tables above.

5.0 Conclusions

5.1 The applicant has undertaken statutory consultation prior to submitting the application, engaging the community and specialist consultees. This PAC report documents how the exercise has been carried out to meet the aspiration of Welsh Government and in accordance with the requirements of Order. All responses have been considered and where appropriate reporting and drawings updated to ensure comments received have been fully and meaningfully considered and resolved.

5.2 It is considered the application fully meets the requirements of the Order in respect of meaningful consultation and as presented responds to comments made in that exercise. It is now for the Council to formally determine.

DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2012 STATUTORY CONSULTEE CHECK

Land at Northop Road,, Flint	Watkin Jonres	200 units		
DEVELOPMENT TYPE	CONSULTEE	REQUIRED	ADDRESS	CONSULTEE CONTACT
(a) Development likely to affect land in the area of another local planning authority	The local planning authority concerned	N		
(b) Development, in relation to which an application for planning permission has been made to the Welsh Ministers under section 293A of the 1990 Act (urgent Crown development: application), where that development is likely to affect land in the area of a community council	The community council	N		
(c) Development within an area which has been notified to the local planning authority by the Health and Safety Executive for the purpose of this provision because of the presence within the vicinity of toxic, highly reactive, explosive or inflammable substances (otherwise than on a relevant nuclear site) and which involves the provision of— (i) residential accommodation; (ii) more than 250 square metres of retail floor space; (iii) more than 500 square metres of office floor space; or (iv) more than 750 square metres of floor space to be used for an industrial process, or which otherwise likely to result in a material increase in the number of persons working within or visiting the notified area	The Health and Safety Executive	N		Informal consultation due to pipeline proximity. lupenquiries@hse.gov.uk
(d) Development within an area which has been notified to the local planning authority by the Office for Nuclear Regulation for the purpose of this provision because of the presence within the vicinity of toxic, highly reactive, explosive or inflammable substances on a relevant nuclear site and which involves the provision of— (i) residential accommodation; (ii) more than 250 square metres of retail floor space; (iii) more than 500 square metres of office floor space; or (iv) more than 750 square metres of floor space to be used for an industrial process, or which otherwise likely to result in a material increase in the number of persons working within or visiting the notified area	The Office for Nuclear Regulation	N		
(e) Development likely to result in a material increase in the volume or a material change in the character of traffic— (i) entering or leaving a trunk road; or (ii) using a level crossing over a railway	The Welsh Ministers. The operator of the network and the Welsh Ministers	N		
(f) Development likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road or proposed highway	The local highway authority concerned	Y		contact-us@wrexham.gov.uk rachel.penman@wrexham.gov.uk darren.williams@wrexham.gov.uk
(g) Development likely to prejudice the improvement or construction of a classified road or proposed highway	The local highway authority concerned	N		

© PLPLANNING

(h) Development involving— (i) the formation, laying out or alteration of any means of access to a highway (other than a trunk road); or (ii) the construction of a highway or private means of access to premises affording access to a road in relation to which a toll order is in force	The local highway authority concerned The local highway authority concerned, and in the case of a road subject to a concession, the concessionaire	Y		
(i) Development which consists of or includes the laying out or construction of a new street	The local highway authority.	Y	As Above	
(j) Development, other than householder developm	The Coal Authority	Y		planningconsultation@coal.gov.uk
(k) Development involving or including mining operations	NRW	N		
(i) Development which has a direct physical impact on a scheduled monument. (ii) Development likely to be visible from a scheduled monument and which meets one of the following criteria-- a) it is within a distance of 0.5 kilometres from any point of the perimeter of a scheduled monument; b) it is within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres or more in height, or has an area of 0.2 hectares or more; c) it is within a distance of 2 kilometres from the perimeter of a scheduled monument and is 50 metres or more in height, or has an area of 0.5 hectares or more; d) it is within a distance of 3 kilometres from the perimeter of a scheduled monument and is 75 metres or more in height, or has an area of 1 hectare or more; or e) it is within a distance of 5 kilometres from the perimeter of a scheduled monument and is 100 metres or more in height, or has an area of 1 hectare or more. (iii) Development likely to affect the site of a registered historic park or garden or its setting; (iv) Development within a registered historic landscape that requires an Environmental Impact Assessment; or (v) Development likely to have an impact on the outstanding universal value of a World Heritage Site	The Welsh Ministers	Y		cadwplanning@gov.wales
(m) Development involving the carrying out of works or operations in the bed of or on the banks of a river or stream	The Natural Resources Body for Wales	N		
(n) Development for the purpose of refining or storing mineral oils and their derivatives	The Natural Resources Body for Wales	N		
(p) Development relating to the use of land as a cemetery	The Natural Resources Body for Wales The water and sewerage undertaker concerned	N		

© PLPLANNING

(q) Development— (i) in or likely to affect a site of special scientific interest; or (ii) within an area which has been notified to the local planning authority by the Natural Resources Body for Wales and which is within two kilometres, of a site of special scientific interest, of which notification has been given, or has effect as if given, to the local planning authority by the Natural Resources Body for Wales, in accordance with section 28 of the Wildlife and Countryside Act 1981 (sites of special scientific interest) as applied in Wales by section 27AA of that Act.	The Natural Resources Body for Wales.	Y		northplanning@cyfoethnaturiolcymru.gov.uk
(r) Development involving – (i) any land on which there is a theatre; (ii) residential development (excluding householder development) within 50 metres of a theatre (not falling within paragraph (i)); or (iii) a proposed theatre.	The Theatres Trust	N		
(s) Development which is not for agricultural purposes, is not in accordance with the provisions of a development plan and involves— (i) the loss of not less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes; or (ii) the loss of less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes, in circumstances in which the development is likely to lead to a further loss of agricultural land amounting cumulatively to 20 hectares or more	The Welsh Ministers	N		
(t) Development within 250 metres of land which — (i) is or has, at any time in the 30 years before the relevant application, been used for the deposit of refuse or waste; and (ii) has been notified to the local planning authority by the Natural Resources Body for Wales for the purposes of this provision	The Natural Resources Body for Wales	N		northplanning@cyfoethnaturiolcymru.gov.uk
(u) Development which— (i) is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field; or (ii) is on land which has been: (aa) used as a playing field at any time in the 5 years before the making of the relevant application and which remains undeveloped; or (bb) allocated for use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement; or (iii) involves the replacement of the grass surface of a playing pitch on a playing field with an artificial, man-made or composite surface	The Sports Council for Wales	N		

© PLPLANNING

(v) Development likely to affect— (i) any inland waterway (whether natural or artificial) or reservoir owned or managed by the Canal & River Trust; or (ii) any canal feeder channel, watercourse, let off or culvert, which is within an area which has been notified for the purposes of this provision to the local planning authority by the Canal & River Trust	The Canal & River Trust	N		
(w) Development— (i) involving the siting of new establishments; (ii) consisting of modifications to existing establishments covered by Article 11 of Directive 2012/18/EU; or (iii) which is new, including transport routes, locations of public use and residential areas in the vicinity of existing establishments, where the siting or development may be the source of or increase the risk or consequences of a major accident	The control of major accident hazards competent authority, and in relation to development falling within paragraph (iii), any person who is, according to the register held by the hazardous substances authority under regulation 22 of the Planning (Hazardous Substances) (Wales) Regulations 2015, the person who is in control of the land on which any existing establishment in question is located	N		
(x) Development – (i) on land designated as Flood Zone C2; (ii) involving or including emergency services development or highly vulnerable development on land designated as Flood Zone C1 or on land that has been notified to the local planning authority by the Natural Resources Body for Wales for the purpose of this provision.	The Natural Resources Body for Wales	Y		
(y) Development— (i) involving new residential development (including single units); and (ii) which is major development not falling within paragraph (i).	The water and sewerage undertaker concerned	Y		developer.services@dwrcymru.com

© PLPLANNING

z) Development— (i) involving waste development; (ii) involving the provision of dwellinghouses where either the number of dwellinghouses to be provided is 10 or more or the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the number of dwellinghouses to be provided is 10 or more; (iii) involving the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; (iv) carried out on a site having an area of 1 hectare or more; (v) involving the provision of 10 or more flats (whether by increasing the number of flats within an existing building or otherwise); (vi) involving the provision of residential accommodation of 10 or more rooms, not contained in dwellinghouses or flats, which are not solely used for cooking purposes and are not toilet facilities, service rooms, corridors, laundry rooms, hallways or utility rooms; or (vii) involving the provision of residential accommodation of 10 or more rooms contained in a dwellinghouse or flat used as a house in multiple occupation, which are not solely used for cooking purposes and are not toilet facilities, service rooms, corridors, laundry rooms, hallways or utility rooms.	The Fire and Rescue Authority concerned	Y		flintshire.wrexham@nwales-fireservice.org.uk
OTHER CONSULTATION REQUIREMENTS				
Site Notice		Y		
Community Council	Cefn Community Council	Y		cefnmawrparish@btconnect.com
Local County Councillors.	**Acrrefair North** **Cefn West**			paul.blackwell@wrexham.gov.uk stella.matthews@wrexham.gov.uk
Land Owner	Applicant			
Neighbour List	Address			See map
Pipeline				Informal consultation due to pipeline proximity. lupenquiries@hse.gov.uk s.parkinson@penspen.com

© PLPLANNING

Appendix 1. Community Consultees

Residents Consulted (black dot)
Consultation Letters
Site Notice.

From: **Pete Lloyd** info@plplanning.co.uk
Subject: Planning Pre-Application Consultation. Land at Former Air Products, Llangollen Road, Acrefair, Wrexham The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.
Date: 24 February 2023 at 13:30
To:
Cc: Daniel Brettell Daniel.Brettell@clwydalyn.co.uk
Bcc: cefnmawrparish@btconnect.com, paul.blackwell@wrexham.gov.uk, stella.matthews@wrexham.gov.uk



> I am required on behalf of Clwyd Alyn Housing Ltd to write to you to inform that community consultation on a revised planning application for outline planning permission for residential development, access and associated works in now being undertaken.

> You must be notified of that as a Community Consultee.
>
> Copies of letters to other “specialist consultees”, ward Councillors and local residents in the area around the site along with site notices are in the process of being delivered today. Please see attached your letter.

P Lloyd BA Hons MRTPI
PLPlanning
PO Box 224,
Colwyn Bay.
LL29 0FX

07480 067325
info@plplanning.co.uk

plplanning.co.uk
@plplanning

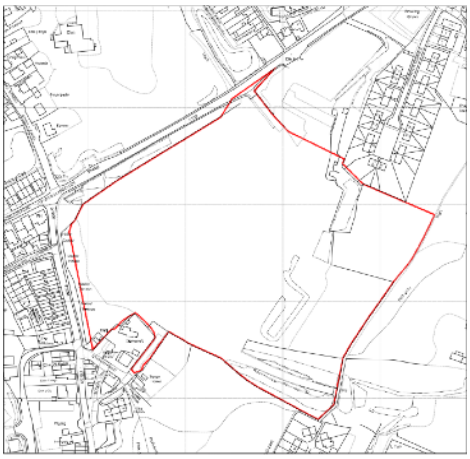
Merged Community Consultation Letter Acrefair ...
769 KB

CAIS CYNLLUNIO CYN CYFLWYNO
YMGYNGHORIAD CYMUNEDOL.

24 Chwefror 2023

GORCHYMYN CYNLLUNIO GWLAD A THREF (TREFN RHEOLI DATBLYGU) (CYMRU) 2012: CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD DAN ERTHYGLAU 2C A 2D.

Annwyl Berchennog/Meddiannydd



Clwyd Alyn Housing Ltd yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer datblygiad preswyl o 159 o anheddau, modd mynediad, man agored a'r holl waith cysylltiedig ar dir oddi ar Ffordd Llangollen, Acrefair, Wrecsam.

Clwyd Alyn Housing Ltd yn awr yn bwriadu cynnal ymgynghoriad Cyn Ymgeisio Statudol ffurfiol fel sy'n ofynnol gan Lywodraeth Cymru cyn cyflwyno cais cynllunio.

Mae'r Hysbysiad atodedig yn egluro:

A) Ble y gallwch chi weld y cais cynllunio drafft. Gallwch weld gwefan yr ymgynghoriad yn uniongyrchol o'ch ffôn trwy sganio'r cod ochr yn ochr.

B) Sut i gysylltu a rhoi sylwadau'n uniongyrchol i'r datblygwr ar y datblygiad arfaethedig cyn i'r cais cynllunio gael ei gyflwyno.

sganiwch

Mae cynrychiolwyr Tai Clwyd Alyn Cyf a'r Tîm Ymgynghorol yn cynnal digwyddiad ymgynghori yng Nghanolfan Hamdden Plas Madoc, Ffordd Llangollen, Acrefair ddydd Mercher 08 Mawrth 2023 rhwng 13:00 a 19:00. Mae croeso i chi alw i mewn i drafod y cynigion a rhoi eich barn a'ch sylwadau.

Bydd yr holl ymatebion i'r Ymgynghoriad yn cael eu hadolygu a'u hystyried wrth baratoi ar gyfer adroddiad yr Ymgynghoriad Cyn Ymgeisio (PAC). Sicrhewch fod y sylwadau wedi eu cyflwyno erbyn diwedd busnes ar 27 Mawrth 2023 fel y nodir gyda'r manylion ar yr hysbysiad atodol.

Dyddiad: 24 Chwefror 2023.

PLPLANNING

Chartered Town Planning Consultant - Mr P G Lloyd BA (Hons) MRTPI

RTPI

ATODIAD 1 Erthygl 4.(4)

Hysbysiadau Cyn Ymgeisio

ATODIAD 1B Erthyglau 2C a 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN CAIS AM HYSBYSIAD CANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyfagos ac ymgyngoreion cymunedol; a'i arddangos trwy hysbysiad safle ar leoliad y datblygiad arfaethedig neu gerllaw iddo)

Pwrpas yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi'r cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i'r awdurdod cynllunio lleol ("ACLl"). Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan yr ACLl perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i gyflwyno sylwadau i'r ACLl ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Datblygiad arfaethedig ar Former Air Products Site, Llangollen Road, Acrefair, LL14 3HP

Rhoddaf hysbysiad bod Clwyd Alyn Housing Ltd

yn bwriadu gwneud cais am ganiatâd cynllunio am Ddatblygiad Preswyl o 159 o anheddau, mynediad, mannau agored a phob gwaith cysylltiedig arall

Gallwch archwilio copïau o:

- y cais arfaethedig;
- y cynlluniau, a
- dogfennau ategol eraill

ar-lein ar https://www.plplanning.co.uk/clwydalynacrefair ac mae cyfrifiaduron ar gael i weld y wybodaeth hon ar-lein yn Llyfrgell Cefn Mawr, Plas Kynaston, Cefn Mawr, Wrecsam, LL14 3AT

Dydd Llun 1pm - 5.30pm: Dydd Mercher 1pm-5:00pm;
Dydd Iau 1pm - 5.30pmDydd Gwener 9:00am-5:30pm;

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr ymgeisydd drwy e-bost: info@plplanning.co.uk neu drwy'r manylion cyswllt ar dudalen we'r ymgynghoriad erbyn: 27 Mawrth 2023. Gallwch drafod y cynigion ar 07480 067325

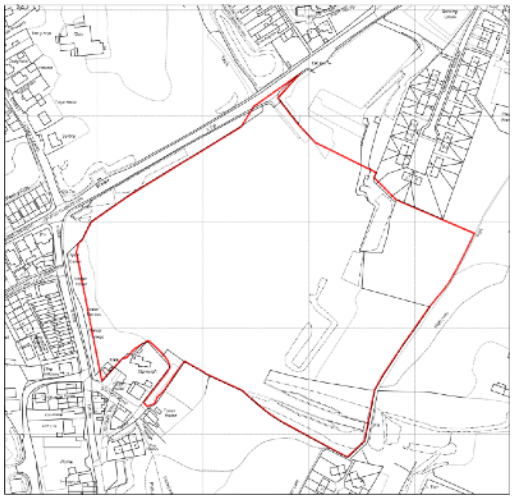
Llofnod: PG Lloyd BA Hons MRTPI (Planning Agent)

Dyddiad: 24. Chwefror 2023

PLANNING APPLICATION PRE-SUBMISSION COMMUNITY CONSULTATION.

24 February 2023

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D.



Dear Owner/Occupier.

Clwyd Alyn Housing Ltd intends to apply for outline planning permission for *residential development of upto 159 no dwellings, means of access, open space and all associated works* on land off Llangollen Road, Acrefair, Wrexham. It is now carrying out formal Statutory Pre-Application Consultation prior to submitting a planning application.

The attached Notice explains:

A) Where you can view the draft planning application. You can view the consultation website direct from your phone by scanning the code alongside.
B) How to contact and comment directly to the developer on the proposed development prior to the planning application being submitted.

SCAN ME

Representatives of Clwyd Alyn Housing Ltd and Consultant Team are holding a consultation event at Plas Madoc Leisure Centre, Llangollen Road, Acrefair on Wednesday 08 March 2023 from 13:00 to 19:00. You are welcome to pop in to discuss the proposals and provide your thoughts and comments

All Consultation responses will be reviewed in the Pre-Application Consultation (PAC) report. Please submit comments by close of business on 27 March 2023.

PLPLANNING

Chartered Town Planning Consultant - Mr P G Lloyd BA (Hons) MRTPI

SCHEDULE 1 Article 4.(4)

Pre-application notices

SCHEDULE 1B Articles 2C & 2D

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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 Former Air Products Site, Llangollen Road, Acrefair, LL14 3HP

I give notice that Clwyd Alyn Housing Ltd …….

is intending to apply for planning permission to Residential Development of upto 159 dwellings, access, open space and all other associated works

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at https://plplanning.co.uk/clwydalynacrefair/ and computer facilities are available to view this information online at Cefn Mawr Library. Plas Kynaston, Cefn Mawr LL14 3AT between the hours of (f)……..

Monday 1.00pm-5:30pm: Wednesday 1:00pm-5:30pm;
Thursday 1.00pm-5:30pm Friday 9:00am-5:30pm;

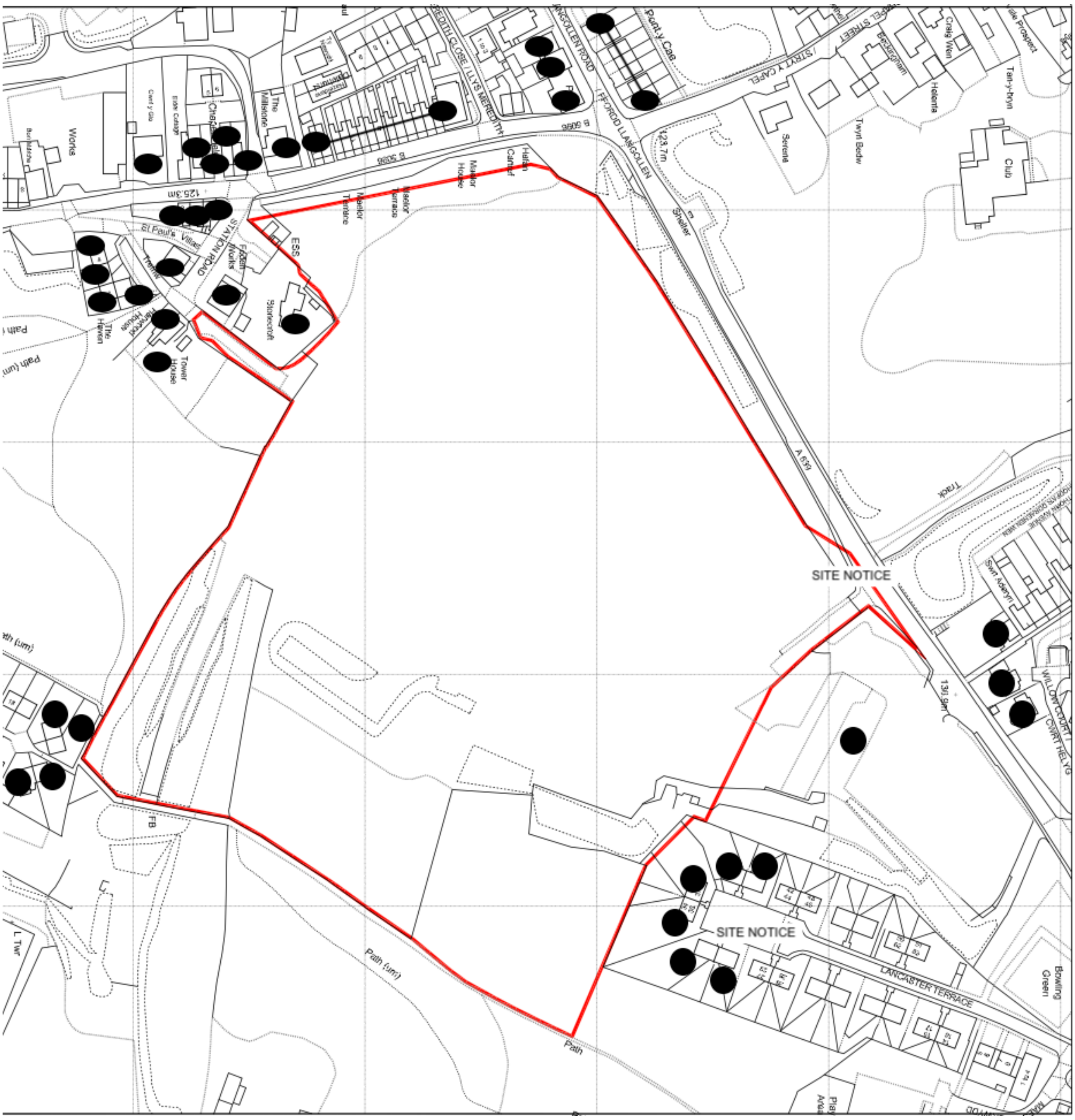
Anyone who wishes to make representations about this proposed development must write to the applicant via email: info@plplanning.co.uk or via the contact details on the consultation web page.

You can discuss the proposals on: 07480 067325

by 27 March 2023 ……

Signed: PG Lloyd BA Hons MRTPI (Planning Agent)

Date: 24 February 2023


SITE NOTICE
SITE NOTICE
Works
STATION ROAD
LANCASTER TERRACE
Path (um)
Stonecroft
Tower House
The Haven
Serenia
Twyn Bedw
Club
Shelter
Track
Bowling Green
FB
ESS
Path
125.3m
123.7m
A 5104

Appendix 2. Copy of Web Site

PLPLANNING

PLPLANNING, PO BOX 224 COLWYN BAY LL29 0FX 07480 067325



FORMER AIR PRODUCTS SITE.
LLANGOLLEN ROAD ACREFAIR .

_____CYNELIR YR YMARFER YMGYNGHORI HWN YN UNOL Â'R GOFYNION A NODIR YN Y GORCHYMYN CYNLLUNIO GWLAD A THREF (DIWYGIO) (GWEITHDREFN RHEOLI DATBLYGIAD) (CYMRU) 2016.

Rwy'n rhoi hysbysiad bod Tai ClwydAlyn Cyf yn bwriadu ymgeisio am ganiatâd cynllunio amlinellol ar gyfer datblygiad Preswyl o hyd at 159 o anheddau, mynediad, mannau agored a'r holl waith cysylltiedig ar gyn safle Air Products,

FORMER AIR PRODUCTS SITE.
LLANGOLLEN ROAD ACREFAIR .

_____THIS CONSULTATION EXERCISE IS CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) (AMENDMENT) ORDER 2016.

I give notice that Clwyd Alyn Housing Ltd intends to apply for outline planning permission for a Residential development of upto 159 dwellings, access, open space and all associated works on land at the

Ffordd Llangollen, Acrefair, Wrecsam fel y'i dynodir.

Cynigiwyd i'r tir gael ei ddyrannu ar gyfer tai yng Nghynllun Datblygu Lleol Wrecsam.

Cyn cyflwyno cynigion yn ffurfiol i'r Awdurdod Cynllunio Lleol rhaid i'r cynnig fynd trwy ymgynghoriad cyn cais.

Bydd cynrychiolwyr o Cymdeithas Tai ClwydAlyn Ltd a'r tîm Ymgynghorol yn cynnal digwyddiad ymgynghori galw heibio yng Nghanolfan Hamdden Plas Madoc, Ffordd Llangollen, Acrefair, LL14 3HL ar ddydd Mercher 08 Mawrth 2023 rhwng 1300 a 1900 pan fyddwch yn gallu trafod y cynnig yn fwy manwl.

Byddai'r cais yn cael ei wneud ar ffurf amlinellol gyda'r manylion mynediad yn cael eu nodi. Mae pob mater arall yn cael eu cadw ar gyfer eu cymeradwyo yn nes ymlaen. Byddai'r cynllun yn darparu:

- cymysgedd o dai unigol a thai pâr, fflatiau a byngalos o bosibl,
- tai wedi eu hadeiladu i'r safonau uchaf, gan ymgorffori arloesedd technolegol ac o ran adeiladwaith, PV solar a gerddi preifat,
- gwell llwybrau beiciau a cherdded a mynediad at fannau cyhoeddus a choetir.
- newid i adeiladau carbon isel a chefnogi amcanion tai a chynllunio cenedlaethol.
- Draenio trefol cynaliadwy, seilwaith gwyrdd a gwella bioamrywiaeth.
- Datblygiad wedi ei ddylunio i reoli risg llifogydd ar y safle ac oddi arno.

Mae'r cynigion drafft yn awr ar gael i'w hadolygu ynghyd â set o gynlluniau a'r dogfennau i'w cefnogi.

former Air Products site, Llangollen Road, Acrefair, Wrexham as identified.

The land is proposed to be allocated for Housing in the Wrexham Local Development Plan.

Before formally submitting proposals to the Local Planning Authority the proposal must be subject of pre-application consultation.

Representatives of Clwyd Alyn Housing Ltd and the Consultant team will be holding a drop-in consultation event at Plas Madoc Leisure Centre, Llangollen Rd, Acrefair, LL14 3HL on Wednesday 08 March 2023 between 1300 and 1900 hours when you will be able discuss the proposal in more detail.

The application would be made in outline form with access details provided. All other matters are reserved for later approval. The scheme would provide:

- a mix of detached and semi-detached houses, apartments and possibly bungalows,
- housing built to the highest standards, incorporating technological and construction innovation, solar PV and private gardens,
- enhanced cycle and pedestrian routes and access to public spaces and woodland.
- shift to low carbon buildings and supporting national housing and planning objectives.
- Sustainable urban drainage, green infrastructure and biodiversity enhancement.
- Development designed to manage flood risk on and off site.

The draft proposals are now available to review along with a suite of plans and supporting documents.

Streetscene

Y DOGFRENNAU CAIS CYNLLYNIO DRAFFT /THE DRAFT PLANNING APPLICATION DOCUMENTS

Gellir gweld copïau o'r cynlluniau, ffurflenni a dogfennau drafft a fydd yn rhan o'r cais a'u lawrlwytho trwy'r dolenni isod.

Copies of draft plans, forms and documents which will form part of the application can be viewed and downloaded via the links below.

FFURFLEN A CHYNLLUNIAU DRAFFT / DRAFT FORM AND PLANS

Ffurflenni Cais Cynllunio Drafft/Draft Planning Application Forms

Cynllun Lleoliad OS Drafft/Draft OS Location Plan

Cynllun Safle Drafft/Draft Site Plan

Arolwg Topograffaidd Drafft /Draft Topographical Survey

Drafft Mathau o Dai a Rhannau / Draft House Types and Sections

Cynllun Tirwedd Drafft/ Draft Streetscene

ADRODDIADAU DRAFFT /DRAFT REPORTS

Strategaeth Ddraenio Ddrafft / Draft Drainage Strategy

Asesiad Trafnidiaeth Ddrafft / Draft Transport Assessment

Asesiad Ecolegol Drafft / Draft Ecological Assessment

Cynllun Rheoli Ecolegol Drafft / Draft Ecological Management Plan

Asesiad Acwstig Drafft / Draft Acoustic Assessment

Asesiad Ansawdd Aer Drafft / Draft Air Quality Assessment

Ymchwiliad Tir Drafft / Draft Ground Investigation

Datganiad Adfer Gwaith Glo Drafft / Draft Coal Mining Remediation Statement

Asesiad/Datganiad Dull Landscape Scheme

Darluniau 3d drafft /Draft 3d Visuals

Coedyddiaeth Drafft / Draft Arboricultural Assessment/Method Statement

Datganiad Ynni Drafft / Draft Energy Statement

Datganiad Dylunio a Mynediad Drafft / Draft Design and Access Statement

Datganiad Cynllunio Drafft / Draft Planning Statement

Dywedwch eich barn wrthym

Os dymunwch chi roi sylw am y datblygiad arfaethedig hwn gwnewch hynny cyn diwedd y diwrnod busnes ar 27 Mawrth 2023. Bydd eich sylwadau* yn cael eu hystyried a rhoddir ymatebion yn yr adroddiad PAC a gyflwynir gyda chais cynllunio a roddir i Gyngor Bwrdeistref Sirol Wrecsam. Rydym yn eich annog i ddefnyddio e-bost ac anfon sylwadau at: info@plplanning.co.uk

Fel arall, os gwelwch yn dda ysgrifennwch at PLPlanning, Blwch Post 224, Bae Colwyn. LL29 0FX. Gallwch hefyd anfon eich barn yn uniongyrchol i ni gan ddefnyddio'r ffurflen isod.

Tell us your views

If you wish to comment about this proposed development please do so by close of business on 27 March 2023 . Your comments* will be considered and responses made in the PAC report presented with a planning application issued to Wrexham County Borough Council. We encourage you to use e-mail to send comments to: info@plplanning.co.uk

Alternatively, please write to PLPlanning, PO Box 224, Colwyn Bay. LL29 0FX . You can also send your views directly to us using the form below.

Enw/Name (required)

First Name

Last Name

Ebost/Email (required)

Pwnc/Subject (required)

Former Air Products

Neges/Message (required)

SEND COMMENTS

** Please note if sending your comments as a local resident or neighbour, they may be referred to or summarised in the Pre-Application Consultation report prepared to accompany a future planning application. Your name and contact details will not be provided in that report unless you give your formal agreement in your reply for that. We will not use your information for any other purpose not will retain it for any reason after of the planning application to the Council.*

Powered by
Squarespace

Appendix 3. Community Consultees (Councils).

Responses of Community Councils (I relevant):

Appendix 4. Specialists Consultees. Copy of notice.

From: **Pete Lloyd** info@plplanning.co.uk
Subject: Planning Pre-Application Consultation. Land at Former Air Products, Llangollen Road, Acrefair, Wrexham The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.
Date: 24 February 2023 at 13:30
To: LUP enquiries lupenquiries@hse.gov.uk, contact-us@wrexham.gov.uk, rachel.penman@wrexham.gov.uk, darren.williams@wrexham.gov.uk, planningconsultation@coal.gov.uk, cadwplanning@gov.wales, North Planning northplanning@cyfoethnaturiolcymru.gov.uk, Services Developer developer.services@dwrcymru.com, flintshire.wrexham@nwales-fireservice.org.uk
Cc: Daniel Brettell Daniel.Brettell@clwydalyn.co.uk



> Please see below notice of a Consultation under the Order prior to an application for planning permission.

P Lloyd BA Hons MRTPI
PLPlanning
PO Box 224,
Colwyn Bay.
LL29 0FX

07480 067325
info@plplanning.co.uk

plplanning.co.uk
@plplanning

Specialist Consultee Notice CAHL Acrefair V01.pdf
101 KB

PLPLANNING
PO Box 224
Colwyn Bay
LL29 0FX

PLPLANNING

plplanning.co.uk
07480 067325
info@plplanning.co.uk

24 February 2023

Dear Sir/Madam

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended): Notice under Article 2c or 2d

Consultation before applying for planning permission

I enclose for your attention, notice of a request for your response to this pre-planning application consultation in respect of an application for outline planning permission for residential development on land at Former Air Products Site, Llangollen Road, Acrefair, Wrexham.

Your organisation has been identified as a specialist consultee under "the Order".

Details of how to review the draft application documents, response dates and contact arrangements are provided on the Notice overleaf.

Yours Sincerely.

PG Lloyd

For and behalf of PLPlanning.

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

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLE 2D

(served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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 2012.

Proposed development at Former Air Products Site, Llangollen Road, Acrefair, Wrexham

I give notice that Clwyd Alyn Housing Ltd

is intending to apply for planning permission for *Residential Development of up to 159 dwellings, access, open space and associated works (outline application).*

A copy of the proposed application; plans; and other supporting documents can be viewed online at https://www.plplanning.co.uk/clwydalynacrefair

In accordance with the requirement of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to info@plplanning.co.uk

by 24 March 2023

Signed: PG Lloyd (Agent)

Date issued : 24 February 2023

Appendix 5. Specialist Consultee Responses.

Cadw

Llywodraeth Cymru
Ty'r Afon
Heol Bedwas
Caerffili CF83 8WT
03000 256 000
cadw.llyw.cymru

Welsh Government
Ty'r Afon
Bedwas Road
Caerphilly CF83 8WT
0300 025 6000
cadw.gov.wales

Plas Carew, Unit 5/7 Cefn Coed
Parc Nantgarw, Cardiff CF15 7QQ
Tel 0300 025 6000
Email cadw@gov.wales
cadw.gov.wales

Plas Carew, Unit 5/7
Parc Nantgarw, Car
Tel 0300 025 6000
Email cadw@gov.w
cadw.gov.wales

Peter Lloyd
PLPlanning

By E-mail

Eich cyfeirnod Your reference	
Ein cyfeirnod Our reference	
Dyddiad Date	10 March 2023
Llinell uniongyrchol Direct line	0300 0257894
Ebost Email:	cadwplanning@gov.wales

Dear Mr Lloyd

Pre-planning application for a residential development of up to 159 dwellings on land at Former Air Products, Llangollen Road, Acrefair, Wrexham.

Thank you for your letter inviting our comments on the information submitted for the above planning application.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

The national policy and Cadw's role in planning are set out an Annex A.

Assessment

Scheduled Monuments
DE027 Pont y Cysylltau
DE129 Gardden Camp
DE138 Offa's Dyke: Section N & S of Plas-Offa
DE140 Offa's Dyke: Section N & S of Tan-y-Cut
DE141 Offa's Dyke: Section SW from Tatham Bridge
DE142 Offa's Dyke: Y Gardden Camp Section
DE155 Wat's Dyke: Section extending from Pentre-Clawdd to Wynnstay Park
DE175 Pontcysyllte Aqueduct and Canal
DE177 Offa's Dyke: Section N of Home Farm
DE190 Wynnstay Colliery Winding Engine House
DE223 Darland Wood Round Barrows
DE231 Pen y Gaer Hillfort
DE238 Wynnstay Colliery Walker Fan House

Registered Parks and Gardens
PGW(C)19(DEN) Trevor Hall

Cadw

PGW(C)42(WRE) Argoed Hall
PGW(C)64(WRE) Wynnstay

World Heritage Sites
Pontcysyllte Aqueduct and Canal

The above designated historic assets are located inside 3km of the proposed development. The western boundary of the application area extends into the identified buffer zone of the Pontcysyllte Aqueduct and Canal World Heritage Site, but the rest is outside this zone. The area inside the buffer zone is currently wooded and there are no proposals to carry out any works in this area. This woodland prevents views of the development from the designated historic assets. As such, it should be retained, ideally with a management plan for the area included with the application, so that the proposed development will not have an impact on the settings of the designated historic assets, including the World Heritage Site.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Clwyd-Powys Archaeological Trust http://www.cpat.org.uk/

Yours sincerely

Nick Segust
Casework Officer
Diogelu a Pholisi/ Protection and Policy

Cadw

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW planning-policy-wales-edition-11.pdf explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

Technical Advice Note 24: The Historic Environment elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of

historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

The Coal Authority

INVESTOR IN PEOPLE

RTPI Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: PL Planning

[By Email: info@plplanning.co.uk]

16 March 2023

Dear Sir or Madam

PRE-APPLICATION ENQUIRY: PRE-APPLICATION Former Air Products Site, Acrefair

Residential development of up to 159 dwellings, access, open space and all associated works; former Air Products, Llangollen Road, Acrefair, Ll14 3HP

Thank you for your consultation letter of 24 February 2023 seeking the views of the Coal Authority on the above.

The application site falls within the defined Development High Risk Area.

The Coal Authority records indicate the presence of 21 recorded mine entries (shafts and adits) within, or within close proximity of the planning boundary and that thick coal seams outcropped across the site, which may have been worked from the surface. Our records also indicate that the site is affected by both actual and probable shallow coal mine workings.

Voids and broken ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases.

An untreated mine entry and its resultant zone of influence pose a significant risk not only to surface stability but also public safety.

In terms of the submitted Completion Report (June 2022, prepared by Forkers Ltd), my personal opinion is that it would be sufficient to accompany any subsequent future planning application to meet the requirements of National policy.

In terms of the proposed layout, the Coal Authority welcomes the built development layout, which has been designed around the recorded mine entries, which are annotated on the layout drawing. On the basis that the Report goes on to confirm that those recorded mine entries located have been stabilised, together with the identified shallow coal mine workings, and subject to the proposed layout remaining the same, the **likely Coal Authority recommendation would be no objections.**

I hope this is helpful however please do not hesitate to contact me if you would like to discuss this matter further.

Yours faithfully

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, MRTPI*
Planning Liaison Manager

General Information for the Applicant

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:
https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

Building over or within the influencing distance of a mine entry (shaft or adit) can be dangerous and has the potential for significant risks to both the development and the occupiers if not undertaken appropriately. The Coal Authority would draw your attention to our adopted policy regarding new development and mine entries:

https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Disclaimer

The above consultation response is provided by the Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by the Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

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

Mr PG Lloyd

PL Planning,
PO BOX 224,
Colwyn Bay,
Colwyn Bay
LL29 0FX

Date: 28/02/2023
Our Ref: PPA0007647

Dear Mr Lloyd,

Grid Ref: 328059 343053
Site Address: Former Air Products Site, Llangollen Road, Acrefair, Wrexham
Development: 2D - apply for planning permission for Residential Development of up to 159 dwellings, access, open space and associated works (outline application).

We refer to the letter received and your formal request for a pre-application consultation response from Dwr Cymru Welsh Water, as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, before applying for planning permission. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

SEWERAGE

Firstly, we have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the combined sewer at or downstream of manholes SJ27438102 located in Llangollen Road. Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also

conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

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.

SEWERAGE TREATMENT

Please note that the Natural Resources Wales have recently released Planning Advice relating to increased phosphate levels in several river Special Areas of Conservation (SAC). Applications for new development in these areas need to consider the requirements set out in the planning advice and should form part of the local planning authority's decision making when determining planning applications.' The flows from this development would eventually drain to our Cefn Mawr Wastewater Treatment Works which has a phosphate consent. Notwithstanding this no problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. preference is for connection to Five Fords catchment.

Surface Water Drainage

With respect to surface water flows, 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 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. 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.

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.*

ATAL / AMDDIFFYN / YMATEB
PREVENTING / PROTECTING / RESPONDING

Dawn Docx
Prif Swyddog Tân / Chief Fire Officer

Gwasanaeth Tân ac Achub
Fire and Rescue Service

info@plplanning.co.uk

Eich Cyf/Your Ref:	
Ein Cyf/Our Ref:	LW/KL/80/087817
Dyddiad/Date:	13th March 2023
Gofynner am/Ask for:	Lee Williams
Rhif Union/Direct Dial:	

To whom it may concern,

THE TOWN AND COUNTRY PLANNING ACT 1990 – CONSULTATION

PREMISES: Former Air Products Site, Llangollen Road, Acrefair. LL14 3HW

With reference to your consultation dated 24th February 2023, in respect of your application.

The Fire Authority does not have any observations in regard to access for appliances and water supplies.

If you should require any further information, please do not hesitate to contact the Compliance Officer.

Yours faithfully

Lee Williams

On behalf of North Wales Fire and Rescue Authority

MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:** FAO:	
Our Ref:	ET/DC/MM/PRE/2023/006	**Your Ref:**	PRE/2023/006
Date:	11th April 2023		

Land at Former Air Products, Llangollen Road, Acrefair
159 residential dwellings

Further to your consultation letter dated 24/02/2023 in respect of the above, I comment as follows: -

The application is for a residential development of up to 159 dwellings, access, open space and all associated works at Land at Former Air Products, Llangollen Road, Acrefair, Wrexham.

Access
The submitted proposed site plan (Drg. 21-231 10 Rev.H) indicates the existing access from Llangollen Road will be utilised for the proposed development.

The A539 Llangollen Road is a classified road with a speed limit of 30mph in the vicinity of the proposed development. An ATC survey was undertaken in November 2021 which concluded the 85th percentile speed on this road was 39.8mph north-eastbound and 41.3mph south-westbound for a seven-day mean. It is requested the applicant undertakes more a recent traffic survey, as the one carried out in November 2021 was likely to have been impacted by the Covid-19 pandemic.

Visibility splays are included in Drg. No. SCP/210486/D01. These show 2.4 x 120m south-westbound and 2.4 x 90m north-eastbound. It is noted the visibility splays have been undertaken in accordance with Design Manual for Roads and Bridges (DMRB).

WCBC request revised visibility splays from the access are provided, in accordance with TAN18/Manual for Streets.

It should be noted that the submitted visibility splays appear to be obstructed by trees/vegetation to the south-west and by a wall to the north-east. It is also noted the edge of the carriageway is further forward than appears to be shown on the submitted plan. These points should be considered when providing new visibility splays based on the new speed survey.

The Council's adopted highway standards require that any development of more than 150 dwellings provides two points of access into the site. The submitted plans show only one point of access from Llangollen Road, which is not considered to be acceptable for a development of this size. It is requested a second access is provided.

There are internal footways to be provided within the site. All roads within the development should be a minimum of 5.5m wide and all footways on the proposed development should be 2m wide as per WCBC standards.

There is an existing Public Right of Way (PRoW) footpath 24 to the east/south-eastern end of the site, and this is to connect to PRoW 10. Within the site, the proposed footways end adjacent to plot 155 and it is recommended this footway is extended such that it connects to the pedestrian link to the public footpath.

Site Layout
Visibility splays (as per TAN18/Manual for Streets) within the site should be provided, including forward visibility splays.

Street lighting details should be provided. These must not be on private land.

Extent of adoption/ layout of side roads needs to be defined.

Private shared driveways would require turning heads to accommodate turning movements of minimum 7m long delivery vehicles.

All turning heads must comply with WCBC standards which can be shared with the applicant on request.

Parking and Turning Provision
Parking will need to be provided in line with LPGN 16 requirements.

Servicing / Deliveries / Waste Collection
Swept path drawings of a refuse vehicle servicing the site have been submitted on Drg. No. SCP/210486/ATR01, showing movements of the vehicle accessing / exiting the site and maneuvering within site. These drawings show that the body of the vehicle will overrun the footway in several areas which is not considered acceptable; this will need to be rectified as part of the full planning application.

Revised swept path drawings should be submitted.

Construction Traffic Management Plan
In order to construct the proposed scheme, the applicant will need to submit a Construction Traffic Management Plan including details of contractor parking and an appropriate route for construction traffic. This could be included as a planning condition should an application be supported.

Traffic Generation
It is noted that the Transport Assessment states that the previous Transport Assessments which were, “produced in support of the previously approved, larger development proposals did not result in offsite junction impacts or a need for highway mitigation”. The Transport Assessment states that it is therefore, “reasonable to conclude therefore that these proposals would not give rise to offsite impacts either and off-site junctions have not therefore been reassessed as part of this application.”

However, the previous planning applications were in years 2016 and 2012. The traffic data used to evaluate traffic on the public road network for these planning applications is considered outdated (the traffic data the assessment is based on is over five years old) and it is requested that the applicant provides an up-to-date traffic impact assessment of the A539 / Chapel Street / B5096 King Street junction.

The applicant should also update the junction assessment for the proposed access and also undertake one for the requested additional site access.

Conclusion
The following should be included with any planning application:

- An updated Transport Assessment including:
    - New traffic surveys
    - Revised swept path drawings
    - Revised visibility splays
    - New junction capacity assessments
    - New (second) access junction details
- A Construction Traffic Management Plan must be implemented when construction begins



Chief Officer, Environment & Technical

From: **LUP enquiries** LUPenquiries@hse.gov.uk
Subject: RE: Land at Air Products, Acrefair. Your ref: 230224064041-1405
Date: 13 March 2023 at 15:27
To: Pete Lloyd info@plplanning.co.uk

LE

Hello Pete,

Thank you for your enquiry to HSE's Land Use Planning advice team about the advice the WebApp has given for this proposed development.

I tried phoning you but couldn't get through.

Looking at the WebApp advice, this is due to the proposed development being in the consultation zones for the Flexsys Ruabon site which curently has consent to store hazardous substances in controlled quantities.

Could you clarify which aspects you would like to discuss?

Best regards

Richard Lomax

Land Use Planning Advice team - Chemicals Explosives Microbiological Hazards Division 5B

HSE

Redgrave Court, Merton Road, Bootle, Merseyside, L20 7HS

Please send enquiries on Land Use Planning to lupenquiries@hse.gov.uk

---

From: Pete Lloyd <info@plplanning.co.uk>
Sent: 11 March 2023 07:50
To: LUP enquiries <LUPenquiries@hse.gov.uk>
Subject: Land at Air Products, Acrefair. Your ref: 230224064041-1405

With reference to the attatched,

Can i arrange a telecall to discuss.

Pete

P Lloyd BA Hons MRTPI
PLPlanning
PO Box 224,
Colwyn Bay.
LL29 0FX

07480 067325
info@plplanning.co.uk

plplanning.co.uk
@plplanning

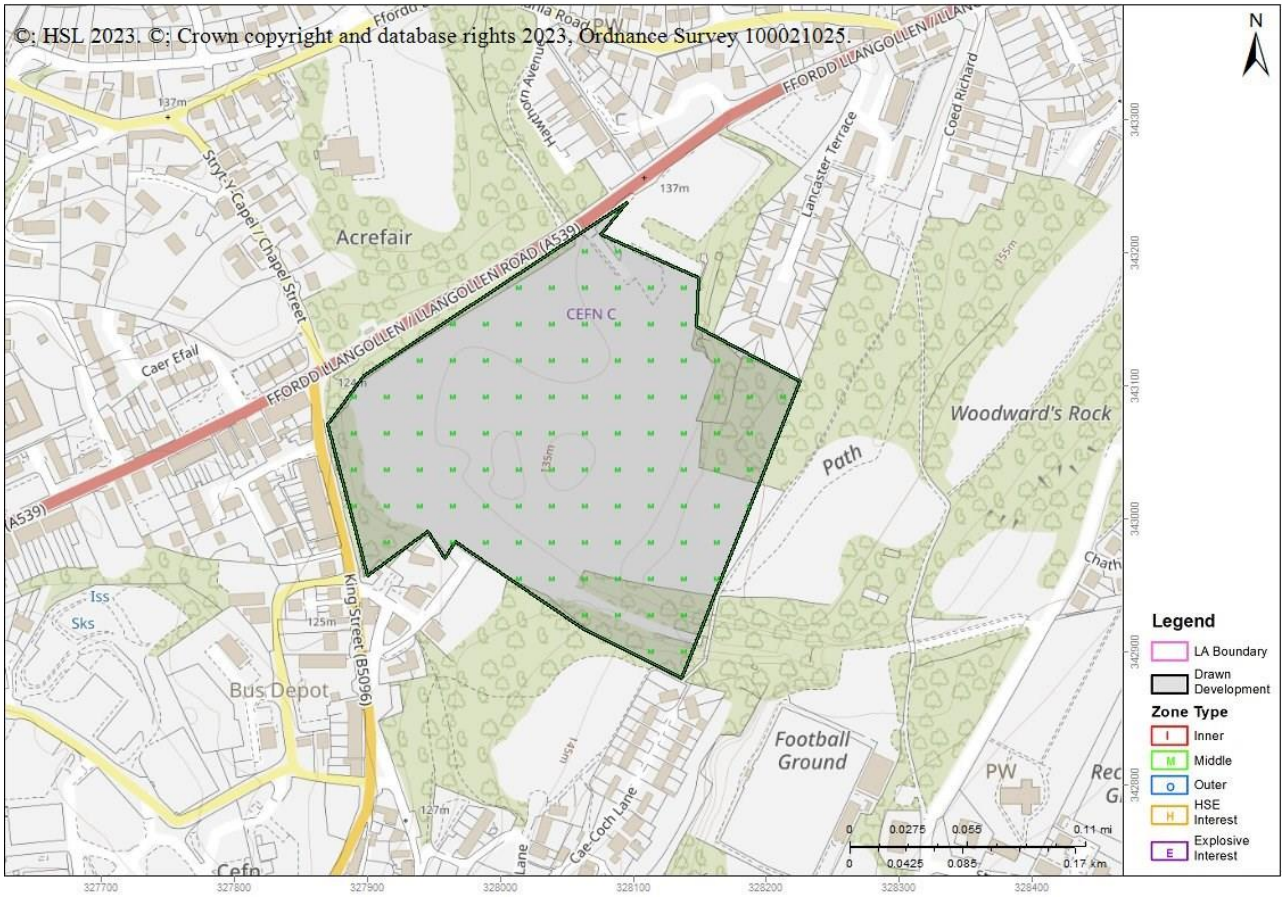
PLPLANNING
6 Rhyd Drive Rhos on Sea LL28 4NE

Health and Safety Executive

Advice : HSL-230224064041-1405 Crosses Consultation Zone

Please enter further details about the proposed development by continuing with the enquiry on the HSE's Planning Advice Web App from the Previous Enquiries tab either now or at a later time, unless the Web App has stopped the process and notified you to contact HSE.

Your Ref: CAHL Acrefair
Development Name:
Comments:



The proposed development site which you have identified currently lies within the consultation distance (CD) of at least one major hazard site and/or major accident hazard pipeline; HSE needs to be consulted on any developments on this site.

This advice report has been generated using information supplied by Peter Lloyd at PLPLANNING on 24 February 2023.

You may wish to contact HSE's Planning Advice team to discuss the above enquiry result on 0203 028 3708 or by email at lupenquiries@hse.gov.uk.

PLPLANNING
6 Rhyd Drive Rhos on Sea LL28 4NE

Health and Safety Executive

Decision : HSL-230224064041-1405 ADVISE AGAINST

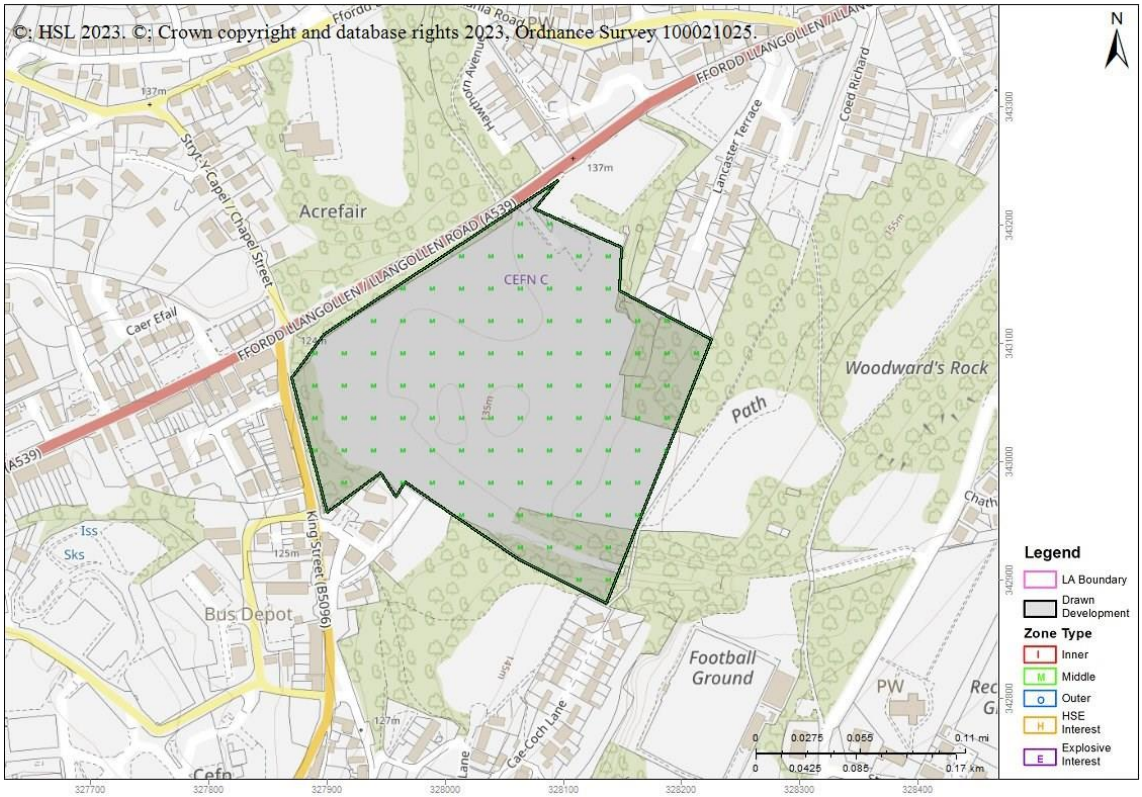
Your Ref: CAHL Acrefair
Development Name:
Comments:

Land Use Planning Consultation with Health and Safety Executive [Town and Country Planning (Development Management Procedure) (England) Order 2015, Town and Country Planning (Development Management Procedure) (Wales) Order 2012, or Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013]

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/ pipelines. This consultation, which is for such a development and also within at least one Consultation Distance, has been considered using HSE's planning advice web app, based on the details input on behalf of PLPLANNING.

HSE's Advice: Advise Against. The assessment indicates that the risk of harm to people at the proposed development site is such that **HSE's advice is that there are sufficient reasons on safety grounds, for advising against the granting of planning permission in this case.**

Major hazard sites/pipelines are subject to the requirements of the Health and Safety at Work etc. Act 1974, which specifically includes provisions for the protection of the public. However, the possibility remains that a major accident could occur at an installation and that this could have serious consequences for people in the vicinity. Although the likelihood of a major accident occurring is small, it is felt prudent for planning purposes to consider the risks to people in the vicinity of the hazardous installation. Where hazardous substances consent has been granted (by the Hazardous Substances Authority), then the maximum quantity of hazardous substance that is permitted to be on site is used as the basis of HSE's assessment.

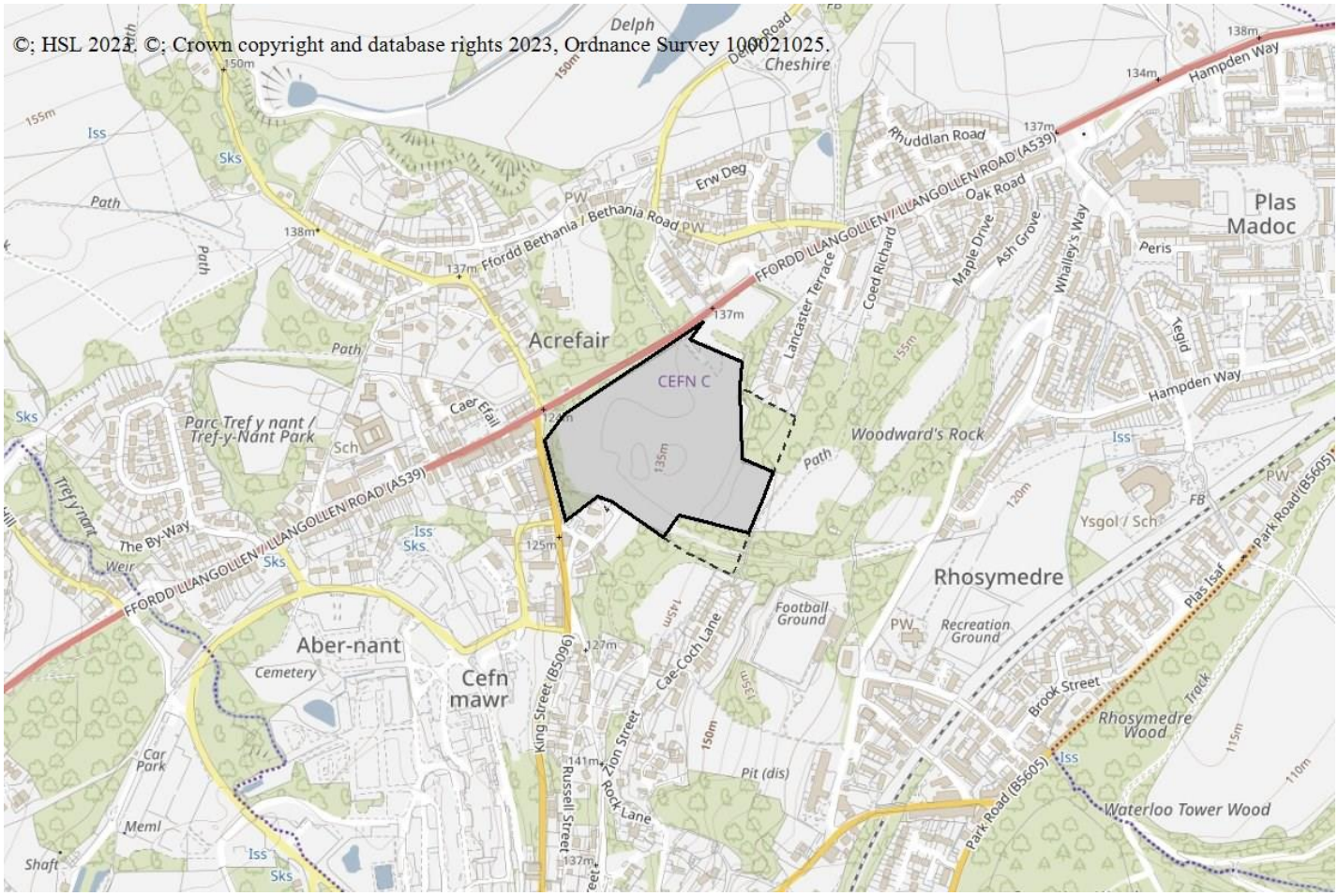


HSL-230224064041-1405 Date enquiry completed :03 March 2023 (328054,343055)

Breakdown:

Housing : Advise Against

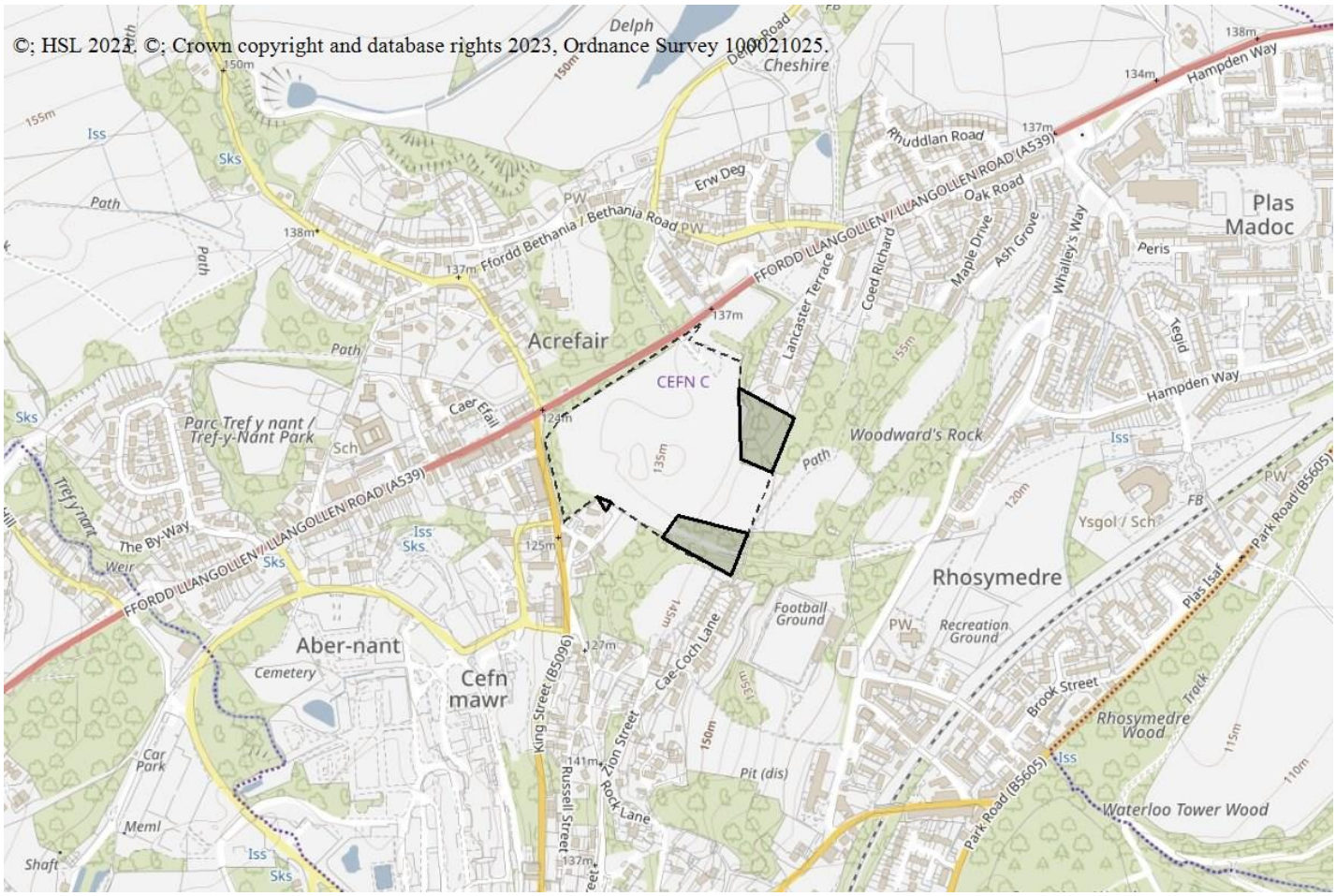
How many dwelling units are there (that lie partly or wholly within a consultation distance)? More than 30



HSL-230224064041-1405 Date enquiry completed :03 March 2023 (328054,343055)

Landscaping : Do Not Advise Against

There are no questions for landscaping



If the proposed development relates to an extension to an existing facility, which will involve an increase of less than 10% in the population at the facility, then HSE may reconsider this advice; please contact HSE's Planning Advice team if this development involves such an extension.

This advice report has been generated using information supplied by Peter Lloyd at PLPLANNING on 03 March 2023.

Note that any changes in the information concerning this development would require it to be re-submitted.

You may wish to contact HSE's Planning Advice team to discuss the above enquiry result on 0203 028 3708 or by email at lupenquiries@hse.gov.uk. Depending on the nature of the further discussions you may be advised that there is charge for consultancy work done on your behalf by the team.

Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-210552-W2F5
Eich cyf/Your ref: ll143HP

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

P Lloyd
PLPlanning
PO Box 224,
Colwyn Bay.
LL29 0FX

04/04/2023

Annwyl Syr/Madam / Dear Sir/Madam,

STATUTORY PRE-APPLICATION CONSULTATION - TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED.

BWRIAD / PROPOSAL: Residential Development of up to 159 dwellings, access, open space and associated works (outline application)

LLEOLIAD / LOCATION: Land at Former Air Products, Llangollen Road, Acrefair, Wrexham, LL14 3HP

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 10/03/2023.

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding foul drainage and protected species. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

We also advise that based on the information submitted to date, we would ask the planning authority to include conditions regarding land contamination and biosecurity on any planning permission granted. Without the inclusion of these conditions, we would be likely to object to the planning application.

Protected Sites – foul drainage
We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). As you are aware, on the 21st January 2021, we published an

evidence package outlining phosphorus levels for all river SACs across Wales. In line with our Planning Advice (July 2022), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments. We would therefore advise that the Local Planning Authority (LPA) should consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

We note from the information submitted that the development has the potential to increase the amount of phosphorus being discharged from the site. As such, we refer you to our Planning Advice and advise you to provide the LPA with further information. We note that information has already been submitted in respect of connection to mains sewer. However, we advise you to provide the LPA further information as identified in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment works' of that advice.

Should the LPA conclude that the proposed development is likely to have a significant effect on the SAC, we would expect to be consulted by the LPA on their Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), if/when the application is submitted for planning permission.

Protected Species

We note that the following documents have been submitted in support of the application:

- (2022). Ecological Mitigation, Enhancement and Management Plan: land at the Former Air Products Site, Acrefair, Wrexham. Arbtech,2022
- Pimlott, L. (2022) Ecological Impact Assessment: Land at the Former Air Products Site, Acrefair, Wrexham. Arbtech, 2022.

We understand that widespread land clearance at the site associated with proposed development has been undertaken, which may have resulted in the loss of suitable habitat for slow worm, and potentially other species. As reptiles are not listed on the NRW checklist for species subject to detailed response, we advise that you consult with Wrexham County Borough Council's Ecologist and Amphibian and Reptile Conservation (arc-trust.org) for the purposes of informing conservation measures during and post construction.

We note that protected species, including bats, may be present on site. We advise that insufficient consideration has been given in the reports to this clearance of the site before surveys were undertaken. Consequently, we advise that a precautionary approach must be applied in respect of recommendations and any associated management plan with respect to protected species.

We note the survey conclusions and support the recommendation in respect of bats, regarding a lighting strategy be applied to the entire site. However, in our view the submitted Ecological management Plan requires the following amendments

- Stated Aims and Objectives for each ecological feature, e.g. bats, etc
- Monitoring and management prescriptions for each ecological feature
- The provision of sufficient habitat for maintaining or restoring the current conservation status (CCS) for each identified ecological feature
- Control of public access
- Ownership /Occupancy. (We advise that ownership/occupancy of conservation areas are approved by the LPA)

We would advise the submission of a long term (25years) management and surveillance plan for the ecological features of interest to accompany any future planning application. These to include bats from a foraging dispersal functionality perspective.

We advise that such a Plan should include but not necessarily be limited to

(a) Identification of ecological features (e.g. bats etc);
(b) Aims and objectives for each ecological feature including defined key performance indicators to inform monitoring targets;
(c) Habitat management prescriptions;
(d) Monitoring and surveillance methodology: frequency: annual or biennial; reporting;
(e) current and proposed changes to tenure of the ecology area (freehold tenure of the ecology area to be approved by the discharging Authority in consultation with Natural Resources Wales) to ensure appropriate control over the land is established and the effective targeted delivery of long-term actions.;
(f) details of persons or bodies responsible for undertaking management and surveillance together with required skills and competencies;
(g) reporting requirements associated with species surveillance and habitat management.
(h) Financial resource provision;
(i) provision for periodic review mechanism for the Environment Management Plan;
(j) Ecological Compliance Audit

Land Contamination

We note the historic uses of the Site, nearby historic landfills and that the site is located on a Secondary A Aquifer, within the catchment of the River Dee and Bala Lake Special Area of Conservation, the River Dee Water Protection Zone, a Drinking Water Safeguard Zone, and adjacent to a Drinking Water Protected Area River Catchment.

Section 6.9.16 of Planning Policy Wales, states that "Opportunities offered by the planning system to address land contamination should be maximised as part of its preference for the use of PDL" (Previously Developed land). "Whenever development or re-development potential exists the, planning system will be the preferred means of addressing potential land contamination".

We agree with *Section 9 of the submitted report (Outline Remediation Strategy – Contamination* of the *Phase II Geo-Environmental Report*, Caulmert Limited, November 2021) and would advise the Planning Authority that the following conditions ar attached to any planning permission to ensure the addition of groundwater assessment and monitoring,

The purpose of this is to ascertain the current impacts (if any) from the site to groundwater and monitor potential impacts to groundwater during the development phase.

Land affected by contamination

Condition 1: No development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:
    - all previous uses
    - potential contaminants associated with those uses
    - a conceptual model of the site indicating sources, pathways and receptors
    - potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

    Justification: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

Contamination verification report

Condition 2: Prior to the occupation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in

accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Justification: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

Biosecurity

Condition 3: No development, including site clearance, shall commence until a Biosecurity Risk Assessment, and Method Statement that considers invasive non-native species and specific diseases (e.g., Chytrid) has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to prevent the introduction of and where present control, removal or for the long-term management of invasive species both during construction and operation. The risk assessment shall consider landscaping and other related plans. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

Justification: To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to prevent or control the spread and effective management of any invasive non-native species and listed diseases at the site.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our website for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our website.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Rhys Jones
Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales