PRE APPLICATION CONSULTATION REPORT

Plots 79 – 226 Manor Gardens Development, Rhostyllen

Land off Wrexham Road, Rhostyllen, LL14 4DH

Prepared by
Daniel Andrews

Contents

Section		Page
1.	Introduction	1
2.	Publicity and Consultations Undertaken	2
3.	Specialist Consultee Responses	3
4.	Local Community Responses	4
5.	Addressing the Comments Received	5

Document 1	Specialist Consultee Notice
Document 2	Community Council Notice
Document 3	Adjoining Landowners and Neighbours Letter and Notice
Document 4	Site Notice
Document 5	Photographs and Locations of Site Notice
Document 6	Welsh Water response 5th July 2024
Document 7	Network Rail response 1st August 2024
Document 8	The Coal Authority response 1st July 2024
Document 9	National Resources Wales (NRW) response 31st July 2024
Document 10	Esclusham Community Council Response
Document 11	Representation in person Documents
Document 12	Representation via email Documents
Document 13	Specialist Consultees Summary and Responses
Document 14	Representations from Landowners and Neighbours summary and Responses Development and Responses

1. Introduction

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 introduces a requirement to undertake publicity and consultation before applying for Planning Permission.

This report considers the pre application consultation responses received following the publicity exercise undertaken in relation to the following development:

Proposal

Construction of Plots 79 — 226 at the Manor Gardens Development, Rhostyllen.

Site

Land off Wrexham Road, Rhostyllen, LL14 4DH

Dates

Consultation was undertaken between Monday the 1st July 2024 to Wednesday 31th July 2024

The Order requires this 'Pre-Application Consultation Report' to contains details of the consultation process, details of the comments received and an explanation of how each response has been addressed by the developer.

2. Publicity and Consultations Undertaken

2.1 Specialist Consultees

The following specialist consultees were consulted and the relevant notice is attached as Document 1:

Welsh Water
Network Rail
The Coal Authority
National Resources Wales (NRW)
Local Highway Authority

2.2 Community Consultees

Esclusham Community Council was consulted as a community consultee via email address 'esclushamcommunitycouncil@yahoo.com' and the relevant notice is attached as Document 2.

2.3 Adjoining Landowners and Neighbours

A copy of the letter and notice to the adjoining landowners and neighbours are attached as Document 3. The document also includes the list of addresses to which the notices were delivered on the 1st July 2024.

2.4 Site Notices

A site notice was erected at 3 positions on the boundaries of the site and a copy of the notice is attached as Document 4.

This notice was displayed in accordance with the statutory requirements, i.e. in place on the site for no less than 28 days and photographs of the sign in position are attached as Document 5

3. Specialist Consultee Responses

Comments have been received from the following:

Welsh Water
Dated 5th July 2024 and attached as Document 6

Network Rail
Dated 1st August 2024 and attached as Document 7

The Coal Authority
Dated 1st July 2024 and attached as Document 8

National Resources Wales (NRW)
Dated 31st July 2024 and attached as Document 9

4. Local Community Responses

Esclusham Community Council responded to the consultation on Tuesday 30th July 2024 this is attached as document 10

There were a number of comments from local residents as a result of the consultation exercise as follows:

There were 2 representations in person these are attached as Document 11

There were also 2 representations made via email these are attached as Document 12

5. Addressing the Comments Received

Attached as Document 13 is a summary of all issues received from the specialist consultees along with comments addressing the issues raised.

Attached as Document 14 is a summary of all responses received from adjoining landowners and neighbours, along with comments addressing the issues raised.

Document 1

Specialist Consultee Notice

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

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

(to be 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 Land off Wrexham Road, Rhostyllen, Wrexham LL14 4DH

I give notice that SG Estates Ltd is intending to apply for planning permission for:

Plots 79 – 226 at The Manor Gardens Development, Wrexham Road, Rhostyllen, LL14 4DH

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at 'www.sgestates.co.uk/developments/future.php'

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 **by email to** dan.andrews@sgestates.co.uk by 31st July 2024.

Signed:
Date: 1st July 2024

Document 2

Community Council Notice

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

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

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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 **by email to** dan.andrews@sgestates.co.uk by 31st July 2024.

Signed:
Date: 1st July 2024

Document 3

Adjoining Landowners and Neighbours Letter and Notice

1st July 2024

Dear Home Owner/Occupier

Proposed development at Wrexham Road, Rhostyllen. Plots 79 – 226 Manor Gardens Development.

I attach for your information a notice required to be served under the terms of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

This letter along with the attached notice seeks to inform you that we intend to apply for planning permission for 148 dwellings on the site above. Which will supersede the existing approval. The amendment to the approved planning is necessary to incorporate a more typical design mix of dwellings.

The notice attached explains where the documents are available for inspection, but in order to minimise waiting time please call SG Estates Ltd on 03330 165169 to book an appointment if you wish to visit the SG Estates Marketing Suite on Wrexham Road, LL14 4DH

If you wish to make any comments please send an email to dan.andrews@sgestates.co.uk or by post to SG Estates Ltd, Unit 1 Rhosddu Industrial Estate, Old Rhosrobin, Wrexham, LL11 4YL by 31st July 2024.

Yours faithfully

Daniel Andrews
Commercial Director Designate
SG Estates

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 Land off Wrexham Road, Rhostyllen, Wrexham LL14 4DH

I give notice that SG Estates Ltd is intending to apply for planning permission for:

Plots 79 – 226 at The Manor Gardens Development, Wrexham Road, Rhostyllen, LL14 4DH

You may inspect copies of:

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

online at 'www.sgestates.co.uk/developments/future.php' and computer facilities are available to view this information online at SG Estates Marketing Suite off Wrexham Road, Rhostyllen, LL14 4DH between the hours of 9.00am and 6.00pm Monday to Friday, or

You may view this information at SG Estates Marketing Suite off Wrexham Road, Rhostyllen, LL14 4DH between the hours of 9.00am and 6.00pm Monday to Friday

In order to minimise waiting time at the Marketing Suite please call SG Estates Ltd on 03330 165169 to book an appointment to view the documents

Anyone who wishes to make representations about this proposed development must write to the applicant at SG Estates Ltd, Unit 1 Rhosddu Industrial Estate, Old Rhosrobin, Wrexham, LL11 4YL before the date of 31st July 2024.

Signed:
Date: 1st July 2024

Document 4

Site Notice

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 Land off Wrexham Road, Rhostyllen, Wrexham LL14 4DH

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

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Anyone who wishes to make representations about this proposed development must write to the applicant at SG Estates Ltd, Unit 1 Rhosddu Industrial Estate, Old Rhosrobin, Wrexham, LL11 4YL before the date of 31st July 2024.

Signed:
Date: 1st July 2024

Document 5

Photographs and Locations of Site Notice

Plots 79 – 226 Manor Gardens Development, Wrexham Road, Rhostyllen
Site Notice Locations



Document 6

Welsh Water response 4th July 2024

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

S G estates
Unit 1 Rhosddu Industrial Estate
Rhosrobin
Wrexham
LL11 4YL

Date: 04/07/2024
Our Ref: PPA0008819

Dear Mr Andrews

Grid Ref: 331689 348623
Site Address: Manor Gardens, Rhostyllen, Wrexham
Development: 2D Phase 2- PLOTS 79 - 226 MANOR GARDENS

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 148 dwellings at Wrexham Road 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.

Public Sewerage Network

The proposed development site is located in the immediate vicinity of a predominantly combined public sewerage system which drains to Five Fords Wastewater Treatment Works (WwTW).

glas
Glas Cymru Cyfyngedig

Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Asset Protection

This site is crossed by public sewers with their approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. No part of any building will be permitted within the protection zone of the public sewers measured 3 metres either side of the centreline of the 300mm, 225mm, and 150mm public sewers, or 4.5 metres either side of the 900mm public surface water sewer. Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning 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.

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 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.

Foul Water Drainage – Sewerage Network

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 between manholes SJ31486602 and SJ31486605 located within the site. 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.

Foul Water Drainage – Sewage 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 Five Fords 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.

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 water and 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.*

ENC. SEWER PLAN
PRE PLANNING NOTES

glas
Glas Cymru Cyfyngedig

Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in Welsh and English

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

Rydym yn croesawu gohebiaeth yn y Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Document 7

Network Rail response 1st August 2024

Network Rail
1st Floor
Bristol Temple Point
Bristol
BS1 6NL
My Ref: P/TP24/126
Your Ref:
Date: 1 August 2024

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
APPLICATION NO:
PROPOSAL: Plots 79-266
LOCATION: The Manor Gardens Development, Wrexham Road, Rhostyllen, LL14 4DH

Dear Dan,

Thank you for your email dated **1 July 2024** together with the opportunity to comment on this proposal. Apologies for the delay in response.

Network Rail has no objections in principle to the above application. Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basic Asset Protection Agreement, if required, with a minimum of 3months notice before works start. Initially the outside party should contact assetprotectionwales@networkrail.co.uk.

The applicant should consider the following NR standards:

DRAINAGE
Soakaways / attenuation ponds / septic tanks etc, as a means of storm/surface water disposal must not be constructed near/within 5 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property/infrastructure. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure. Ground levels – if altered, to be such that water flows away from the railway. Drainage does not show up on Buried service checks.

GROUND LEVELS
The developers should be made aware that Network Rail needs to be consulted on any alterations to ground levels. No excavations should be carried out near railway embankments, retaining walls or bridges.

FOUNDATIONS
Network Rail offers no right of support to the development. Where foundation works penetrate Network Rail's support zone or ground displacement techniques are used the works will require specific approval and careful monitoring by Network Rail. There should be no additional loading placed on the cutting and no deep continuous excavations parallel to the boundary without prior approval.

PLANT, SCAFFOLDING AND CRANES

Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that, at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.

NOISE

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of Planning Policy Wales and Technical Advice Notes which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

LANDSCAPING

Where trees/shrubs are to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary. We would wish to be involved in the approval of any landscaping scheme adjacent to the railway. Where landscaping is proposed as part of an application adjacent to the railway it will be necessary for details of the landscaping to be known and approved to ensure it does not impact upon the railway infrastructure. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fence. Lists of trees that are permitted and those that are not are provided below and these should be added to any tree planting conditions:

Permitted:

Birch (Betula), Crab Apple (Malus Sylvestris), Field Maple (Acer Campestre), Bird Cherry (Prunus Padus), Wild Pear (Pyrs Communis), Fir Trees – Pines (Pinus), Hawthorne (Cretaegus), Mountain Ash – Whitebeams (Sorbus), False Acacia (Robinia), Willow Shrubs (Shrubby Salix), Thuja Plicatat "Zebrina"

Not Permitted:

Alder (Alnus Glutinosa), Aspen – Popular (Populus), Beech (Fagus Sylvatica), Wild Cherry (Prunus Avium), Hornbeam (Carpinus Betulus), Small-leaved Lime (Tilia Cordata), Oak (Quercus), Willows (Salix Willow), Sycamore – Norway Maple (Acer), Horse Chestnut (Aesculus Hippocastanum), Sweet Chestnut (Castanea Sativa), London Plane (Platanus Hispanica).

Yours Sincerely,

Grace Lewis
Town Planning Technician Wales and Western
Network Rail
Temple Point, Redcliffe Way, Bristol, BS1 6NL
E grace.lewis@networkrail.co.uk
www.networkrail.co.uk/property

Document 8

The Coal Authority response 1st July 2024

The Coal Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Dan Andrews
Wrexham County Borough Council

[By email: dan.andrews@sgestates.co.uk]

1 July 2024

Dear Dan Andrews

Re: PRE-APPLICATION Land off Wrexham Road

Proposed development at Land off Wrexham Road; AT THE MANOR GARDENS DEVELOPMENT, PLOTS 79 - 226 WREXHAM ROAD, RHOSTTYLLEN, LL14 4DH

Thank you for your notification of 1 July 2024 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

We have reviewed the site location plan provided and can confirm that the site falls within the Coal Authority's defined Development Low Risk Area. On this basis we have no specific comments to make.

However, in the interest of public safety, it is requested that the Coal Authority's Standing Advice note is drawn to the applicant's attention, where relevant.

Yours

The Coal Authority Planning Team

Document 9

National Resources Wales (NRW) response 31st July 2024

Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-260231-P4X7

SG Estates Ltd

By email to: dan.andrews@sgestates.co.uk

Dyddiad/Date: 31 July 2024

Dear Sir/Madam,

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

BWRIAD/PROPOSAL: Proposed development at land off Wrexham Road, Rhostyllen, Wrexham, LL14 4DH to vary the house type on plots 79-226 of permission P/2007/0686

LLEOLIAD/LOCATION: Plots 79 – 226, Manor Gardens, Rhostyllen, LL14 4DH

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 01 July 2024.

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. 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.

Protected Sites and Foul Drainage

We note the application site is within the catchment of the River Dee and Bala Lake SAC. In line with our *Advice to Planning Authorities for Planning Applications Affecting Nutrient Sensitive River Special Areas of Conservation* (28 June 2024), under the Habitats Regulations, Planning Authorities must consider the 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 nutrients being discharged from the site. We note that information has been submitted in respect of confirming that the foul drainage will connect to the public mains sewer. However, we advise you to provide the LPA with 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 for the purposes of their Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), when the application is submitted for planning permission.

Protected Species

We note that no ecological information has been submitted with the application. Our records indicate that otters and bats have been recorded in the vicinity of the application site. We therefore advise discussion with the Local Authority's ecologist regarding the potential need for and scope of any ecological surveys that may be required in support of your planning application.

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,

Rachael Burke
Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales

E-bost/E-mail: northplanning@cyfoethnaturiolcymru.gov.uk
Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

Document 10

Esclusham Community Council Response 30th July 2024

Dan Andrews

From: Bryn Jones <esclushamcommunitycouncil@yahoo.com>
Sent: 30 July 2024 11:28
To: Dan Andrews
Cc: Mark Pritchard
Subject: Proposed development at Wrexham Road, Rhostyllen

Good morning Dan

PLANNING CONSULTATION > PLOTS 79 to 226 MANOR GARDENS, RHOSTYLLEN

I write further to your e-mail dated the 1st of July, along with the attached notice, and write to advise that Esclusham Community Council have no objections to the proposed application for planning permission regarding the above.

Whilst writing, having been contacted by a local resident, the Community Council ask if, upon having the planning application approved, SGEstates would consider funding a pedestrian crossing from near the current bus stop on the Wrexham Road across to just below the entrance onto Esless. If you are able to consider this option, and require more information, perhaps you could get back to me or speak with the Local Elected Member, Cllr Mark Pritchard.

Many thanks

Bryn

Bryn Jones
Clerk / Clerc
Cyngor Cymuned Esclusham Community Council
Parish Hall, Vicarage Hill, Rhostyllen, Wrexham LL14 4AR
Neuadd Plwyf, Allt y Ficerdy, Rhostyllen, Wrecsam LL14 4AR
Tel : 01978 366491

Document 11

Representation in person Documents

FEEDBACK FORM

SG ESTATES
AWARD WINNING HOUSING DEVELOPER

Date: 07 - 07 - 2024

Name: [redacted]

Address: [redacted]

Email:

Telephone: [redacted]

Message:

Access Roads.
Bus stops
Hedge / Road.
Metre from Tree to Houses / Road.
Paths on Main Road.
Querying A to F what do they represent.
Strike on [redacted] /
Querying Letter Dated 1st July with comments to be in By.
30th September 2021?

Telephone No.
03330 165169 goes through to Accident Claim line?

FEEDBACK FORM

SG ESTATES
AWARD WINNING HOUSING DEVELOPER

Date: 07 - 07 - 2024

Name: [redacted]

Address: [redacted]

Email:

Telephone: [redacted]

Message:

[redacted]

HEDGE ON ROAD. TO WEAR ROAD.

BUS STOPS

PATH ON ROAD.

WHY ARE DIGGERS BY TREE

Document 12

Representation via email Documents

Dan Andrews

From: [redacted]
Sent: 02 July 2024 11:35
To: Dan Andrews
Subject: Plots 79 - 226 Manor Gardens

Hi

Thank you for the paperwork re the new proposed plans

I have a couple of questions - please can you advise when you are likely to start with the build on this plot and am I right to assume you will be starting at plot 79 and working down?

[redacted]Its pretty unsightly with the scaffolding and window frames etc all just dumped there so it would be nice to know when the storage site will be going

Thanks

[redacted]

Dan Andrews

From: [redacted]
Sent: 09 July 2024 10:41
To: Dan Andrews
Subject: Proposed dev Wrex Rd Plots 79-226

Hi Dan, as a resident[redacted] obviously have an interest in this development and appreciate the detailed information recently posted and made available to us regarding the proposed planning application. From this I do have some questions you may be able to answer as follows:

- On page 4 of the Design and Access Statement you mention the TPO on the mature ash tree and briefly touch upon the Wrexham Rd hedgerow – can you expand on your plans for the hedgerow please.
- There appears to be 2 pedestrian crossings from the development one near POS 6 and the second opposite POS 8 – is this correct as its now clear whether they are crossings and if correct can you please expand on the design – lights, zebra crossing, audible warnings, etc.
- There is hardly any detail with regards to vegetation and planting along the Wrexham Road boundary - do you have measurements, distance from road of the properties adjacent to [redacted]
- Congestion is a huge concern around the roundabout by the Coop, this will in no doubt result in standing traffic backing up for long stretches at peak times making it difficult for residents[redacted]including myself to access the road – have you conducted an impact assessment on this?
- Drainage is a huge problem where we are, last year we had two biblical downpours which resulted in serious flooding locally particularly the corner of Eldon grove. Anyway, new drainage plans have revealed a network of drains, recently unblocked by WCBC, running the length of the plot opposite – are you aware of this and how do you plan to address this significant concern. The fire service was involved with the last road flood pumping out into the plot to resolve the problem.

Kind Regards,

[redacted]

Document 13

Specialist Consultees Summary and Responses

Responses Summary – Specialist Consultees

Consultee	Summary of Comments	Comments/Action necessary
Welsh Water – Response dated 4th July 2024	**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 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. **Foul Water Drainage – Sewerage Network** 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 between manholes SJ31486602 and SJ31486605 located within the site. 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.	SG Estates have applied for a pre planning advice from SAB which is yet to be received. A detailed drainage strategy showing connection points etc will be submitted with the planning application.

Network Rail – Response dated 1st August 2024	Network Rail has no objections in principle to the above application. Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basic Asset Protection Agreement, if required, with a minimum of 3months notice before works start. Initially the outside party should contact assetprotectionwales@networkrail.co.uk.	Noted
	DRAINAGE Soakaways / attenuation ponds / septic tanks etc, as a means of storm/surface water disposal must not be constructed near/within 5 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property/infrastructure. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure. Ground levels – if altered, to be such that water flows away from the railway. Drainage does not show up on Buried service checks.	Noted
	GROUND LEVELS The developers should be made aware that Network Rail needs to be consulted on any alterations to ground levels. No excavations should be carried out near railway embankments, retaining walls or bridges.	Noted
	NOISE The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of Planning Policy Wales and Technical Advice Notes which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.	SG Estates has recently carried out a Noise assessment which will form part of our application.

The Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG Dated 1st July 2024	We have reviewed the site location plan provided and can confirm that the site falls within the Coal Authority's defined Development Low Risk Area. On this basis we have no specific comments to make.	Noted No further action necessary

Natural Resources Wales Maes Y Ffynnon Penrhosgarnedd Bangor Gwynedd LL572DW Dated 31st July 2024	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. 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. **Protected Sites and Foul Drainage** We note the application site is within the catchment of the River Dee and Bala Lake SAC. In line with our *Advice to Planning Authorities for Planning Applications Affecting Nutrient Sensitive River Special Areas of Conservation* (28 June 2024), under the Habitats Regulations, Planning Authorities must consider the 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. **Protected Species** We note that no ecological information has been submitted with the application. Our records indicate that otters and bats have been recorded in the vicinity of the application site. We therefore advise discussion with the Local Authority's ecologist regarding the potential need for and scope of any ecological surveys that may be required in support of your planning application.	Noted As the development already benefits from an approval of 223 units the increase to 226 units we believe will have a minimal affect on the SAC. Noted

Esclusham community council Dated 30th July 2024	I write further to your e-mail dated the 1st of July, along with the attached notice, and write to advise that Esclusham Community Council have no objections to the proposed application for planning permission regarding the above. Whilst writing, having been contacted by a local resident, the Community Council ask if, upon having the planning application approved, SGEstates would consider funding a pedestrian crossing from near the current bus stop on the Wrexham Road across to just below the entrance onto Esless.	The Section 278 works will be constructed as per the existing planning permission which does show a pedestrian crossing adjacent to the bus stop at this location.

Document 14

Adjoining Landowners and Neighbours Summary and Responses

Resident Responses Summary

Resident	Summary of Comments	Comments
AJ 2nd July 2024	Thank you for the paperwork re the new proposed plans I have a couple of questions - please can you advise when you are likely to start with the build on this plot and am I right to assume you will be starting at plot 79 and working down?	No issues with new proposal.
OS 9th July 2024	On page 4 of the Design and Access Statement you mention the TPO on the mature ash tree and briefly touch upon the Wrexham Rd hedgerow – can you expand on your plans for the hedgerow please. There appears to be 2 pedestrian crossings from the development one near POS 6 and the second opposite POS 8 – is this correct as its now clear whether they are crossings and if correct can you please expand on the design – lights, zebra crossing, audible warnings, etc. Congestion is a huge concern around the roundabout by the Coop, this will in no doubt result in standing traffic backing up for long stretches at peak times making it difficult for residents opposite including myself to access the road – have you conducted an impact assessment on this? Drainage is a huge problem where we are, last year we had two biblical downpours which resulted in serious flooding locally particularly the corner of Eldon grove. Anyway, new drainage plans have revealed a network of drains, recently unblocked by WCBC, running the length of the plot opposite – are you aware of this and how do you plan to address this significant concern. The fire service was involved with the last road flood pumping out into the plot to resolve the problem.	New Hedge planting proposed fronting Wrexham Road The previously agreed Wrexham road improvement works show 3 new pedestrian crossings. A Traffic assessment has been completed and as there is multiple junctions into the site the additional use around the new proposed roundabout is minimal. The Existing highway drainage is not affected by our development and all surface water run off from our development has been designed in accordance with the 1 in 100 year +30% storm.

Feedback form 1 7th July 2024	Access Road, Bus Stops, Hedge / Road, Paths on Main Road etc.	Details of the development fronting Wrexham Road will predominantly remain as per the existing consent. Plot substitutions along Wrexham Road will provide an active frontage.
Feedback form 2 7th July 2024	Hedge on Road, Bus Stops & Path on Road	As per feedback form 1. We will ensure that a hedge is planted along the frontage of the development as shown on the landscaping details.