Land off Davy Way, Llay Industrial Estate

Pre-Application Consultation Report

Application for Outline Planning Permission for Employment Development

RA & CE Platt Ltd

11 December 2024

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Contents

1.0 Introduction **1**

Proposed Development 1

Legislative Requirements 1

Scope of Statement 1

2.0 Process of Engagement **2**

Pre-application engagement with the Council 2

Site Notices 2

Draft Planning Application 3

Adjoining Land Owners / Occupiers 3

Community Consultees 3

Specialist Consultees 4

3.0 Consultee Responses Received **5**

4.0 Conclusion **6**

1.0 Introduction

1.1 This Pre-Application Consultation [PAC] Report has been prepared by Lichfields on behalf of RA & CE Platt Ltd [Platt]. It accompanies an application for outline planning permission [OPP] for employment development at Land off Davy Way, situated within Llay Industrial Estate [the Site]. This report details the statutory consultation process undertaken by the client, alongside Lichfields and the wider project team.

Proposed Development

1.2 The requirement to undertaken pre-application consultation applies to all planning applications for "major" development (full or outline), as defined in article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) [DMPWO], as well as Developments of National Significance [DNS].

Legislative Requirements

1.3 The statutory requirement to consult is imposed by section 61Z of the Town and Country Planning Act 1990 [TCPA] and Article 4, Part 1A of the DMPWO. The applicant must for a period of no less than 28 days before an application is submitted:

- Display a site notice in at least one place on or near the land to which the proposed development relates;
- Write to any owner or occupier of any land adjoining the lad to which the proposed application relates;
- Make the draft planning application information available publicly; and,
- Consult with community and specialist consultees before applying for planning permission.

1.4 This document confirms to the Council that the above requirements have been undertaken for the proposed development.

Scope of Statement

1.5 This report set out the formal statutory consultation undertaken leading up to this submission in line with the requirements of the DMPWO. It describes the steps taken to ensure that the statutory requirements have been met; and provides a summary of the outcome of the consultation process.

2.0 Process of Engagement

2.1 This section of the report summarises the statutory consultation process that has been undertaken. It follows the requirements of the DMPWO as set out in the introduction.

Pre-application engagement with the Council

2.2 A pre-application request was submitted to the Council on 22nd December 2022. This request was accompanied by an illustrative masterplan for the Site, which demonstrated one way that employment development could be accommodated on the Site. The request sought the Council's feedback on the proposals ahead of bringing any formal application forward on the Site. Platt sought to meet with relevant officers at the Council to discuss the proposals, however the Council no longer offers meetings to prospective applicants to discuss their proposals as part of their pre-application process. Instead, a written response is provided.

2.3 A written response (ref. ENQ/2023 /0310) was provided by the Council on 29th January 2024. It confirmed that, given the Site's location within a designated employment area that is protected for Class B1, B2 and B8 use, the proposals would be acceptable in principle. The response referenced the need to provide up-to-date ecological surveys to accompany the application; seek to protect the Site's existing trees; provide suitable levels of parking in accordance with the Council's parking standards; and seek to demonstrate how the scheme will incorporate measures to generate renewable energy and utilise low carbon technologies. This information would be required as part of any future planning application.

Site Notices

2.4 Two site notices (in both English and Welsh languages) were posted at the perimeter of the Site on Thursday 7th November 2024. Each notice was laminated and secured to the perimeter fencing so that they were visible and legible to passing pedestrians from outside the Site, and could withstand weather conditions. Steps were taken to ensure that the site notices were displayed around the Site for the minimum 28-day publicity period and we can confirm that the site notices were not removed or damaged during this duration following frequent checks around the Site.

2.5 The site notices contained all the information set out in the form in Schedule 1B to the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 [the 2016 Order]. This included identifying the location of a public place to view the application documents online, specifically Wrexham Library, Rhosddu Road, Wrexham, LL11 1AU, which has extensive opening hours, including evenings and weekends for the public to be able to view the consultation information and draft documents. A copy of the site notices and photographs of the notices in situ can be found in Appendix 1.

2.6 The site notices were therefore displayed in accordance with the statutory requirements.

Draft Planning Application

2.7 Draft copies of the plans and technical information to be submitted as part of the formal planning application were made available at www.8acres.co.uk for the full duration of the 28-day consultation period. Comments were invited from Thursday 7th November 2024 to Monday 9th December 2024. This enabled the documents to be viewed continuously on a private computer or during the opening hours of libraries/hubs for publicly available computers. Extracts of the website can be found in Appendix 2.

Adjoining Land Owners / Occupiers

2.8 Letters providing details of the proposed development and how to respond, including a copy of the Article 2C & 2D notice, were sent to the owners and/or occupiers of all the adjoining land to the proposed application site. These were sent via post (next day recorded delivery) on Wednesday 6th November 2024 to ensure receipt by Thursday 7th November 2024. The notification identified where the recipient could view the planning application information and that a minimum 28 day period, from the date of receipt of the letter, was provided to respond.

2.9 The following owners and/or occupiers were notified of the consultation:

- Wrexham County Borough Council, Guildhall, Wrexham, LL11 1AY
- The Police and Crime Commissioner For North Wales, North Wales Police Headquarters, Glan Y Don, Colwyn Bay, LL29 8AW
- The Police and Crime Commissioner For North Wales, Phase 3 Llay Industrial Estate, Llay, Wrexham, LL12 0PG
- Sharp Electronics (Europe) Limited, 4 Furzeground Way, Stockley Park, Uxbridge, UB11 1EZ
- Sharp Electronics (Europe) Limited, Sharp House, Davy Way, Llay Industrial Estate, Llay, Wrexham, LL12 0PG

2.10 Appendix 3 contains a copy of one of the letters / notice that was sent to the adjoining land owners.

2.11 In summary, notices were served on the owners and/or occupiers of all adjoining properties providing them with 28 days to respond to the consultation in accordance with the Regulations.

Community Consultees

2.12 A letter and Article 2C & 2D notification was sent to the two ward councillors that represent the Llay Ward, specifically Cllr Bryan Apsley and Cllr Robert Walsh, as well as Llay Community Council.

2.13 The letters and notifications provided details about the proposal; identified where the recipient could view the planning application information and the appropriate deadline for responses. These were sent via email on Thursday 7th November 2024. A copy of the covering letter and notice is provided in Appendix 4.

Specialist Consultees

2.14 As part of this pre-application consultation process, the developer is only required to consult a consultee listed in the table to Schedule 4 of the DMPWO, when the proposed development meets a certain criterion.

2.15 The following relevant specialist consultees were identified and consulted:

- The Welsh Ministers;
- Dŵr Cymru Welsh Water;
- Wrexham County Borough Council (as Local Highway Authority); and,
- North Wales Fire and Rescue Service, East Area.

2.16 The consultation request to the above consultees included the Article 2D notice as required by the DMPWO, as set out in Appendix 5 for reference.

3.0 Consultee Responses Received

3.1 This section of the report summarises the responses received from the statutory publicity undertaken, as well as the relevant specialist consultees.

3.2 During the period between 7th November and 10th December 2024, no public comments were received to the proposals, including from the community consultees that we were required to notify of the consultation.

3.3 Furthermore, of the Specialist Consultees that were identified of relevance to the application (as set out in Schedule 4 of the DMPWO), no comments have been received to the proposals.

3.4 As such, we have not been required to take into account any specific comments relating to the proposals and the proposals have therefore not been amended following the consultation process prior to submission.

4.0 Conclusion

4.1 The pre-application consultation undertaken by the Applicant has met the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

4.2 The local community, local members and statutory consultees have had the opportunity to be involved in the pre-application process and the consultation exercise that has been undertaken by the Applicant. The consultation will have helped to raise further awareness of the proposed development as well as provide the community with an understanding of the proposed developments and its associated benefits by supporting local economic growth.

4.3 As part of this exercise, the local community, statutory consultees and elected members have been given the opportunity to make comments on the proposals and draft application pack and provide feedback during the consultation process, either written feedback via post or by email to the dedicated consultation email address.

4.4 This report outlines that no comments have been received to the process and as such, we have not been required to address the feedback through scheme amendments. The proposals that have been consulted on therefore accompany the application submission.

4.5 We consider that any outstanding matters that have not been raised by the public and statutory consultees can be appropriately addressed through further discussions with officers during the determination of the application and / or via appropriate planning conditions, provided they are necessary and justified.