Appendix 2 Consultation Website



Site location plan
Click on site location plan to view a larger version

Welcome

Welcome to the online public consultation for the proposed development of Land off Davy Way located within Llay Industrial Estate, Wrexham.

Under Part 1A Section 2B of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (DMPWO), those proposing major development are required to consult with members of the public, the community, and statutory bodies before submitting a planning application to the Local Planning Authority.

The aim of this consultation is to provide you with information on the proposed development and give you an opportunity to make comments for us to consider before the planning application is submitted.

Wrexham County Borough Council will also undertake their own public consultation once the application has been submitted. As a consequence you will also have the opportunity to provide comments directly to the council in due course.

The site is located at the junction of Davy Way and Rackery Lane. It is identified in the recently adopted Local Plan as part of the Llay Industrial Estate Employment Area. Within this area redevelopment for employment purposes is acceptable as a matter of principle.



The Proposed Development

The application is expected to seek outline planning permission for up to 11,613 square metres of employment development (Use Class B1(c) light industrial, B2 general industrial and / or B8 storage or distribution) at Llay Industrial Estate.

The application will be accompanied by a parameters plan that defines the areas of the site where development can occur. It also specifies a maximum building height of 20 metres. The plan shows the locations of landscaping; as well as the two potential vehicular access locations into the site from Davy Way. Details of access, appearance, landscaping, layout and scale will be submitted as part of a future reserved matters application. However, all future reserved matters will be required to comply with any approved parameter plans.

Two illustrative masterplan options will also be submitted and are provided for information as part of this consultation. Whilst not for approval, they seek to give examples of how the employment development could be brought forward.

The proposals will deliver new access roads for vehicles, suitable parking and turning facilities and new footpaths connecting to Davy Way to encourage walking. The scheme will also retain as many existing trees on the site as possible, particularly the tree belt that runs through the north-western part of the site. New landscape corridors and areas of new and improved landscape planting are also proposed to enhance the site's biodiversity value.

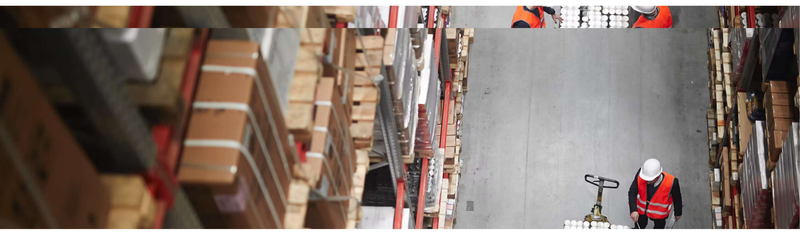


Proposed development plan

Scheme Benefits

The scheme will help to complement the surrounding employment and commercial uses in the area, whilst creating new jobs and promoting local and regional economic growth. The scheme will deliver a range of benefits, including:

- Developing a vacant site within an existing employment area to support the economic vitality of Llay and the surrounding area.
- Enhancing the ecological value of the site by retaining as many existing trees on the site as possible, delivering new and improved blue and green infrastructure and providing new trees and landscape planting.
- Boosting the local economy through the generation of new jobs for local skilled workers. This includes the creation of 45 temporary jobs during the construction phase and 212 direct jobs through the operational phases of the development.
- Delivering new footpaths to improve the connectivity of the site to the surrounding area and promote sustainable modes of travel.
- Improving accessibility to new employment opportunities to promote employee's social wellbeing and improve their quality of life.
- Delivering business rates revenue benefits for the Local Authority.



Draft Planning Application Documents

The plans and technical assessments that are required to be submitted as part of the formal application can be viewed and downloaded here.

TITLE	LAST MODIFIED
13361-AEW-SI-XX-DR-A-0501-P4-Location Plan.pdf	Nov 5 Lichfields UK
13361-AEW-SI-XX-DR-A-0502-P4-Parameters Plan.pdf	Nov 5 Lichfields UK
13361-AEW-SI-XX-DR-A-0505-P2-Existing Site Plan.pdf	Nov 5 Lichfields UK
13361-AEW-SI-XX-DR-A-0506-P2-Constraints Plan.pdf	Nov 5 Lichfields UK
13361-AEW-SI-XX-DR-A-0507-P2-Existing Site Sections.pdf	Nov 5 Lichfields UK
13361-AEW-XX-XX-DAS-A-0500-P3-Design and Access Stat...	Nov 5 Lichfields UK
13361-AEW-XX-XX-DR-A-0503_P2_Illustrative Masterplan (...	Nov 5 Lichfields UK
13361-AEW-XX-XX-DR-A-0504_P2_Illustrative Masterplan (...	Nov 5 Lichfields UK
13361-AEW-XX-XX-DR-A-0508_P1_Illustrative Site Section (...	Nov 5 Lichfields UK
13361-AEW-XX-XX-DR-A-0509_P1_Illustrative Site Section (...	Nov 5 Lichfields UK
241029 327829 TA v1.3.pdf	Nov 5 Lichfields UK
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241030 Rackery Lane, Llay Industrial Estate Energy Stateme...	Nov 5 Lichfields UK
51-171-R1-2 - Noise Impact Assessment - Davy Way 11.pdf	Oct 31 Lichfields UK

Have Your Say

Once you have had an opportunity to review the proposals, if you have any comments, please write to us at Llay Industrial Estate, Ship Canal House, 98 King Street, Manchester, M2 4WU or email: llayindustrialestate@lichfields.uk

If you are unable to access the documents electronically you may request copies of this information by contacting Lichfields on 0161 837 6130.

The closing date for comments is **9 December 2024**.

An analysis of the feedback received and any changes made to the scheme will be reported in the pre-application consultation report, submitted as part of the planning application.



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Data Protection
National Lichfield & Partners Limited ('Lichfields') is registered with the Information Commissioners Office (registration number 2859222). Your responses will be analysed by Lichfields on behalf of our client. RE & CE Platt Ltd for the purposes of the statutory pre-application process. It is not envisaged that any personal data will be supplied by virtue of completion of the survey, but in the event that any personal data is supplied, it will be disregarded and deleted without undue delay. Responses to this consultation may be made publicly available.



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Croeso

Croeso i'r ymgynghoriad cyhoeddus ar-lein ar gyfer datblygiad arfaethedig Tir oddi ar Davy Way o fewn Stad Ddiwydiannol Llai, Wrecsam.

O dan Ran 1A Adran 2B o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016 [DMPWO], mae'n ofynnol i'r rhai sy'n cynnig datblygiad mawr ymgynghori ag aelodau o'r cyhoedd, y gymuned, a chyrff statudol cyn cais cynllunio i'r Awdurdod Cynllunio Lleol.

Yr nod or ymgynghoriad hwn yw rhoi gwybodaeth i chi am y datblygiad arfaethedig a rhoi cyfle i chi wneud sylwadau i ni hyddysg/ed cyn cyflwyno'r cais cynllunio.

Bydd Cyngor Bwrdeistref Sirol Wrecsam hefyd yn cynnal eu hymgynghoriad cyhoeddus eu hunain unwaith y bydd y cais wedi'i gyflwyno. O ganlyniad bydd/wch hefyd yn cael cyfle i roi sylwadau yn uniongyrchol i'r cyngor maes o law.

Mae'r safle wedi ei leoli ar gyffordd Davy Way a Rackery Lane. Fe'i nodir yn y Cynllun Lleol a fabwysiadwyd yn ddiweddar fel rhan o Ardal Gyflogaeth Ystad Ddiwydiannol Llai. O fewn yr ardal hon mae alddatblygu ar ddibenion cyflogaeth yn dderbyniol fel mater o egwyddor.



Y Datblygiad Arfaethedig

Mae'r cais yn ddisgwyliedig i ceisio caniatâd cynllunio amlinellol ar gyfer hyd at 11,613 metr sgwâr o ddatblygiad cyflogaeth (Defnydd Dosbarth B1(c) diwydiannol ysgafn, B2 diwydiannol cyffredinol a / neu storfa neu ddosbarthiad B8) ar Stad Ddiwydiannol Llai.

Gyda'r cais bydd cynllun paramedrau sy'n diffinio'r ardaloedd o'r safle lle gall datblygiad ddigwydd. Mae hefyd yn nodi uchafswm uchder adeilad o 20 metr. Mae'r cynllun yn dangos lleoliadau tirweddu; yn ogystal a'r ddau leoliad mynediad posibl i gerbydau i'r safle o Davy Way. Bydd manylion mynediad, edrychiad, tirlunio, gosodiad a graddfa yn cael eu cyflwyno fel rhan o gais materion a gadwyd yn ôl yn y dyfodol. Fodd bynnag, bydd yn ofynnol i bob mater a gadwyd yn ôl yn y dyfodol gydymffurfio ag unrhyw gynlluniau paramedr cymeradwy.

Bydd dau opsiwn prif gynllun enghreifftiol hefyd yn cael eu cyflwyno ac yn cael eu darparu er gwybodaeth fel rhan o'r ymgynghoriad hwn. Er nad ydynt i'w cymeradwyo, maent yn ceisio rhoi enghreifftiau o sut y gellid dwyn y datblygiad cyflogaeth ymlaen.

Bydd y cynigion yn darparu ffyrdd mynediad newydd i gerbydau, cyfleusterau parcio a thrsi addas a llwybrau troed newydd yn cysylltu Davy Way i annog cerddded. Bydd y cynllun hefyd yn cadw cymaint o goed presennol ar y safle ag sy'n bosibl, yn enwedig y llain goed sy'n rhedeg trwy ran gogledd orllewin y safle. Mae coridorau tirwedd newydd ac ardaloedd o blannu tirwedd newydd a gwell hefyd yn cael eu cynnig i wella gwerth bioamrywiaeth y safle.



Proposed development plan

Buddiannau'r Cynllun

Bydd y cynllun yn helpu i ategu'r defnydd cyflogaeth a masnachol o amgylch yr ardal, tra'n creu swyddi newydd a hybu twf economaidd lleol a rhanbarthol. Bydd y cynllun yn darparu ystod o fuddion, gan gynnwys:

Datblygu safle gwag o fewn ardal gyflogaeth bresennol i gefnogi bywiogrwydd economaidd Llai a'r cyffiniau.

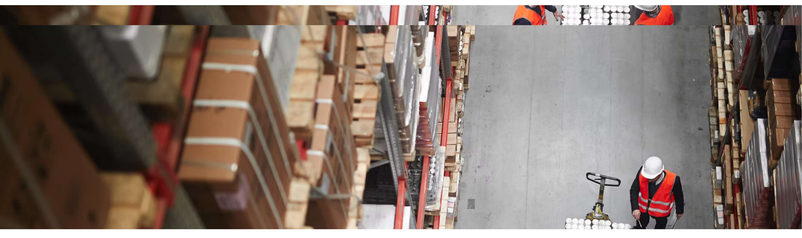
Gwella gwerth ecolegol y safle trwy gadw cymaint o goed presennol ar y safle â phosibl, darparu seilwaith glas a gwyrdd newydd a gwell a darparu coed newydd a phlannu tirwedd.

Hybu'r economi leol drwy greu swyddi newydd ar gyfer gweithwyr medrus lleol. Mae hyn yn cynnwys creu 45 o swyddi dros dro yn ystod y cyfnod adeiladu a 212 o swyddi uniongyrchol drwy gamau gweithredol y datblygiad.

Cyflwyno llwybrau troed newydd i wella cysylltedd y safle â'r ardal gyfagos a hyrwyddo dulliau cynaliadwy o deithio.

Gwella hygyrchedd cyfleoedd cyflogaeth newydd i hyrwyddo lles cymdeithasol gweithwyr a gwella ansawdd eu bywyd.

Cyflwyno buddion refeniw ardrethi busnes i'r Awdurdod Lleol.



Dogfennau Cais Cynllunio Drafft

Gellir gweld a lawrlwytho'r cynlluniau a'r asesiadau technegol sydd angen eu cyflwyno fel rhan o'r cais ffurfiol yma.

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Dweud eich Dweud

Unwaith y byddwch wedi cael cyfle i adolygu'r cynigion, os oes gennych unrhyw sylwadau, ysgrifennwch atom yn Ystad Ddiwydiannol Llai, Ship Canal House, 98 King Street, Mancenion, M2 4WU neu e-bostiwch: llayindustrialestate@lichfields.uk

Os na allwch gael mynediad at y dogfennau'n electronig, gallwch ofyn am gopïau o'r wybodaeth hon drwy gysylltu â Lichfields ar 0161 837 6130.

Y dyddiad cau ar gyfer sylwadau yw **9 Rhagfyr 2024**.

Bydd dadansoddiad o'r adborth a dderbyniwyd ac unrhyw newidiadau a wnaed i'r cynllun yn cael eu hadrodd yn yr adroddiad ymgynghori cyn ymgeisio, a gyflwynir fel rhan o'r cais cynllunio.



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