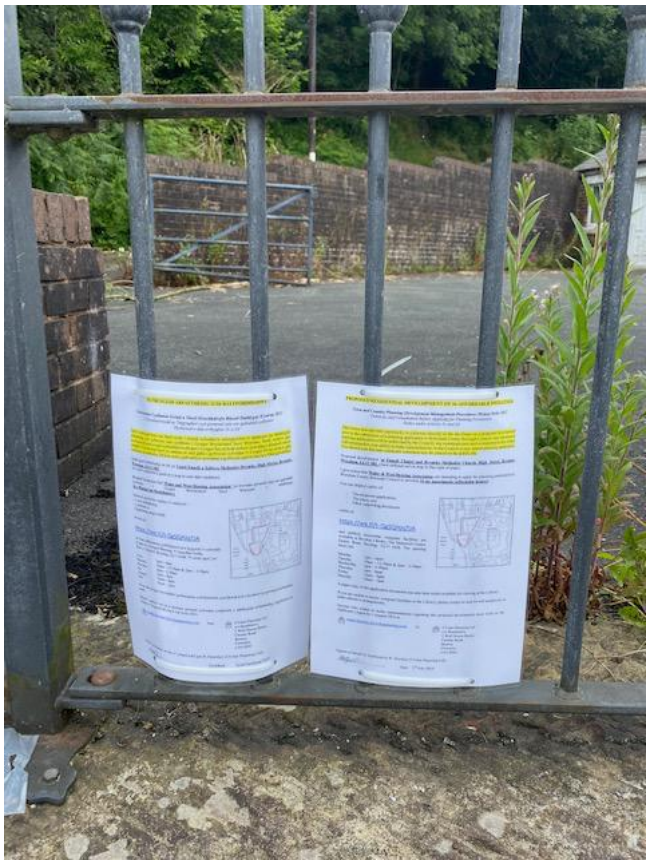
Appendix A



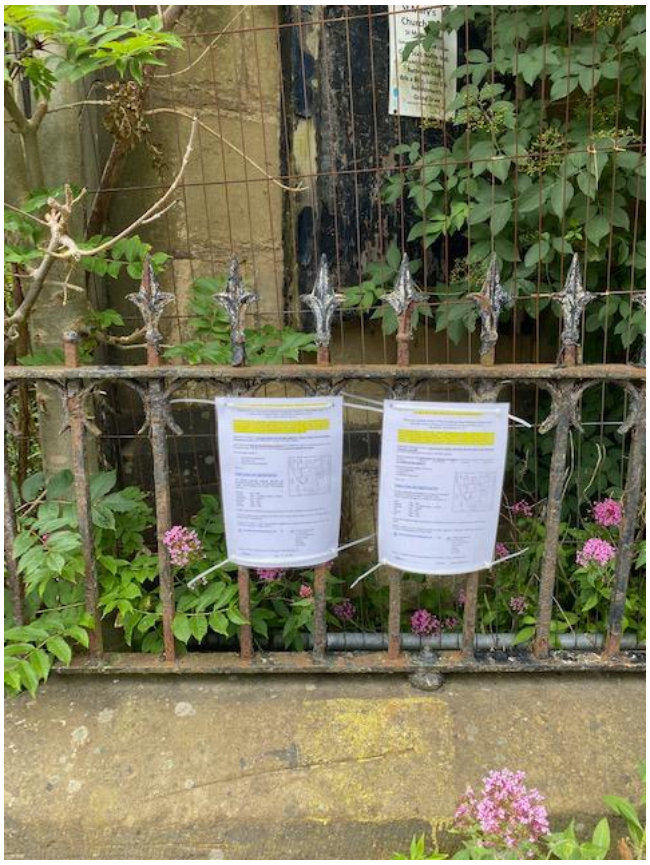
☆ denotes location of Site Notice

Location 1



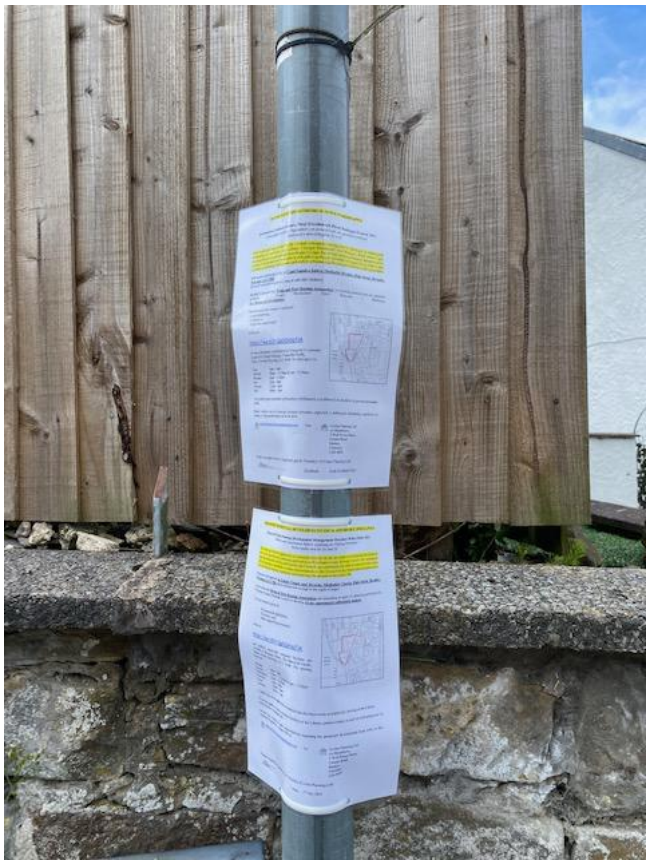


Location 2





Location 3





PROPOSED RESIDENTIAL DEVELOPMENT OF 16 AFFORDABLE DWELLINGS

Town and Country Planning (Development Management Procedure) (Wales) Order 2012
Publicity and Consultation Before Applying for Planning Permission
Notice under articles 2c and 2d

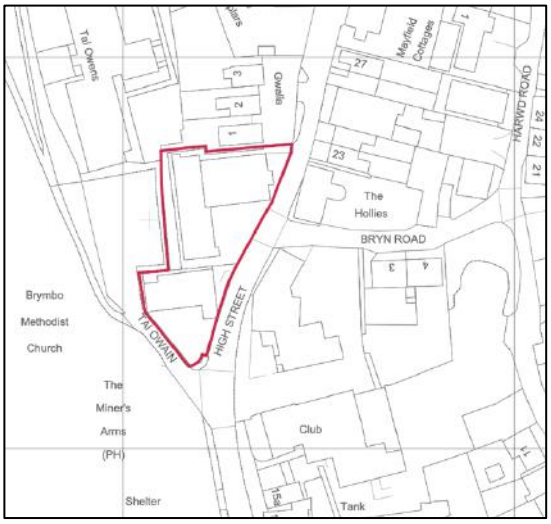
This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to Wrexham County Borough Council. Any subsequent planning application will be publicised by the Council; any comments provided in response to this notice will not prejudice your ability to make representations to the Council on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development **at Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL** (land outlined red on map to the right of page).

I give notice that **Wales & West Housing Association** are intending to apply for planning permission to Wrexham County Borough Council to develop **16 no. apartments (affordable homes)**

You can inspect copies of

- The proposed application;
- The plans; and
- Other supporting documents



online at:

https://we.tl/t-QgSQHJqTJA

and publicly accessible computer facilities are available at Brynteg Library, The Memorial Centre, Quarry Road, Brynteg, LL11 6AB. The opening hours are:

Monday	1pm – 6pm
Tuesday	10am – 12:30pm & 2pm – 5:30pm
Wednesday	2pm – 5:30pm
Thursday	1pm – 6pm
Friday	12pm – 6pm
Saturday	10am – 1pm

A paper copy of the application documents has also been made available for viewing at the Library.

If you are unable to access computer facilities or the Library, please contact us and we will endeavour to make alterative arrangements.

Anyone who wishes to make representations regarding the proposed development must write to the Applicant's Agent by 1 August 2024 at

rachel.thornley@civitasplanning.com Or

Civitas Planning Ltd
c/o Bradshaws,
2 Well House Barns,
Chester Road
Bretton
Flintshire
CH4 0DH

Signed on behalf of Applicant by R. Thornley (Civitas Planning Ltd)

……R.Thornley…….. Date: 3rd July 2024

DATBLYGIAD ARFAETHEDIG O 16 DAI FFORDDIADWY

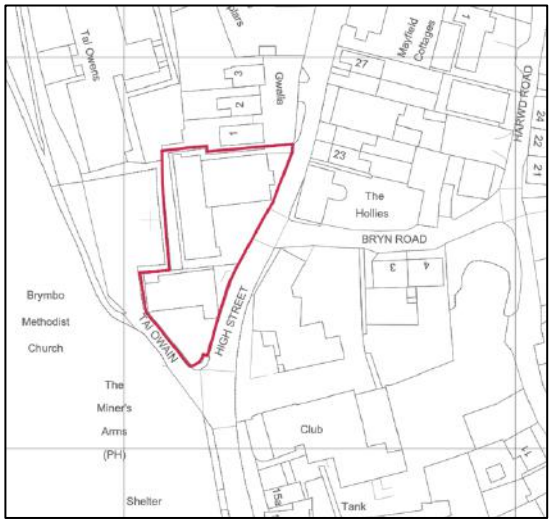
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
Cyhoeddusrwydd ac Ymgynghori cyn gwneud cais am ganiatâd cynllunio
Hysbysiad o dan erthyglau 2c a 2d

Mae'r hysbysiad hwn yn rhoi'r cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i Gyngor Bwrdeistref Sirol Wrecsam. Bydd unrhyw gais cynllunio dilynol yn cael cyhoeddusrwydd gan y Cyngor Sir; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn amharu ar eich gallu i gyflwyno sylwadau i'r Cyngor Sir ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Datblygiad arfaethedig ar dir yn **Capel Engedi a Eglwys Methodist Brymbo, High Street, Brymbo, Wrecsam, LL11 5BL**
(tir wedi'i amlinellu'n goch ar y map ar ochr dde'r dudalen).

Rhoddaf hysbysiad fod **'Wales and West Housing Association'** yn bwriadu gwneud cais am ganiatâd cynllunio i Gyngor Bwrdeistref Sirol Wrecsam i ddatblygu **16 o fflatiau (tai fforddiadwy)**

Gellwch archwilio copïau o'r canlynol:
- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill



ar-lein yn:

https://we.tl/t-QgSQHJqTJA

ac mae cyfleusterau cyfrifiadurol sy'n hygyrch i'r cyhoedd ar gael yn Llyfrgell Brynteg, Y Ganolfan Goffa,
Heol y Chwarel, Brynteg, LL11 6AB. Yr oriau agor yw:

Llun	1pm – 6pm
Mawrth	10am – 12:30pm & 2pm – 5:30pm
Mercher	2pm – 5:30pm
Iau	1pm – 6pm
Gwener	12pm – 6pm
Sad	10am – 1pm

Os na allwch gael mynediad i gyfleusterau cyfrifiadurol, cysylltwch â ni a byddwn yn gwneud trefniadau eraill.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynghylch y datblygiad arfaethedig ysgrifennu at Asiant yr Ymgeisydd erbyn 1af Awst 2024:

rachel.thornley@civitasplanning.com Neu

Civitas Planning Ltd
c/o Bradshaws,
2 Well House Barns,
Chester Road
Bretton
Flintshire
CH4 0DH

Wedi'i arwyddo ar ran yr ymgeisydd gan R.Thornley (Civitas Planning Ltd)

…….. Dyddiad: 3ydd Gorffenaf 2024

Appendix B

Civitas Planning Ltd

Tel: 01244 682509
rachel.thornley@civitasplanning.com

To the Owner/Occupier,

3rd July 2024

Ref: Proposed development of 16no. apartments (affordable homes) on land at Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL

I'm writing to you to let you know about development that is proposed on land at Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo.

My name is Rachel Thornley and I'm a planning consultant who is acting on behalf of the Applicants, Wales & West Housing Association. The proposal is to demolish the chapel and church buildings and to redevelop the site with 16 apartments which will be affordable dwellings. The properties are 1 bed apartments and will be made available at affordable social rents, allocated to people in accordance with the local authority social housing waiting lists.

Enclosed with this letter is a copy of the formal Notice regarding pre-application consultation. This round of consultation is arranged by the Applicant, prior to submitting a planning application, and comments received in response will help shape the application. When a planning application is then formally submitted the Council will also carry out their own consultation and residents will again have an opportunity to respond.

The Notice enclosed provides details on how you can access the draft documents online, or how to view the paper copy in person at Brynteg Library. The Notice also lets you know how you can submit comments by post or email. These comments need to be provided by 1st August 2024. We are keen to hear your views on the proposal.

If you have any questions about this consultation, or about the proposal itself, please do not hesitate to contact me, I am available by email or telephone at the contact details above.

Yours faithfully,

Rachel Thornley
BA MCD MRTPI
Director

Civitas Planning Ltd

Tel: 01244 682509
rachel.thornley@civitasplanning.com

Perchynnog/Meddiannydd

3ydd Gorffenaf 2024

Cyf: Datblygiad arfaethedig o 16 rhif. fflatiau (tai fforddiadwy) ar dir yn Capel Engedi a Eglwys Methodist Brymbo, High Street, Brymbo, Wrecsam, LL11 5BL

Rwy'n ysgrifennu atoch i adael i chi wybod am y datblygiad arfaethedig ar dir yn Capel Engedi a Eglwys Methodist Brymbo Fy enw i yw Rachel Thornley ac rwy'n ymgynghorydd cynllunio sy'n gweithredu ar ran yr Ymgeiswyr, 'Wales and West Housing Association'. Y bwriad yw dymchwel yr adeiladau ar y safle ac ailddatblygu'r safle gyda 16 o fflatiau a fydd yn dai fforddiadwy. Mi fydd y fflatiau yn rhai 1 ystafell wely a mi fyddan ar gael am rent cymdeithasol fforddiadwy, a ddyrennir i bobl yn unol â rhestrau aros tai cymdeithasol yr awdurdod lleol.

Yn amgaeedig gyda'r llythyr hwn mae copi o'r Hysbysiad ffurfiol ynghylch ymgynghoriad cyn ymgeisio. Trefnir y rownd hon o ymgynghori gan yr Ymgeisydd, cyn cyflwyno cais cynllunio, a bydd y sylwadau a dderbynnir mewn ymateb yn helpu i lunio'r cais. Pan fydd cais cynllunio yn cael ei gyflwyno'n ffurfiol, bydd y Cyngor hefyd yn cynnal eu hymgynghoriad eu hunain a bydd cyfle eto i drigolion ymateb eto yr adeg yna.

Mae'r Hysbysiad amgaeedig yn rhoi manylion am sut y gallwch drefnu i weld y dogfennau ar y we, neu sut i weld y copi papur yn Llyfrgell Brynteg. Mae angen darparu'r sylwadau hyn erbyn 1af Awst 2024. Rydym yn awyddus i glywed eich barn ar y cynllun/cais.

Os oes gennych unrhyw gwestiynau am yr ymgynghoriad hwn, neu am y cynllun/cais ei hun, mae croeso i chi gysylltu â mi. Rwyf ar gael trwy e-bost neu dros y ffôn yn y manylion cyswllt uchod.

Yr eiddoch yn gywir,

Rachel Thornley
BA MCD MRTPI
Cyfarwyddwr

Appendix C

Address List

12 High Street, Brymbo
13 High Street, Brymbo
14 High Street, Brymbo
15 High Street, Brymbo
The Conservative Club, High Street, Brymbo
Miners Arms, High Street, Brymbo
16 High Street, Brymbo
The Hollies, Bryn Road, Brymbo
23 High Street, Brymbo
24 High Street, Brymbo
25 High Street, Brymbo
26 High Street, Brymbo
27 High Street, Brymbo
Kirkham House, High Street, Brymbo
2 – 9 Valley View, High Street, Brymbo
32 High Street, Brymbo
1 Gwalia, Brymbo
2 Gwalia, Brymbo
3 Gwalia, Brymbo
1-21 Tai Owens, Brymbo

Appendix D

Subject: Pre-Application Consultation - Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL
Date: Wednesday, 3 July 2024 at 08:11:16 British Summer Time
From: Rachel Thornley
To: gary.brown@wrexham.gov.uk
Attachments: Site Notice.pdf

I Cllr Brown/Dear Cllr Brown,

Cyf: Cais Cynllunio I ddatblygu 16 a Fflatiau (Tai fforddiadwy) ar dir yn Capel Engedi a Eglwys Methodist Brymbo, High Street, Brymbo, Wrecsam, LL11 5BL

Ref: Proposed development of 16 no. apartments (affordable homes) on land at at Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL

Fel Aelod Lleol Brymbo rydych yn ymgynghorwr cymunedol ac felly rwy'n ysgrifennu atoch i'ch hysbysu o'r bwriad i gyflwyno cais cynllunio. Isod mae linc lle gellir gael mynediad at y dogfennau cais cynllunio ac mae'r Hysbysiad yn rhoi gwybodaeth i chi ar sut y gellir gwneud sylwadau.

https://we.tl/t-QgSQHJqTJA

Bydd yr Hysbysiad hwn yn cael ei roi mewn nifer o fannau cyhoeddus yng nghyffiniau'r safle cais a bydd tirfeddianwyr a deiliaid y safle yn cael eu hysbysu'n uniongyrchol. Bydd y Cyngor Cymuned hefyd yn cael gwybod am yr ymgynghoriad.

Os oes gennych unrhyw gwestiynau am y broses ymgynghori neu am y datblygiad, mae croeso i chi gysylltu â mi gan y byddem yn croesawu'r cyfle i drafod hyn gyda chi.

As the Ward Member for Brymbo you are a community consultee and so I am writing to notify you of the intention to submit a planning application. Please find below a link at which the draft planning application documents can be accessed and attached is the site Notice informing you of how comments can be made.

https://we.tl/t-QgSQHJqTJA

This Notice will be erected in a number of public locations in the vicinity of the site and the adjoining landowners and occupants of the site will be notified directly. The Community Council will also be notified of the consultation, as will your fellow ward member.

If you have any questions about the consultation process or about the development proposal please do not hesitate to contact me as we would welcome the opportunity to discuss this with you.

Yn gywir/Yours sincerely,

Rachel B Thornley
BA MCD MRTPI
Director

Civitas Planning Limited
01244 682509

Subject: Pre-Application Consultation - Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL
Date: Wednesday, 3 July 2024 at 08:11:11 British Summer Time
From: Rachel Thornley
To: paul2.rogers@wrexham.gov.uk
Attachments: Site Notice.pdf

I Cllr Rogers/Dear Cllr Rogers,

Cyf: Cais Cynllunio I ddatblygu 16 a Fflatiau (Tai fforddiadwy) ar dir yn Capel Engedi a Eglwys Methodist Brymbo, High Street, Brymbo, Wrecsam, LL11 5BL

Ref: Proposed development of 16 no. apartments (affordable homes) on land at at Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL

Fel Aelod Lleol Brymbo rydych yn ymgynghorwr cymunedol ac felly rwy'n ysgrifennu atoch i'ch hysbysu o'r bwriad i gyflwyno cais cynllunio. Isod mae linc lle gellir gael mynediad at y dogfennau cais cynllunio ac mae'r Hysbysiad yn rhoi gwybodaeth i chi ar sut y gellir gwneud sylwadau.

https://we.tl/t-QgSQHJqTJA

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Os oes gennych unrhyw gwestiynau am y broses ymgynghori neu am y datblygiad, mae croeso i chi gysylltu â mi gan y byddem yn croesawu'r cyfle i drafod hyn gyda chi.

As the Ward Member for Brymbo you are a community consultee and so I am writing to notify you of the intention to submit a planning application. Please find below a link at which the draft planning application documents can be accessed and attached is the site Notice informing you of how comments can be made.

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This Notice will be erected in a number of public locations in the vicinity of the site and the adjoining landowners and occupants of the site will be notified directly. The Community Council will also be notified of the consultation, as will your fellow ward member.

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Yn gywir/Yours sincerely,

Rachel B Thornley
BA MCD MRTPI
Director

Civitas Planning Limited
01244 682509

PROPOSED RESIDENTIAL DEVELOPMENT OF 16 AFFORDABLE DWELLINGS

Town and Country Planning (Development Management Procedure) (Wales) Order 2012
Publicity and Consultation Before Applying for Planning Permission
Notice under articles 2c and 2d

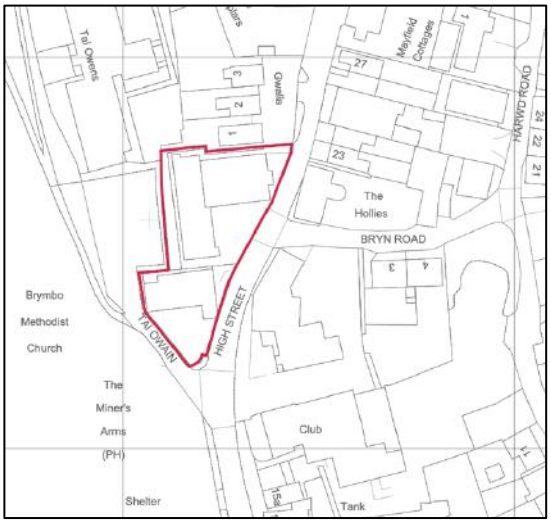
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Proposed development **at Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL** (land outlined red on map to the right of page).

I give notice that **Wales & West Housing Association** are intending to apply for planning permission to Wrexham County Borough Council to develop **16 no. apartments (affordable homes)**

You can inspect copies of

- The proposed application;
- The plans; and
- Other supporting documents



online at:

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Thursday	1pm – 6pm
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Saturday	10am – 1pm

A paper copy of the application documents has also been made available for viewing at the Library.

If you are unable to access computer facilities or the Library, please contact us and we will endeavour to make alterative arrangements.

Anyone who wishes to make representations regarding the proposed development must write to the Applicant's Agent by 1 August 2024 at

rachel.thornley@civitasplanning.com Or

Civitas Planning Ltd
c/o Bradshaws,
2 Well House Barns,
Chester Road
Bretton
Flintshire
CH4 0DH

Signed on behalf of Applicant by R. Thornley (Civitas Planning Ltd)

……R.Thornley…….. Date: 3rd July 2024

DATBLYGIAD ARFAETHEDIG O 16 DAI FFORDDIADWY

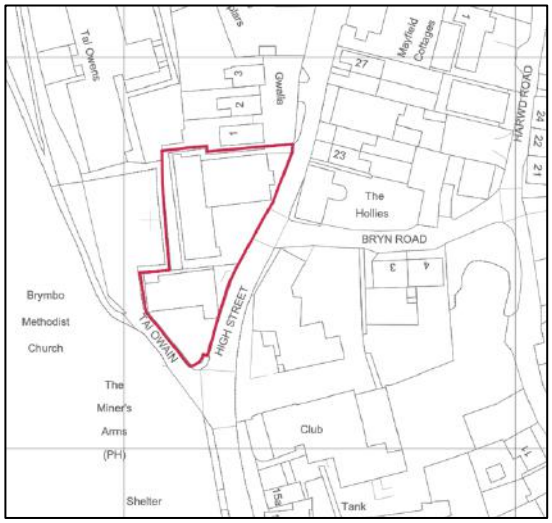
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
Cyhoeddusrwydd ac Ymgynghori cyn gwneud cais am ganiatâd cynllunio
Hysbysiad o dan erthyglau 2c a 2d

Mae'r hysbysiad hwn yn rhoi'r cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i Gyngor Bwrdeistref Sirol Wrecsam. Bydd unrhyw gais cynllunio dilynol yn cael cyhoeddusrwydd gan y Cyngor Sir; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn amharu ar eich gallu i gyflwyno sylwadau i'r Cyngor Sir ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Datblygiad arfaethedig ar dir yn **Capel Engedi a Eglwys Methodist Brymbo, High Street, Brymbo, Wrecsam, LL11 5BL**
(tir wedi'i amlinellu'n goch ar y map ar ochr dde'r dudalen).

Rhoddaf hysbysiad fod **'Wales and West Housing Association'** yn bwriadu gwneud cais am ganiatâd cynllunio i Gyngor Bwrdeistref Sirol Wrecsam i ddatblygu **16 o fflatiau (tai fforddiadwy)**

Gellwch archwilio copïau o'r canlynol:
- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill



ar-lein yn:

https://we.tl/t-QgSQHJqTJA

ac mae cyfleusterau cyfrifiadurol sy'n hygyrch i'r cyhoedd ar gael yn Llyfrgell Brynteg, Y Ganolfan Goffa,
Heol y Chwarel, Brynteg, LL11 6AB. Yr oriau agor yw:

Llun	1pm – 6pm
Mawrth	10am – 12:30pm & 2pm – 5:30pm
Mercher	2pm – 5:30pm
Iau	1pm – 6pm
Gwener	12pm – 6pm
Sad	10am – 1pm

Os na allwch gael mynediad i gyfleusterau cyfrifiadurol, cysylltwch â ni a byddwn yn gwneud trefniadau eraill.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynghylch y datblygiad arfaethedig ysgrifennu at Asiant yr Ymgeisydd erbyn 1af Awst 2024:

rachel.thornley@civitasplanning.com Neu

Civitas Planning Ltd
c/o Bradshaws,
2 Well House Barns,
Chester Road
Bretton
Flintshire
CH4 0DH

Wedi'i arwyddo ar ran yr ymgeisydd gan R.Thornley (Civitas Planning Ltd)

…….. Dyddiad: 3ydd Gorffenaf 2024

Appendix E

Subject:	Pre-Application Consultation - Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL
Date:	Wednesday, 3 July 2024 at 08:11:39 British Summer Time
From:	Rachel Thornley
To:	northandmidwalesdevelopmentcontrolmailbox@gov.wales
Attachments:	Notice under article 2d - 3-7-24

I bwy bynnag a fynno wybod/To whom it may concern,

Cyf: Cais Cynllunio I ddatblygu 16 a Fflatiau (Tai fforddiadwy) ar dir yn Capel Engedi a Eglwys Methodist Brymbo, High Street, Brymbo, Wrecsam, LL11 5BL

Ref: Proposed development of 16 no. apartments (affordable homes) on land at at Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL

N.B English follows below

Gan eich bod yn ymgynghorai, rwy'n ysgrifennu i'ch hysbysu o'r bwriad i gyflwyno cais cynllunio. Gweler y linc isod sy'n galluogi chi i gael mynediad i'r dogfennau cais. Wedi'i amgau yw'r Hysbysiad o gais ffurfiol am ymateb i'r ymgynghoriad cyn ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

https://we.tl/t-QgSQHJqTJA

Fel ymgynghorai arbenigol, mae dyletswydd arnoch i ymateb i'r ymgynghoriad cyn ymgeisio (2E, GRDD 2016), fel a ganlyn:

(1) Rhaid i ymgynghorai arbenigol, yr ymgynghorwyd ag ef yn unol â darpariaethau adran 61Z (4) o Ddeddf 1990, ddarparu ymateb o sylwedd o fewn cyfnod o 28 diwrnod sy'n dechrau gyda'r diwrnod y rhoddir yr hysbysiad y cyfeirir ato yn erthygl 2D (3) neu pa bynnag gyfnod arall a gytunir mewn ysgrifen rhwng yr ymgynghorai arbenigol a'r ceisydd.
(2) At ddibenion yr erthygl hon, ymateb o sylwedd yw ymateb sydd yn—
(a) datgan nad oes gan yr ymgynghorai arbenigol unrhyw sylw i'w wneud;
(b) datgan nad oes gan yr ymgynghorai arbenigol wrthwynebiad i'r datblygiad arfaethedig ac yn cyfeirio'r ceisydd at y cyngor sefydlog cyfredol gan yr ymgynghorai arbenigol ar destun yr ymgynghoriad;
(c) rhoi gwybod i'r ceisydd am unrhyw bryderon a ganfuwyd ynglŷn â'r datblygiad arfaethedig a sut y gellir mynd i'r afael â'r pryderon hynny; neu
(ch) rhoi gwybod i'r ceisydd fod gan yr ymgynghorai arbenigol bryderon ac y byddai'n gwrthwynebu cais am ganiatâd cynllunio a wneid ar yr un telerau neu delerau o'r un sylwedd, ac yn nodi'r rhesymau am y gwrthwynebiadau hynny.

Os na allwch roi ymateb o sylwedd o fewn 28 diwrnod, cysylltwch â ni i drafod estyniad i'r amserlen.

Os oes gennych unrhyw ymholiadau, mae croeso i chi gysylltu â mi.

As you are a specialist consultee, I am writing to notify you of the intention to submit a planning application. Please find link below to allow you to access the draft application documents and attached the Notice of a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

https://we.tl/t-QgSQHJqTJA

As a specialist consultee, there is a duty to respond to pre-application consultation (2E, DMPO 2016):

"*(1) A specialist consultee, consulted in accordance with the provisions of section 61Z (4) of the 1990 Act, must provide a substantive response within 28 days beginning with the day on which the notice referred to in article 2D (3) is given or such other period as may be agreed in writing between the specialist consultee and the applicant.*

(2) For the purposes of this article, a substantive response is one which—
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(b) states that the specialist consultee has no objection to the proposed development and refers the applicant to current standing advice by the specialist consultee on the subject of the consultation;
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If you are unable to provide a substantive response within 28 days, please do contact us to discuss an extension to the timeframe.

Should you have any queries please do not hesitate to contact me.

Yn gywir/Yours faithfully,

Rachel B Thornley
BA MCD MRTPI
Director

Civitas Planning Limited
01244 682509

Subject:	Pre-Application Consultation - Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL
Date:	Wednesday, 3 July 2024 at 08:11:34 British Summer Time
From:	Rachel Thornley
To:	environmentaladmin@wrexham.gov.uk
Attachments:	Notice under article 2d - 3-7-24

F.A.O. Highways

I bwy bynnag a fynno wybod/To whom it may concern,

Cyf: Cais Cynllunio I ddatblygu 16 a Fflatiau (Tai fforddiadwy) ar dir yn Capel Engedi a Eglwys Methodist Brymbo, High Street, Brymbo, Wrecsam, LL11 5BL

Ref: Proposed development of 16 no. apartments (affordable homes) on land at at Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL

N.B English follows below

Gan eich bod yn ymgynghorai, rwy'n ysgrifennu i'ch hysbysu o'r bwriad i gyflwyno cais cynllunio. Gweler y linc isod sy'n galluogi chi i gael mynediad i'r dogfennau cais. Wedi'i amgau yw'r Hysbysiad o gais ffurfiol am ymateb i'r ymgynghoriad cyn ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

https://we.tl/t-QgSQHJqTJA

Fel ymgynghorai arbenigol, mae dyletswydd arnoch i ymateb i'r ymgynghoriad cyn ymgeisio (2E, GRDD 2016), fel a ganlyn:

(1) Rhaid i ymgynghorai arbenigol, yr ymgynghorwyd ag ef yn unol â darpariaethau adran 61Z (4) o Ddeddf 1990, ddarparu ymateb o sylwedd o fewn cyfnod o 28 diwrnod sy'n dechrau gyda'r diwrnod y rhoddir yr hysbysiad y cyfeirir ato yn erthygl 2D (3) neu pa bynnag gyfnod arall a gytunir mewn ysgrifen rhwng yr ymgynghorai arbenigol a'r ceisydd.
(2) At ddibenion yr erthygl hon, ymateb o sylwedd yw ymateb sydd yn—
(a) datgan nad oes gan yr ymgynghorai arbenigol unrhyw sylw i'w wneud;
(b) datgan nad oes gan yr ymgynghorai arbenigol wrthwynebiad i'r datblygiad arfaethedig ac yn cyfeirio'r ceisydd at y cyngor sefydlog cyfredol gan yr ymgynghorai arbenigol ar destun yr ymgynghoriad;
(c) rhoi gwybod i'r ceisydd am unrhyw bryderon a ganfuwyd ynglŷn â'r datblygiad arfaethedig a sut y gellir mynd i'r afael â'r pryderon hynny; neu
(ch) rhoi gwybod i'r ceisydd fod gan yr ymgynghorai arbenigol bryderon ac y byddai'n gwrthwynebu cais am ganiatâd cynllunio a wneid ar yr un telerau neu delerau o'r un sylwedd, ac yn nodi'r rhesymau am y gwrthwynebiadau hynny.

Os na allwch roi ymateb o sylwedd o fewn 28 diwrnod, cysylltwch â ni i drafod estyniad i'r amserlen.

Os oes gennych unrhyw ymholiadau, mae croeso i chi gysylltu â mi.

As you are a specialist consultee, I am writing to notify you of the intention to submit a planning

application. Please find link below to allow you to access the draft application documents and attached the Notice of a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

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Should you have any queries please do not hesitate to contact me.

Yn gywir/Yours faithfully,

Rachel B Thornley
BA MCD MRTPI
Director

Civitas Planning Limited
01244 682509

Subject:	Pre-Application Consultation - Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL
Date:	Wednesday, 3 July 2024 at 08:11:29 British Summer Time
From:	Rachel Thornley
To:	planningconsultation@coal.gov.uk
Attachments:	Notice under article 2d - 3-7-24

I bwy bynnag a fynno wybod/To whom it may concern,

Cyf: Cais Cynllunio I ddatblygu 16 a Fflatiau (Tai fforddiadwy) ar dir yn Capel Engedi a Eglwys Methodist Brymbo, High Street, Brymbo, Wrecsam, LL11 5BL

Ref: Proposed development of 16 no. apartments (affordable homes) on land at at Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL

N.B English follows below

Gan eich bod yn ymgynghorai, rwy'n ysgrifennu i'ch hysbysu o'r bwriad i gyflwyno cais cynllunio. Gweler y linc isod sy'n galluogi chi i gael mynediad i'r dogfennau cais. Wedi'i amgau yw'r Hysbysiad o gais ffurfiol am ymateb i'r ymgynghoriad cyn ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

https://we.tl/t-QgSQHJqTJA

Fel ymgynghorai arbenigol, mae dyletswydd arnoch i ymateb i'r ymgynghoriad cyn ymgeisio (2E, GRDD 2016), fel a ganlyn:

(1) Rhaid i ymgynghorai arbenigol, yr ymgynghorwyd ag ef yn unol â darpariaethau adran 61Z (4) o Ddeddf 1990, ddarparu ymateb o sylwedd o fewn cyfnod o 28 diwrnod sy'n dechrau gyda'r diwrnod y rhoddir yr hysbysiad y cyfeirir ato yn erthygl 2D (3) neu pa bynnag gyfnod arall a gytunir mewn ysgrifen rhwng yr ymgynghorai arbenigol a'r ceisydd.
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(b) datgan nad oes gan yr ymgynghorai arbenigol wrthwynebiad i'r datblygiad arfaethedig ac yn cyfeirio'r ceisydd at y cyngor sefydlog cyfredol gan yr ymgynghorai arbenigol ar destun yr ymgynghoriad;
(c) rhoi gwybod i'r ceisydd am unrhyw bryderon a ganfuwyd ynglŷn â'r datblygiad arfaethedig a sut y gellir mynd i'r afael â'r pryderon hynny; neu
(ch) rhoi gwybod i'r ceisydd fod gan yr ymgynghorai arbenigol bryderon ac y byddai'n gwrthwynebu cais am ganiatâd cynllunio a wneid ar yr un telerau neu delerau o'r un sylwedd, ac yn nodi'r rhesymau am y gwrthwynebiadau hynny.

Os na allwch roi ymateb o sylwedd o fewn 28 diwrnod, cysylltwch â ni i drafod estyniad i'r amserlen.

Os oes gennych unrhyw ymholiadau, mae croeso i chi gysylltu â mi.

As you are a specialist consultee, I am writing to notify you of the intention to submit a planning application. Please find link below to allow you to access the draft application documents and attached the Notice of a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

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Yn gywir/Yours faithfully,

Rachel B Thornley
BA MCD MRTPI
Director

Civitas Planning Limited
01244 682509

Subject:	Pre-Application Consultation - Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL
Date:	Wednesday, 3 July 2024 at 08:11:26 British Summer Time
From:	Rachel Thornley
To:	developer.services@dwrcymru.com
Attachments:	Notice under article 2d - 3-7-24

I bwy bynnag a fynno wybod/To whom it may concern,

Cyf: Cais Cynllunio I ddatblygu 16 a Fflatiau (Tai fforddiadwy) ar dir yn Capel Engedi a Eglwys Methodist Brymbo, High Street, Brymbo, Wrecsam, LL11 5BL

Ref: Proposed development of 16 no. apartments (affordable homes) on land at at Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL

N.B English follows below

Gan eich bod yn ymgynghorai, rwy'n ysgrifennu i'ch hysbysu o'r bwriad i gyflwyno cais cynllunio. Gweler y linc isod sy'n galluogi chi i gael mynediad i'r dogfennau cais. Wedi'i amgau yw'r Hysbysiad o gais ffurfiol am ymateb i'r ymgynghoriad cyn ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Fel ymgynghorai arbenigol, mae dyletswydd arnoch i ymateb i'r ymgynghoriad cyn ymgeisio (2E, GRDD 2016), fel a ganlyn:

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(c) rhoi gwybod i'r ceisydd am unrhyw bryderon a ganfuwyd ynglŷn â'r datblygiad arfaethedig a sut y gellir mynd i'r afael â'r pryderon hynny; neu
(ch) rhoi gwybod i'r ceisydd fod gan yr ymgynghorai arbenigol bryderon ac y byddai'n gwrthwynebu cais am ganiatâd cynllunio a wneid ar yr un telerau neu delerau o'r un sylwedd, ac yn nodi'r rhesymau am y gwrthwynebiadau hynny.

Os na allwch roi ymateb o sylwedd o fewn 28 diwrnod, cysylltwch â ni i drafod estyniad i'r amserlen.

Os oes gennych unrhyw ymholiadau, mae croeso i chi gysylltu â mi.

As you are a specialist consultee, I am writing to notify you of the intention to submit a planning application. Please find link below to allow you to access the draft application documents and attached the Notice of a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

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Should you have any queries please do not hesitate to contact me.

Yn gywir/Yours faithfully,

Rachel B Thornley
BA MCD MRTPI
Director

Civitas Planning Limited
01244 682509

Subject:	Pre-Application Consultation - Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL
Date:	Wednesday, 3 July 2024 at 08:11:22 British Summer Time
From:	Rachel Thornley
To:	Wrexham.flintshire@northwalesfire.gov.wales, Flintshire.Wrexham@nwales-fireservice.org.uk
Attachments:	Notice under article 2d - 3-7-24

I bwy bynnag a fynno wybod/To whom it may concern,

Cyf: Cais Cynllunio I ddatblygu 16 a Fflatiau (Tai fforddiadwy) ar dir yn Capel Engedi a Eglwys Methodist Brymbo, High Street, Brymbo, Wrecsam, LL11 5BL

Ref: Proposed development of 16 no. apartments (affordable homes) on land at at Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL

N.B English follows below

Gan eich bod yn ymgynghorai, rwy'n ysgrifennu i'ch hysbysu o'r bwriad i gyflwyno cais cynllunio. Gweler y linc isod sy'n galluogi chi i gael mynediad i'r dogfennau cais. Wedi'i amgau yw'r Hysbysiad o gais ffurfiol am ymateb i'r ymgynghoriad cyn ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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(c) rhoi gwybod i'r ceisydd am unrhyw bryderon a ganfuwyd ynglŷn â'r datblygiad arfaethedig a sut y gellir mynd i'r afael â'r pryderon hynny; neu
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Os oes gennych unrhyw ymholiadau, mae croeso i chi gysylltu â mi.

As you are a specialist consultee, I am writing to notify you of the intention to submit a planning application. Please find link below to allow you to access the draft application documents and attached the Notice of a formal request for a pre-application consultation response under article 2D of the Town

and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

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Should you have any queries please do not hesitate to contact me.

Yn gywir/Yours faithfully,

Rachel B Thornley
BA MCD MRTPI
Director

Civitas Planning Limited
01244 682509

Please note, I will be on annual leave from Friday 19th July, returning on Monday 5th August. I will have intermittent access to email during that period and will endeavour to respond at my earliest opportunity.

Subject:	Pre-Application Consultation - Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL
Date:	Wednesday, 3 July 2024 at 08:11:45 British Summer Time
From:	Rachel Thornley
To:	trust@cpat.org.uk
Attachments:	Site Notice.pdf

I bwy bynnag a fynno wybod/To whom it may concern,

Cyf: Cais Cynllunio I ddatblygu 16 a Fflatiau (Tai fforddiadwy) ar dir yn Capel Engedi a Eglwys Methodist Brymbo, High Street, Brymbo, Wrecsam, LL11 5BL

Ref: Proposed development of 16 no. apartments (affordable homes) on land at at Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL

Rwy'n ysgrifennu atoch i'ch hysbysu o'r bwriad i gyflwyno cais cynllunio. Isod mae linc lle gellir gael mynediad at y dogfennau cais cynllunio ac mae'r Hysbysiad yn rhoi gwybodaeth i chi ar sut y gellir gwneud sylwadau.

https://we.tl/t-QgSQHJqTJA

Os oes gennych unrhyw gwestiynau am y broses ymgynghori neu am y datblygiad, mae croeso i chi gysylltu â mi gan y byddem yn croesawu'r cyfle i drafod hyn gyda chi.

I am writing to notify you of the intention to submit a planning application. Please find below a link at which the draft planning application documents can be accessed and attached is the site Notice informing you of how comments can be made.

https://we.tl/t-QgSQHJqTJA

If you have any questions about the consultation process or about the development proposal please do not hesitate to contact me as we would welcome the opportunity to discuss this with you.

Yn gywir/Yours faithfully,

Rachel B Thornley
BA MCD MRTPI
Director

Civitas Planning Limited
01244 682509

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

Consultation Before Applying for Planning Permission

Notice under article 2d

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 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 on **land at Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL**

I give notice that **Wales & West Housing Association**

Are intending to apply for planning permission to Wrexham County Borough Council for **16 no. apartments (affordable homes)**

A copy of the proposed application; plans; and other supporting documents are available in digital format and link to the documents is provided in the covering email. These can also be requested by emailing rachel.thornley@civitasplanning.com.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to rachel.thornley@civitasplanning.com by 1st August 2024.

Signed on behalf of Applicant by R.Thornley (Civitas Planning Ltd)

.....

Date: 3/7/24....

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

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGL 2D

(i'w gyflwyno i ymgyngoreion arbenigol, fel y'u diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cynymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig ar dir yn **Capel Engedi a Eglwys Methodist Brymbo, High Street, Brymbo, Wrecsam, LL11 5BL**

Rwyf yn hysbysu fod **Wales and West Housing Association**

yn bwriadu gwneud cais am ganiatâd cynllunio am **16 o Fflatiau (Tai Fforddiadwy)**

Mae copi o'r cais, cynlluniau a dogfennau ategol eraill ar gael mewn fformat digidol. Mae yna linc i'r dogfennau yn yr e-bost eglurhaol. Gellir hefyd ofyn am y dogfennau drwy e-bostio rachel.thornley@civitasplanning.com.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at rachel.thornley@civitasplanning.com erbyn 1af Awst 2024.

Wedi'i lofnodi ar ran yr ymgeisydd gan R. Thornley (Civitas Planning Ltd)

.....

Dyddiad: 3/7/24

Appendix F



PRE-APPLICATION CONSULTATION

- Come and meet the team behind the proposal for 16 x one bed flats at the site of Brymbo Engedi Chapel
- View outline plans
- Give us your feedback on the proposals

Proposed development at the site of:

Brymbo Engedi Chapel & Methodist Church
High Street
Brymbo
LL11 5BL

23/07/2024

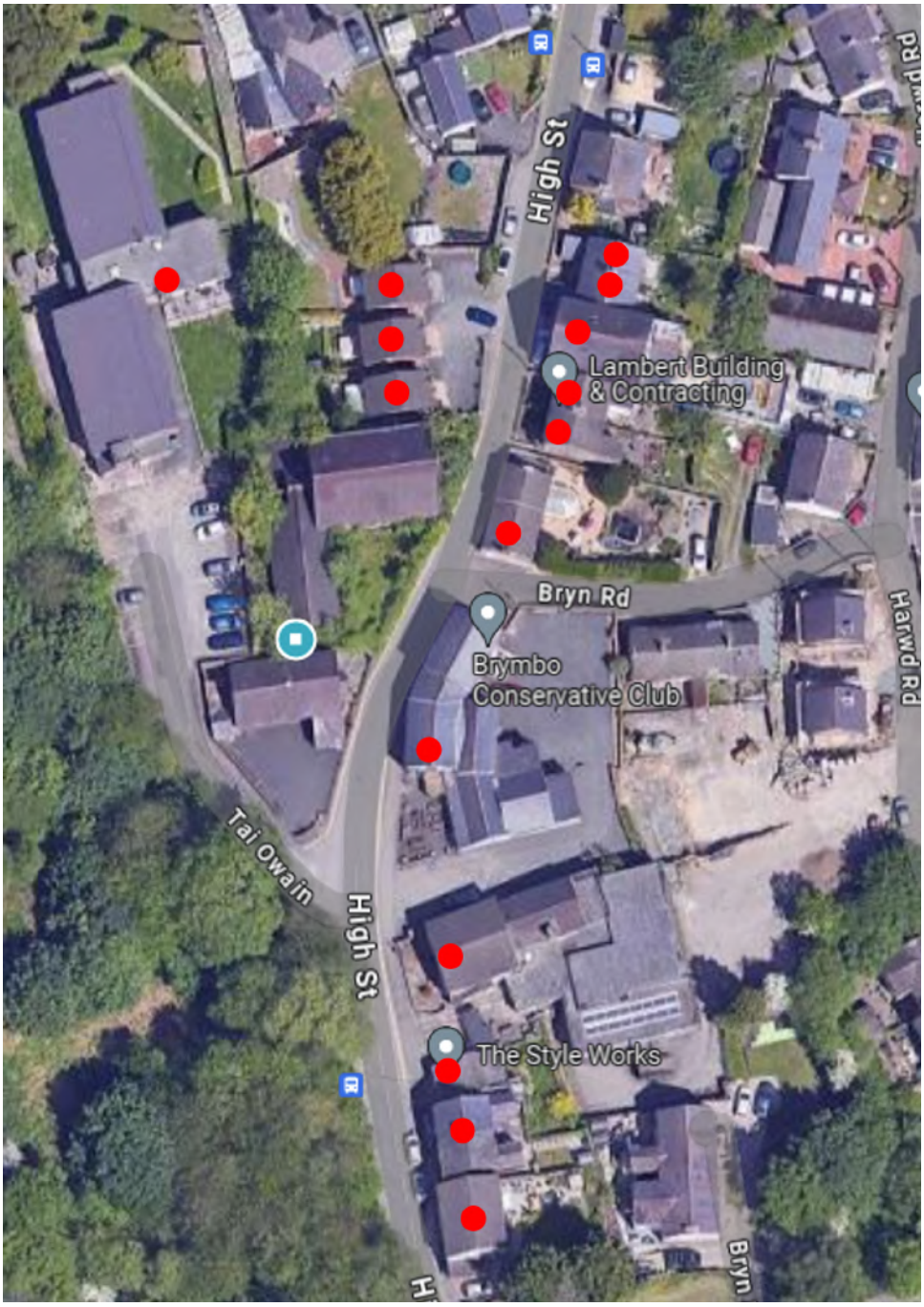
3PM-6PM

Brymbo Conservative Club
17 High Street, Brymbo

Tai Wales & West Housing

07866 156 923 or 07976 233 764

Scan to find out more



Properties to which consultation event flyers were delivered

Frequently Asked Questions

Proposed development at Brymbo Engedi Chapel & Methodist Church, High Street, Brymbo, LL11 5BL

Who are Wales & West Housing?

Wales & West Housing is one of the leading housing providers in Wales. We own more than 12,500 high quality, affordable homes in 14 local authorities. In North Wales, we have almost 3000 homes, including over 1000 in Wrexham County Borough. Our vision is to make a difference to people's lives, homes and communities.

What is this event for?

The purpose of this Pre-Application Consultation is to show you what sort of homes we are planning to build in your area. We value your views and feedback so wanted to engage at the earliest opportunity to help build the best possible scheme for everyone. After taking your comments into account, we hope to submit a planning application, after which the council will also carry out their own period of consultation based on our updated proposals.

Why this site?

The current church and chapel have been vacant for a number of years and are both in poor condition. As such, we see the development as an opportunity to rejuvenate this part of the High Street whilst providing a great place to live for our residents. The site is well placed in Brymbo, only a short walk from most amenities, with a bus stop only metres away which provides frequent services to Wrexham.

How have you decided on 16 flats?

There is a need for additional housing in the area hence our proposals for the site. We have spoken with Wrexham County Borough Council to gauge specific local housing demand and found that one-bed flats are needed in the area. Our proposed 16 homes will cater to this demand, whilst also ensuring the economic viability of the scheme.

Who will be living there?

The scheme will be for general housing needs for rent, with Wrexham Council providing 75% of the applicants and the remaining 25% sourced from our internal waiting list. We currently operate our waiting list on a date order system, whereas the local authority will nominate applicants based on priority need.

How do I apply to live in one of the proposed new homes?

You would need to be on a housing waiting list for Wrexham in order to be considered for one of the homes, if the plans are approved. You can register with Wrexham Council directly or call 0800 052 2526 to request joining our own waiting list.

When do you plan to start building? When would the development be finished?

We aim to submit our planning application this year. Depending on the length of the planning process and the feedback given (assuming we are successful) we hope to start on site around mid-2025, with an estimated completion date of early-2027. These are very much provisional dates and subject to change.

Will this affect traffic and parking in the area?

Each one of the flats will have their own car parking space (under the new main block and in front of the smaller block) so there won't be lots of extra cars parked around on nearby streets. Given the modest size of the proposal, our Transport Consultant believes there will be a negligible impact on traffic. The access point will have good visibility and the apartment blocks will be set back further than the existing structures, giving the whole street a more open feel. A new footpath along the High Street will also improve the public highway.

How can I provide feedback?

Please feel free to speak to a member of the Wales & West Housing team today or you can call Luke/Judith at 07976233764/07866156923. Alternatively, you can provide official feedback by contacting our Planning Consultant, Rachel Thornley, at: rachel.thornley@civitasplanning.com.

or by post to:

Civitas Planning Ltd c/o Bradshaws,
2 Well House Barns
Chester Road
Bretton
Flintshire
CH4 0DH

Any feedback must be received by Thursday 1 August in order to be considered at this pre application stage.

Feedback Form

Proposed Development at
Brymbo Engedi Chapel, High Street,
Brymbo, LL11 5BL

Community Consultation Event

Brymbo Conservative Club
Tuesday 23rd July 2024

Name:

Contact address:

Contact number:

Please provide your opinion below on the proposed development:

	Very positive	Positive	Neutral	Negative	Very negative
Principle of development	◯	◯	◯	◯	◯
Scheme design	◯	◯	◯	◯	◯
Consultation event	◯	◯	◯	◯	◯

Please turn over

What aspects of the proposal do you like?

What aspects of the proposal do you dislike?

Do you have any suggestions for improving the proposed development?

Do you have any additional comments or concerns about the proposed development?

If you think of any more feedback that you would like to give after this event, please contact our Planning Consultant, Rachel Thornley, at: **rachel.thornley@civitasplanning.com**

Or by post to: Civitas Planning Ltd c/o Bradshaws,
2 Well House Barns,
Chester Road,
Bretton,
Flintshire
CH4 0DH

Appendix G

Pre-Application Consultation Event
General Feedback & Common Themes
3-6PM, Tuesday 23rd July 2024

Common Themes

- **General design of scheme**
  Most attendees had positive comments on the overall design of the scheme, saying it was a certain improvement on the existing derelict buildings. One person thought it was too big and had too many units, but we explained it needed to have a certain number of units to be economically viable.

- **WWH Residents in 1-bed flats**
  Concerns were raised regarding who will be living in the new 1-bed flats (homeless, temporary accommodation, etc). Some asked whether we could incorporate 2-bed flats too, however there is not a large demand for those.

- **Extra cars parking on road**
  The High Street and nearby streets already have issues with people parking on double yellow lines and causing traffic and blockages, so there were concerns that the new development will exacerbate this. The 1:1 flat/car parking space fits the requirements and this ratio has not caused any overspill issues in our other schemes.

- **Flooding opposite**
  There are existing drainage issues which cause flooding in the houses opposite the site, so this was raised as a potential issue with the future development – specifically due to the location of the access road potentially leading to more surface run-off water. This feedback can be shared with the drainage engineer to ensure the strategy addresses this. There were also questions raised about the capacity of the existing sewer network, which Welsh Water and our investigations so far have not addressed as an issue.

- **Heritage of existing site**
  Suggestions were made to reuse some of the stones from the current chapel. This is something we have discussed with the architect and landscape architect and will look at in more depth during the detailed design stage.

- **Bars in windows of undercroft car park**
  The 3D render at the event showed straight metal bars in the undercroft car park windows, which some compared to a prison. We have already discussed the bar design with the architect and will ensure a less hostile version is used in the final proposal.

- **Closure of High Street**
  Concerns were raised over the closure of the road. We assured them that it would only be closed when absolutely necessary and they will be given lots of prior notice. One attendee asked about making the street one-way, however we explained that this is not something we imagine the council would entertain, given it is a prominent bus route.

Less Common Themes

- **External staircase**
  Some attendees mentioned that the external fire escape staircase will be an eyesore and isn't in keeping with the streetscene. Our view is that it will not be particularly visible given its position on the side of the property. A one-way door will be used to ensure no ASB issues arise from people accessing the staircase from the ground.

- **Access road could lead to more congestion on the High Street**
  One of the attendees believed the proposed access road would lead to congestion on the adjoining road. We explained that the 14 car parking spaces in the undercroft is relatively modest and shouldn't cause additional traffic. The transport consultant was happy with the location and design of the proposed access point. The High Street is quite narrow currently, so the proposal may provide an improvement with the access road creating an informal passing place for vehicles.

- **Access road could lead to accidents in snowy conditions**
  The resident who lives opposite the scheme shared their concern about the slope of the access road, which they said could be hazardous in cold weather if iced over.

- **Windows of proposal overlook the house opposite**
  The resident opposite mentioned that their bathroom window, which is currently frosted glass, will be overlooked. This will only be an issue if the window panel is changed to a traditional clear one.

- **Location of materials/crane/etc during construction period**
  Questions were asked about where the contractor will keep their materials during the build process. This will be discussed with the contractor, but it's currently expected that they will be able to use the Tai Owens car park.

- **Dust from demolition**
  Concerns were raised by the owner of the Miners Arms regarding the dust that may be created during the demolition and construction process. They were seeking a written agreement that we will provide professional cleaning services for any dust arising from the works, which we are reluctant to agree in writing. We explained that, as our neighbour, we would like to be on good terms, therefore would be open to a conversation about 'making things right' should excessive dust/mess/noise be created.

- **Asbestos from demolition**
  Some attendees mentioned they were worried about disrupting asbestos in the demolition. We assured them that we will take all measures to ensure a safe demolition. An asbestos survey will be carried out in the future.

Appendix H

Subject: Pre-Application Consultation - Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL
Date: Friday, 2 August 2024 at 09:11:00 British Summer Time
From: Whiteley, Lewis
To: Rachel Thornley
CC: NorthandMidWalesDevelopmentControlMailbox@gov.wales, Cuddy, Paul, Jason Ingram (jason.ingram2@gov.wales)
Attachments: image001.png

Dear Rachel,

I write in respect of your recent email regarding the pre-application consultation dated July 3rd relating to the above site.

Having reviewed the supplied information I can advise that the Welsh Government do not wish to comment further.

Regards, on behalf of Welsh Government Transport Division.

Lewis Whiteley
Assistant Engineer – Roads North West (Liverpool)

T: 0151 331 8240

WSP in the UK
1st Floor, Exchange Station
Tithebarn Street,
Liverpool, L2 2QP

wsp.com

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From: Rachel Thornley <rachel.thornley@civitasplanning.com>
Sent: Wednesday, July 3, 2024 8:12 AM
To: North and Mid Wales Development Control Mailbox <northandmidwalesdevelopmentcontrolmailbox@gov.wales>
Subject: Pre-Application Consultation - Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL

I bwy bynnag a fynno wybod/To whom it may concern,

Cyf: Cais Cynllunio I ddatblygu 16 a Fflatiau (Tai fforddiadwy) ar dir yn Capel Engedi a Eglwys Methodist Brymbo, High Street, Brymbo, Wrecsam, LL11 5BL

Ref: Proposed development of 16 no. apartments (affordable homes) on land at at Engedi Chapel

and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL

N.B English follows below

Gan eich bod yn ymgynghorai, rwy'n ysgrifennu i'ch hysbysu o'r bwriad i gyflwyno cais cynllunio. Gweler y linc isod sy'n galluogi chi i gael mynediad i'r dogfennau cais. Wedi'i amgau yw'r Hysbysiad o gais ffurfiol am ymateb i'r ymgynghoriad cyn ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

https://we.tl/t-QgSQHJqTJA

Fel ymgynghorai arbenigol, mae dyletswydd arnoch i ymateb i'r ymgynghoriad cyn ymgeisio (2E, GRDD 2016), fel a ganlyn:

(1) Rhaid i ymgynghorai arbenigol, yr ymgynghorwyd ag ef yn unol â darpariaethau adran 61Z (4) o Ddeddf 1990, ddarparu ymateb o sylwedd o fewn cyfnod o 28 diwrnod sy'n dechrau gyda'r diwrnod y rhoddir yr hysbysiad y cyfeirir ato yn erthygl 2D (3) neu pa bynnag gyfnod arall a gytunir mewn ysgrifen rhwng yr ymgynghorai arbenigol a'r ceisydd.
(2) At ddibenion yr erthygl hon, ymateb o sylwedd yw ymateb sydd yn—
(a) datgan nad oes gan yr ymgynghorai arbenigol unrhyw sylw i'w wneud;
(b) datgan nad oes gan yr ymgynghorai arbenigol wrthwynebiad i'r datblygiad arfaethedig ac yn cyfeirio'r ceisydd at y cyngor sefydlog cyfredol gan yr ymgynghorai arbenigol ar destun yr ymgynghoriad;
(c) rhoi gwybod i'r ceisydd am unrhyw bryderon a ganfuwyd ynglŷn â'r datblygiad arfaethedig a sut y gellir mynd i'r afael â'r pryderon hynny; neu
(ch) rhoi gwybod i'r ceisydd fod gan yr ymgynghorai arbenigol bryderon ac y byddai'n gwrthwynebu cais am ganiatâd cynllunio a wneid ar yr un telerau neu delerau o'r un sylwedd, ac yn nodi'r rhesymau am y gwrthwynebiadau hynny.

Os na allwch roi ymateb o sylwedd o fewn 28 diwrnod, cysylltwch â ni i drafod estyniad i'r amserlen.

Os oes gennych unrhyw ymholiadau, mae croeso i chi gysylltu â mi.

As you are a specialist consultee, I am writing to notify you of the intention to submit a planning application. Please find link below to allow you to access the draft application documents and attached the Notice of a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

https://we.tl/t-QgSQHJqTJA

As a specialist consultee, there is a duty to respond to pre-application consultation (2E, DMPO 2016):

"*(1) A specialist consultee, consulted in accordance with the provisions of section 61Z (4) of the 1990 Act, must provide a substantive response within 28 days beginning with the day on which the notice referred to in article 2D (3) is given or such other period as may be agreed in writing between the specialist consultee and the applicant.*

(2) For the purposes of this article, a substantive response is one which—
(a) states that the specialist consultee has no comment to make;
(b) states that the specialist consultee has no objection to the proposed development and refers the

applicant to current standing advice by the specialist consultee on the subject of the consultation;
(c) advises the applicant of any concerns identified in relation to the proposed development and how those concerns can be addressed; or
(d) advises the applicant that the specialist consultee has concerns and that it would object to an application for planning permission made in the same or substantially the same terms and sets out the reasons for those objections."

If you are unable to provide a substantive response within 28 days, please do contact us to discuss an extension to the timeframe.

Should you have any queries please do not hesitate to contact me.

Yn gywir/Yours faithfully,

Rachel B Thornley
BA MCD MRTPI
Director

Civitas Planning Limited
01244 682509
Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein hysbysiad preifatrwydd yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. ---------- On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our Privacy Notice explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

--
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-LAEmHhHzdJzBITWfa4Hgs7pbKI

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: Civitas Planning Limited
Wrexham County Borough Council

[By email: rachel.thornley@civitasplanning.com]

3 July 2024

Dear Civitas Planning Limited

Re: PRE-APPLICATION Engedi Chapel and Brymbo Methodist

Proposed development of 16 no. apartments (affordable homes) on land; ENGEDI CHAPEL AND BRYMBO METHODIST CHURCH, HIGH STREET, BRYMBO, WREXHAM, LL11 5BL

Thank you for your notification of 3 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

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

Civitas Planning Limited
Riverside House
Brymau Three Estate
River Ln
Saltney
Chester
CH4 8RQ

Date: 04/07/2024
Our Ref: PPA0008823

Dear Sir/Madam

Grid Ref: 329421 353854
Site Address: Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham
Development: 2D-16 Apartments (affordable homes)

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 16 one bed flats at High Street, Brymbo 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.

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

The proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore may require approval of Sustainable Drainage Systems (SuDS) features, in accordance with national standards, and is strongly recommended that the developer engage in pre-application consultation with the Local Authority, as the relevant SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

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

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

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 at or downstream of manhole SJ29534805 located High Street to the east, or utilising an appropriate existing connection point. 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

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

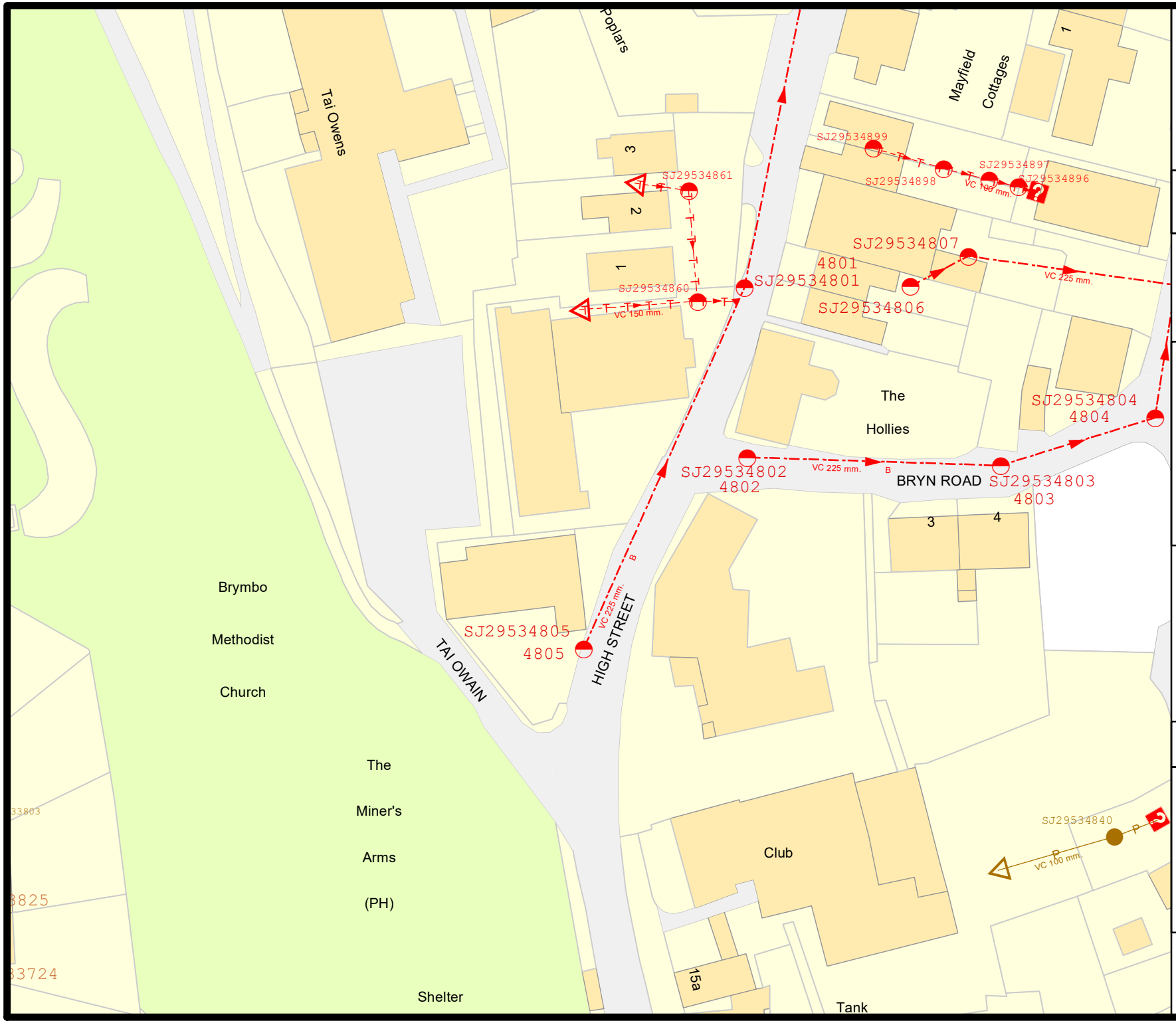
Dŵr Cymru Cyf, a limited company registered in Wales no 2366777. Registered office: Pentwyn Road, Nelson, Treharris, Mid Glamorgan CF46 6LY

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.

<u>Please Note</u> 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



Dŵr Cymru
Welsh Water

PPA0008823 Sewer plan

N
W E
S

LEGEND(Representative of most common features)

Waste network:

	Foul chamber		Outfall
	Surface water chamber	LH	Lamphole
	Combined chamber		Storm Overflow
	Combined sewer overflow		Rising main
SPS	Special purpose chamber		Gravity sewer
	Treatment works		Private sewer
	Pumping station	S 104	Private sewer subject to Sect. 104 adoption agreement

NB: Sewer symbol colour indicates the type.

RED - Combined
GREEN - Surface Water
BROWN - Foul
Purple - Former S24 sewers (for indicative purposes only)

Private Sewer Transfer
Lateral Drain
Inspection Chamber

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF) . It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

Dŵr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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Map Ref:	329425,353849
Map scale:	1:650
Printed by:	Stacey Harris
Printed on:	04 Jul 2024

Dŵr Cymru
Welsh Water

Planning and new development

What you should do, and how we can help



dwrcymru.com

WWDEV 0400

Whether you're a homeowner with plans to extend your home, a builder working on a new house or a developer working on a new housing site, you need to involve us in the planning process. Even if you are just thinking about building, getting us involved early can help your project run smoothly and address any water and drainage matters as early as possible in the development process.

How can we help?

As water and waste services are at the forefront of public health and protection of the environment, we play a key part in the town and country planning process.

If you're planning on building new houses, our team of dedicated planning officers can give you advice and guidance at all stages of the process, including pre-application, planning application and discharge of condition.

When it comes to your new development, by getting us involved in the planning stages, we can:

- Assess whether the current local water and sewerage networks have capacity to service your new site (and if they can't, then identify whether the network can be reinforced to support your new site)
- Mitigate any potential negative impact that the new development could have on the performance of our infrastructure, the service we provide to customers, and the wider environment
- Identify where new development and growth is planned so that we can target investment in our existing infrastructure within these areas
- Provide advice on making new water and waste connections to our networks once your development is complete and ready to be occupied
- Identify any existing water or waste pipes in or near to the site, so we can advise on their location and let you know your options for protecting and/or diverting our assets for the lifetime of the development



Step 1: Use our pre-planning service

What is our pre-planning service?

We encourage all developers to engage with us as early as possible to ensure any water and drainage matters that might arise during the planning process are identified and addressed early on. In order to facilitate this, you can engage with us via our dedicated pre-planning service, which will provide:

- An assessment of the impact of your proposed development and whether our local water and waste networks can support it
- Confirmation of whether off-site water mains and/or sewers will need to be provided, and
- Water main and sewer plans indicating the location of our assets crossing the site or located in close proximity. *Please note that these are for general guidance only and all assets need to be accurately located on site before any excavation works begin.*

How can I access it?

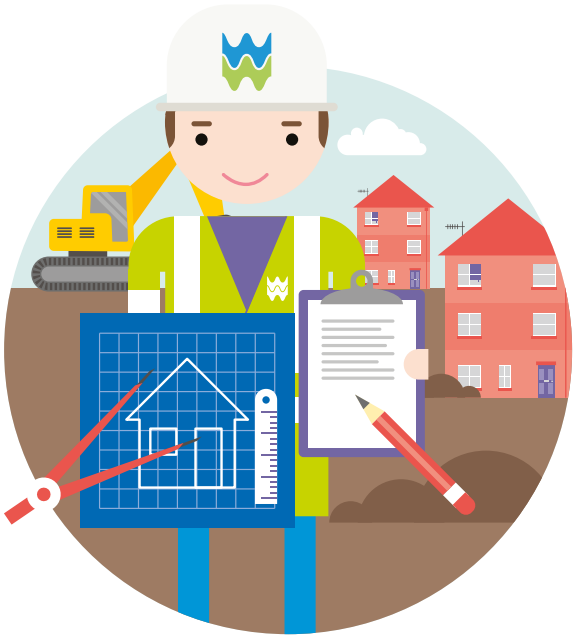
You can submit a 'pre-planning advice' application online via our website. To make sure that we can provide you with the most comprehensive advice, you should include the following information:

- Site location plan
- Details of the proposed development
- Proposed points of communication to our local network of sewers and/or water mains (if known)
- Relevant planning history relating to the site e.g. any previous permissions granted or status within the council's development plan

You can see how much this service will cost on our website, and we'll aim to get back to you with a written **response within 21 days** of your application. The advice provided will be valid for 12 months and help inform our response when consulted on your planning application by the local planning authority (LPA).

For larger developments in Wales:

- You have to undertake pre-application consultation as set out in Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 for any developments that:
  - Include 10 dwellings or larger
  - Have 1000sqm or larger non-residential floor space or
  - Have a site area that's 1 hectare or larger
- This means you need to consult with us and we will **respond within 28 days**.
- While there's no charge for this service, as it's a statutory requirement, we do recommend that you apply for our pre-planning service in advance of this consultation, as it will help to identify any potential issues that need to be addressed in advance of your planning application.



Step 2: Once you have our pre-planning advice



Locate our assets

Before you build, it's important to identify if any of our pipes, water mains or sewers are underneath the ground in or adjacent to your development site. Under section 159 of the Water Industry Act 1991, we have the rights of access to inspect, maintain, adjust, repair or alter any asset or apparatus at all times.

If your land does contain assets

If your land does indeed contain some of our assets, then this will have an impact on the layout and general arrangement of the new development site. We strongly recommend that you contact us to discuss accurately locating our assets to ensure that they are protected during and after construction. Please contact our Plan and Protect team via **planandprotect@dwrcymru.com** or **08009172652** to discuss further.

If you want to divert or remove the assets contained in your land

If you decide the asset located within or adjacent to your site can't be incorporated within the layout of the new development, or our rights of access to the asset may be hindered by your proposal, you can ask us to alter, divert or remove it in accordance with section 185 of the Water Industry Act 1991. You can find the application forms on our website.

How will you manage surface water?

As with all new development sites, you'll need to think about how to deal with surface water runoff from any new buildings and hard standings. Legislation in both England and Wales now actively encourages the use of sustainable urban drainage systems (SUDS). This approach manages surface water runoff by imitating natural drainage systems and retaining water on or near the site.

There are such a variety of SUDS techniques including green roofs, rainwater harvesting and permeable pavements that any development should be able to include a SUDS scheme. There would need to be good justification not to incorporate a SUDS scheme on your site.

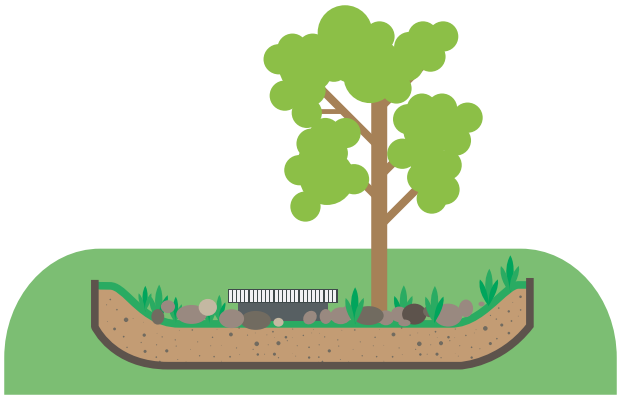
SUDS in Wales

All new development of more than one building or a construction area of 100m2 or more will require consent from the sustainable drainage system (SUDS) approval body (also known as a SAB) for any new SUDS features, as required by Schedule 3 of the Flood and Water Management Act 2010. SABs are delivered by local authorities across Wales.

In accordance with this and the Welsh Government 'Statutory standards for sustainable drainage systems', you need to explore and fully exhaust all surface water drainage options, using discharge to a combined sewer only as a last resort.

SUDS in England

Even if your new development is based in England, it's important to keep Part H of the 'Building Regulations 2000' in mind. On this basis, all new developments in England will also be expected to consider surface water management techniques and demonstrate all technical options have been explored and exhausted, in liaison with the land drainage authority and/or the Environment Agency. You need to consider the management of highway or land drainage runoff as these flows won't be allowed to discharge directly or indirectly into the public sewerage system.



Step 3: The planning application process

Once you've used our pre-planning service and identified any potential issues before building, it's time to incorporate our advice into your proposals to your local planning authority (LPA).

As part of the planning application consultation process we will provide similar advice to that provided in our pre-application **response within 21 days**. It's important to note that while we share our expert opinion during this process, the ultimate decision to grant planning permission is the LPA's.

What are the options if we can't currently support your development?

Network hydraulic modelling/WwTW feasibility studies

As our aim is to support economic development and growth, we do not want to resist new development where possible. However, we must take the capacity of our existing assets, the service we are providing to existing customers and the environment into account. In areas where there are capacity constraints either on our networks or at the wastewater treatment works (WwTW), we may well already have proposals in place to deliver reinforcement works and to create capacity for new developments.

That being said, you may want to develop your site in advance of us undertaking these works. If this is the case, to ensure there's no detriment to our existing customers, you may be required to implement solutions identified by an assessment of either the network or WwTW. It's important to note that you won't be expected to resolve any existing operational issues.

Where further assessments are recommended, you will need to allow sufficient time in your development programme for these studies to be carried out and any reinforcement works to be delivered, as in some circumstances we won't permit a communication to our networks until these works are completed. The delivery of the works will need to align with occupation rather than construction.

Where possible, we will control the delivery of any solutions as part of the planning process. Dependent on the progress of the assessment, we may be in a position to recommend appropriate planning conditions so that the outcomes of the assessment can be delivered as part of any planning permission.

This approach allows us to support the progression of the site through the planning process, however in the absence of a completed assessment and known solutions we may need to work with you and the LPA until the assessment is completed and the outcomes are known.

Step 4: Connecting to our network

If you've had the green light from us and planning permission has been granted for your development, then it's time to start thinking about the different ways you'll need to connect to our network.

On our website you can find detailed guidance around applying for new water connections, new water mains, new public sewers and new sewer connections.

Contact us

If you've still got any questions or queries, then feel free to contact us:

Email: developer.services@dwrcymru.com

Visit: **www.dwrcymru.com**

Tel: 0800 917 2652



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Visit
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/dwrcymruwelshwater

ATAL AMDDIFFYN YMATEB
PREVENTING PROTECTING RESPONDING

Dawn Docx
Prif Swyddog Tân / Chief Fire Officer

Gwasanaeth Tân ac Achub
Fire and Rescue Service

Rachel B Thornley
BA MCD MRTPI
Director

Civitas Planning Limited

Eich Cyf/Your Ref:
Ein Cyf/Our Ref: HLJ/80-211910-SLGEN8B
Dyddiad/Date: 12th July 2024
Gofynner am/Ask for: Heather Jones
Rhif Union/Direct Dial: 01286 662999

Dear Sirs,

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

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

RE: Land at at Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL

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

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

- the Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.

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

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

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

The plan/s has been retained for record purposes.

Yours faithfully



SENIOR COMPLIANCE OFFICER

Advice on Water Supplies

1. WATER SUPPLIES FOR FIREFIGHTING

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to care for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.

Reference to the National Guidance Document on the Provision of Water for Fire Fighting 2007.

Access to Open Water Supplies

Where development of water-front sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

1.1. HOUSING

Minimum main size 100 millimetres. Housing developments of units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any hydrant on the development.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.2. TRANSPORTATION

Lorry/Coach Parks - Multi-Storey Car Parks-Service Stations

Minimum main size 100 millimetres. All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any hydrant on the development or within a vehicular distance of 90 metres from the complex.

1.3. INDUSTRY

In order that an adequate supply of water is available for use by the Fire and Rescue Authority in case of fire, it is recommended that the water supply infrastructure to any commercial industrial estate is as follows:

Light Industrial/Commercial

Up to one hectare, 20 litres per second - Minimum Main Size 100 millimetres

Up to two hectares, 35 litres per second - Minimum Main Size 150 millimetres

High Risk Industrial

Up to three hectares 50 litres per second - Minimum Main Size 150 millimetres

Over three hectares, 75 litres per second - Minimum Main Size 150 millimetres

In rural areas it may not be possible to provide sufficient mains water. To overcome this, static or river supplies would be considered on site if they are capable of supplying the above flow rates for at least one hour.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements, as high-risk premises may require a greater flow.

1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

Commercial developments of this type should have a water supply capable of delivering a minimum of 20 to 75 litres per second to the development site. The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

Village Halls

Should have a water supply capable of delivering a minimum of 15 litres per second through any hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary Schools and Single Storey Health Centres

Should have a water supply capable of delivering a minimum of 20 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary Schools, Colleges, Large Health and Community Facilities

Should have a water supply capable of delivering a minimum of 35 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

Residential areas	-	200 metres
Industrial Estates	-	150 metres
Town Centre Areas	-	90 metres
Commercial (Offices & Shops)	-	100 metres
Residential Hostels	-	Adjacent to access
Hotels	-	Adjacent to access
Institutional (Hospitals & Old Persons Home)	-	Adjacent to access
Old Persons Home	-	Adjacent to access
Educational (Schools & Colleges)	-	Adjacent to access

1.7. CONCLUSION

Developers should hold joint discussions with the relevant Water Authority or the Environmental Agency and the Fire and Rescue Authority to ensure that adequate water supplies are available in case of fire.

The Fire and Rescue Authority reserve the right to ask for static water supplies for firefighting on site, as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.

Subject: Engedi Chapel and Brymbo Methodist Church
Date: Tuesday, 9 July 2024 at 15:57:47 British Summer Time
From: Neil Bayliss
To: Rachel Thornley
Attachments: Outlook-q4hr2edc.png, Outlook-ocinui3p.png, April 24 Heneb CPA CIfA Recommended Contractors.pdf, April 24 Heneb CPA Level 3 Building Recording.pdf

Good afternoon, Rachel,

Regarding the consultation referenced above.

Information retained within the Regional Historic Environment Record indicates the proposed demolition work and construction of new apartments will destroy the existing Methodist chapel complex which includes buildings of 1861 and 1840. These buildings are of least a local historical and vernacular interest, and, in this case, we would recommend pre-determination evaluation which initially includes a **Level 3 Archaeological Building Recording** completed by a registered **Archaeological Contractor** of the dwelling to inform a decision on appropriate mitigation.

The proposed development will destroy any archaeological features within the buildings, but from present knowledge it is impossible to estimate how damaging this might be, and thus to frame an appropriate archaeological response. The planning authority appears to have insufficient information about this archaeological resource, or the applicant's intended treatment of it, to make a balanced decision. As archaeology is a material consideration here, I would advise that this application is not determined until this resource has been properly evaluated.

Welsh Government Planning Policy Wales (Edition 11, Feb 2021), TAN 24: the Historic Environment (May 2017) suggest that planning authorities should require applicants to supply a suitable archaeological assessment in support of an application where a potential impact to archaeological remains is identified. The specific guidance is stated in:

Planning Policy Wales (Feb 2021):

Paragraph 6.1.26

Where archaeological remains are known to exist or there is a potential for them to survive, an application should be accompanied by sufficient information, through desk-based assessment and/or field evaluation, to allow a full understanding of the impact of the proposal on the significance of the remains. The needs of archaeology and development may be reconciled, and potential conflict very much reduced, through early discussion and assessment.

This means that Local Planning Authorities in Wales must take into account archaeological considerations and deal with them from the beginning of the development control process and need to be fully informed about the nature and importance of archaeological remains, and their setting, and the likely impact of any proposed development upon them.

Technical Advice Note 24 (May 2017):

Paragraph 4.7.

'Where archaeological remains are known to exist, or considered likely to exist, and a study has not already been undertaken by the applicant, the local planning authority should ask an applicant to undertake a desk-based archaeological assessment and, where appropriate, an archaeological evaluation. These should be done by a qualified and competent expert to the appropriate

standard. The reports of these investigations will form part of the planning application. Applicants should show they have modified their development proposals to minimise any negative impact on the identified archaeological remains, and how they intend to mitigate any remaining negative impacts.'

The Level 3 survey would include a desk- based assessment to provide a building history, a detailed written descriptive survey of the present structures, measured survey of the buildings in plan and elevation, a detailed photographic survey, and phased plans of the building's development over time. All work will be completed in accordance with the relevant CIFA standards and guidance on evaluation and project archiving and reporting.

The developer will need to engage a CIfA **approved archaeological contractor** to complete this work in accordance with an approved **written scheme of investigation (WSI)** which will be supplied by the archaeological contractor and approved by us in advance of commencement of the investigation.

I would advise that in order to allow sufficient time for an evaluation to be carried out, and the discussion of a subsequent mitigation strategy, the determination of the current application is delayed so that this information can be gathered and presented in support of the application.

I have attached information on sources for archaeological contractors that the developer may wish to consider engaging to complete evaluation work and guidance on the evaluation process. All of the attached documents must be forwarded to the applicant/applicant's agent so that they are fully aware of the requirements.

Please contact me if you wish to discuss the above advice or require any more information.

Kind regards,

Neil Bayliss

Mr Neil Bayliss BA, PCIfA
Planning Archaeologist
Heneb: The Trust for Welsh Archaeology – Clwyd-Powys Region

Ffôn / Tel: +44 (0)7496 984393

The Offices, Coed y Dinas, Welshpool, SY21 8RP
Y Swyddfeydd, Coed y Dinas, Welshpool, SY21 8RP

Archaeoleg Clwyd-Powys
Heneb
Clwyd-Powys Archaeology

www.heneb.org.uk

On 1 April 2024 the four Welsh archaeological trusts (Clwyd-Powys, Dyfed, Glamorgan-Gwent and Gwynedd) merged to form
Heneb: the Trust for Welsh Archaeology.
Heneb is the trading name of The Trust for Welsh Archaeology
The Trust is both a Limited Company (1198990) and a Registered Charity (504616)
Registered address: Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE

Ar 1af Ebrill 2024 unodd y pedair ymddiriedolaeth archeolegol Gymreig (Clwyd-Powys, Dyfed, Morgannwg-Gwent a Gwynedd) i ffurfio
Heneb: Ymddiriedolaeth Archaeoleg Cymru.
Heneb yw'r enw masnachu Ymddiriedolaeth Archaeolegol Cymru
Cwmni Cyfyngedig (1198990) ynghyd ag Elusen Gofrestredig (504616) yw'r Ymddiriedolaeth
Cyfeiriad cofrestredig: Tŷ Cornel, 6 Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin SA19 6

Heneb is a Registered Organisation with the Chartered Institute for Archaeologists
Mae Heneb yn Sefydliad Cofrestredig gyda'r Chartered Institute for Archaeologists

Any of the statements or comments made above should be regarded as personal and not necessarily those of Heneb. This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
Dylai'r datganiadau neu'r sylwadau uchod gael eu trin fel rhai personol ac nid o reidrwydd fel datganiadau neu sylwadau gan Heneb. Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac at ddefnydd yr unigolyn neu'r corff y cyfeiriwyd hwy atynt yn unig.

PLANNING SERVICES
GWASANAETHAU CYNLLUNIO

LEVEL 3 HISTORIC BUILDING SURVEY

1. METHODOLOGY

1.1. The archaeological works will be conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2020b), *Standard and Guidance for Historic Environment Desk-based Assessment* (2020b).

1.2. The Level 3 survey will be completed by an archaeological contractor. The archaeological contractor should preferably be a Registered Archaeological Organization with the Chartered Institute of Archaeologists and should be working in accordance with an approved written scheme of investigation (WSI).

Building Survey

1.3. The survey will take the form of a Level 3 building survey as defined by Historic England 2016 *Understanding Historic Buildings: a guide to good recording practice.* This level of survey is intended to create an analytical record of the building, and will include:

- Description and photographic record of the exterior and the interior
- Detailed account of type, construction, form, function
- Phasing
- Past and present use and relationship with setting
- Identification of original timbers
- Conclusions regarding the building's development and use

1.4. The drawn record will be created using either conventional measured survey or total station surveying as appropriate. The end result will include:

- Accurate, measured ground plan, elevations, and cross-sections as appropriate.
- Phase plans showing the development of the structure.

Photography

- Views of all elevations
- Views of external appearance of building group/setting
- Views of all internal rooms
- Internal and external structural detail
- Fixtures, fittings, machinery, related contents

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Welshpool
Powys
SY21 8RP

Heneb yw'r enw masnachu

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01938 553670

neil.bayliss@cpat.org.uk

www.heneb.org.uk

Cadeirydd / *Chair: Dr Carol Bell* PSG / CEO: Richard Nicholls
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Report

1.5. Following the on-site work an illustrated report will be prepared containing conventional sections to include:

- Non-technical summary in both Welsh and English
- Location and NGR
- Statutory designations
- Date of record, recorder, and archive deposition
- Introduction
- Site location
- Topography and Geology
- Methodology
- Summary of the form, function, date, and development of the building
- Desk-based study, including copies of historic maps and photographs where permitted.
- Description of the building
- Past and present usage
- Evidence for former existence of demolished structures, removed fittings etc
- Conclusions & Recommendations
- References
- Plans and Elevation Drawings

1.6. The resulting digital report will be submitted initially to the applicant, Local Planning Authority, and the Development Control Archaeologist, Heneb: Clwyd-Powys via neil.bayliss@cpat.org.uk (07496 984393). On approval Project data must be successfully submitted and approved for inclusion in the Heneb: Clwyd-Powys Historic Environment Record [CPA HER]. Please consult the Heneb HER Guidelines viewable here for the specific requirements applicable to your project and submit data to Heneb: CPA HER via HEDDOS for approval. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS.
1.7. The Archaeological Contractor should obtain copies of the HER Deposition Guidance and HER Depositor Licence from the HER team (her@cpat.org.uk) before any reports or archives are submitted to the Clwyd-Powys Archaeology Historic Environment Record.

1.8. The overall archive will conform to guidelines described in Management of Research Projects in the Historic Environment (MoRPHE), Historic England 2015a, the CIfA's Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives (CIfA, 2020b) and The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales 2017 (NPAAW, 2017).

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1.9. The paper and digital archive will be deposited with the National Monuments Record, RCAHMW including a copy of the final report. This archive will include all written, drawn, survey and photographic records relating directly to the investigations undertaken. NMR Digital archives will follow the standard required by the RCAHMW (RCAHMW, 2015). A copy of the digital archive only will also be lodged with the Historic Environment Record, Clwyd-Powys Archaeology.

1.10. Any artefacts recovered during the recording process should be deposited with the nearest regional or county Museum and the museum should be contacted in advance for their archiving and deposition guidelines. The artefacts should be deposited along with a copy of the site report including a detailed list of all artefacts recovered. Where no regional deposition location exists, the archaeological contractor should retain the artefactual archive until such time as the archive can be transferred to an approved deposition location. In the latter case the archive must be available for public and specialist access.

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Archaeoleg Clwyd-Powys
Heneb
Clwyd-Powys Archaeology

OBTAINING THE SERVICES OF ARCHAEOLOGICAL CONTRACTORS IN THE Heneb: Clwyd–Powys Archaeology AREA

We strongly recommend that archaeological contractors which are registered archaeological organizations with the Chartered Institute for Archaeologists are commissioned.

For a complete list of Registered Organizations please visit the Chartered Institute for Archaeologists website: http://www.archaeologists.net/ro and use the interactive map and search facility to select contractors.

It is the responsibility of the person commissioning work to ensure that their chosen contractor can demonstrate financial viability for the term of the project(s) for which they are engaged, and that they carry the necessary insurances.

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Subject: Re: Pre-Application Consultation - Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL
Date: Wednesday, 7 August 2024 at 13:12:11 British Summer Time
From: Gary Brown
To: Rachel Thornley
Attachments: Cllr Gary Brown - CREU-C484-006-F-PROPOSED SITE.PDF

Hi Rachel,

Many thanks for the link to the files and the opportunity to contribute.

Brymbo needs this 1 bed accommodation of this type and I'm very pleased to see Wales & West taking it forward.

I like the look of the overall scheme and am pleased to see option 3 being the one to make it through to the proposal.

Previous applications have highlighted car parking and pedestrian access concerns, and these look to have been well addressed in the proposal. However, I have made some observations / suggestions on the attached proposed site drawing that could potentially take these aspects further to help the wider community. I'd be pleased to see these incorporated if possible.

I'd also be pleased to see if there is anything that could be done to help improve the public realm in terms of the access route to Tai Owens, eg stonework repairs, vegetation improvements and signage, but I appreciate these may lie outside of your scope.

I hope this response is helpful and look forward to seeing the full application progress.

Kind regards,

Gary

From: Rachel Thornley <rachel.thornley@civitasplanning.com>
Sent: Friday, August 2, 2024 2:30 PM
To: Gary Brown <Gary.Brown@wrexham.gov.uk>
Subject: Re: Pre-Application Consultation - Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL

Good afternoon Gary,

Please find link below to the documents. If you would like to make comments, I'd be grateful if you could please provide these by 9th August for inclusion in the Pre-Application Consultation report. The link is valid for 7 days. If you've any questions about the documents please do not hesitate to contact me,

https://we.tl/t-MAcvqCgLCz

In relation to site acquisition the Applicant's are in the course of buying the two separate parcels on land, subject to planning permission. There are mechanisms in place which will ensure the purchase of one piece of land is contingent on the other. If you have any further questions about this please let me know and I can direct these to the appropriate persons at Wales & West Housing Association.

Kind regards,

Rachel B Thornley
BA MCD MRTPI
Director

Civitas Planning Limited
01244 682509

Please note, I will be on annual leave from Friday 19th July, returning on Monday 5th August. I will have intermittent access to email during that period and will endeavour to respond at my earliest opportunity.

From: Gary Brown <Gary.Brown@wrexham.gov.uk>
Date: Friday, 2 August 2024 at 11:08
To: Rachel Thornley <rachel.thornley@civitasplanning.com>
Subject: Re: Pre-Application Consultation - Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL

Good morning Rachel,

Many thanks for the email last month. I'm afraid I missed the opportunity to follow the link to the pre-app consultation pack, but am still interested in finding out more about the proposals.

I may have also therefore missed the opportunity to comment, but if there is still scope to do so I would be keen. I recall previous proposals generating concerns about parking, so it's that aspect in particular I'd like to understand.

I'd also be keen to understand any complexities around the site's acquisition if you're able to comment on such things?

Kind regards,

Gary

From: Rachel Thornley <rachel.thornley@civitasplanning.com>
Sent: Wednesday, July 3, 2024 8:11 AM
To: Gary Brown <Gary.Brown@wrexham.gov.uk>
Subject: Pre-Application Consultation - Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL

I Cllr Brown/Dear Cllr Brown,

Cyf: Cais Cynllunio I ddatblygu 16 a Fflatiau (Tai fforddiadwy) ar dir yn Capel Engedi a Eglwys Methodist Brymbo, High Street, Brymbo, Wrecsam, LL11 5BL

Ref: Proposed development of 16 no. apartments (affordable homes) on land at at Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL

Fel Aelod Lleol Brymbo rydych yn ymgynghorwr cymunedol ac felly rwy'n ysgrifennu atoch i'ch hysbysu o'r bwriad i gyflwyno cais cynllunio. Isod mae linc lle gellir gael mynediad at y dogfennau cais cynllunio ac mae'r Hysbysiad yn rhoi gwybodaeth i chi ar sut y gellir gwneud sylwadau.

https://we.tl/t-QgSQHJqTJA

Bydd yr Hysbysiad hwn yn cael ei roi mewn nifer o fannau cyhoeddus yng nghyffiniau'r safle cais a bydd

tirfeddianwyr a deiliaid y safle yn cael eu hysbysu'n uniongyrchol. Bydd y Cyngor Cymuned hefyd yn cael gwybod am yr ymgynghoriad.

Os oes gennych unrhyw gwestiynau am y broses ymgynghori neu am y datblygiad, mae croeso i chi gysylltu â mi gan y byddem yn croesawu'r cyfle i drafod hyn gyda chi.

As the Ward Member for Brymbo you are a community consultee and so I am writing to notify you of the intention to submit a planning application. Please find below a link at which the draft planning application documents can be accessed and attached is the site Notice informing you of how comments can be made.

https://we.tl/t-QgSQHJqTJA

This Notice will be erected in a number of public locations in the vicinity of the site and the adjoining landowners and occupants of the site will be notified directly. The Community Council will also be notified of the consultation, as will your fellow ward member.

If you have any questions about the consultation process or about the development proposal please do not hesitate to contact me as we would welcome the opportunity to discuss this with you.

Yn gywir/Yours sincerely,

Rachel B Thornley
BA MCD MRTPI
Director

Civitas Planning Limited
01244 682509

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom

it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm
Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

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Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk.
Save paper - think before you print!

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scan the qr code with your mobile phone camera for an illustrative video of the site panorama

Cllr Gary Brown comment 8 August 2024:

The existing car park at Tai Owens is regularly full, and residents are concerned that visitors to the new Engedi development would worsen this situation. Is there any potential to increase the 'overflow' parking provision in either or all the areas arrowed? Appreciate this sacrifices landscaped space.

Cllr Gary Brown comment 8 August 2024:

It would be helpful to continue the new footpath through this area, allowing for pedistrians to safely walk on that side of High Street through to the Tai Owens access road, and across to the pavement opposite the Conservative Club where the nearest Wrexham-bound bus stop is located. Without this modification pedestrians would need to walk on the road or use the new uncontrolled crossing before crossing back again 20m further up the street.

1 PROPOSED SITE
1 : 100

17/04/2024 10:43:51

Revision	Description	Date of Revision	Issued by
F	bike parking to undercroft and vehicle entrance revised to transport eng details	2024.04.17	AJR
E	circulation stair widened to riser/ meters. feature brickwork removed. bat access chutes added. annotation added to bat roosts. bin store added adj to app 01 & 02	2024.03.28	AJR
D	qr code revised. window cill added to ground floor walkup apartment. pedestrian road corossing added to floor plans	2024.02.16	AJR
C	bin store revised to accomodate 3No 1100ltr, 1No 660ltr & 12No 240ltr. pedestrian crossing shown. comunal corridor reduced to 1350 wide. artstone cills added to windows within render	2024.02.15	AJR
B	revised to suit client comments.	2024.02.07	AJR
A	revised and issued for client review	2024.01.16	AJR

drawing status: for construction / for approval / for discussion

Project name C484 | Drawing No 006 | Revision F

Project: ENGEDI CHAPEL, BRYMBO | Sheet name: PROPOSED SITE

Scale@A1: 1 : 100 | Date: 2024.01.16

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creu
www.creuarchitecture.com

cartref workstage 3

Cyngor Bwrdeistref Sirol Wrecsam/ Wrexham County Borough Council
Neuadd y Dref, Wrecsam. LL11 1AY
Guildhall, Wrexham. LL11 1AY
www.wrecsam.gov.uk www.wrexham.gov.uk
Cyfnewid Testun/Text Relay: 18001

Civitas Planning Ltd
C/O Bradshaws,
2 Well House Barns
Chester Road,
Bretton
Chester
CH4 0DH

Eich Cyf/Your Ref	
Ein Cyf/Our ref	PRE/2024/013
Dyddiad/Date	28/08/24
Gofynner am/Ask for	Ms M Zenner
Rhif Cyswllt/Contact No	01978 729687
E-bost/E-mail	Michelle.zenner @wrexham.gov.uk

FAO Rachel Thornley

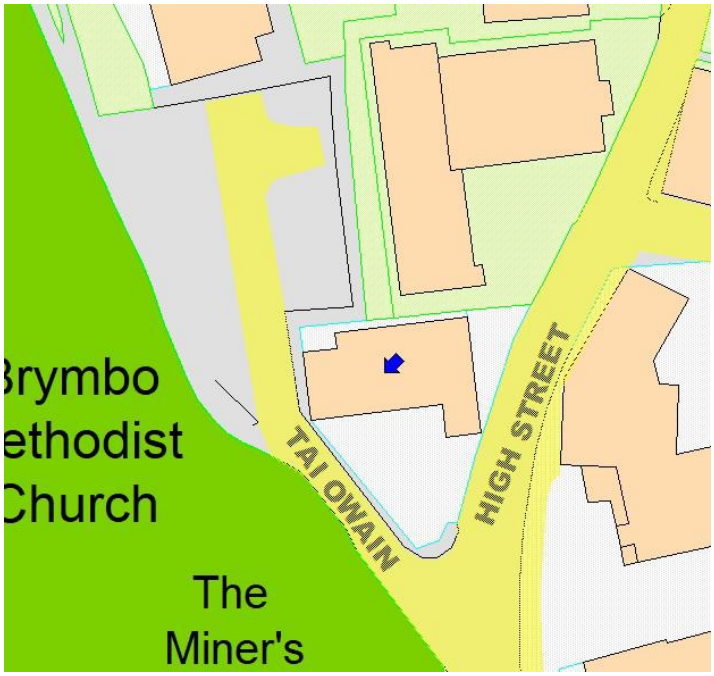
Dear Rachel

Proposed development of 16 no apartments (affordable homes) on land at Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL

Further to your letter dated 03/07/2024 and submission drawings relating to the proposals above, the LHA can provide the following comments:

It is the LHA's understanding that the proposals are for 16 no affordable 1 bedroom apartments on the site of the existing Engedi Chapel and Brymbo Methodist Church located on High Street, Brymbo. It is noted the chapel has not been in use for some time.

The site is bounded by High Street to the east a 20mph unclassified road and Tai Owain to the west, which provides access to a neighbouring residential home and is adopted highway providing a turning head as shown in the plan below.



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

The car parking standards set out in LPG No 16 state that the provision of 1.5 car parking spaces should be made per 1 bedroom dwelling and therefore the provision of 24 car parking spaces should be made to meet the Councils standards. A shortfall from this standard could cause overflow parking on local roads or footways. The proposals indicate 16 car parking spaces are proposed but the LHA is concerned about the two car parking spaces located off Tai Owain which are required to reverse onto the public highway. No visibility splays have been provided, standard requirements are 2.4m x 25m in either direction to the nearside kerbline on land under the applicants control or within the public highway. The LHA is concerned that the alignment of Tai Owain could restrict visibility and despite the relatively low number of vehicles accessing and egressing the neighbouring site the LHA would recommend vehicle accessing and egressing in forward gear is preferable.

An undercroft car park is shown accessing off High Street and whilst the layout and access arrangements accommodate adequate space for vehicles to access and egress, concern remains over the proposed visibility splays which don't appear to comply with the required standards. 2.4m x 25m to the nearside kerbline is required in the LHA's view. The visibility splays aren't shown to the nearside kerbline. Visibility splays need to be contained within land under the control of the applicant or within the public highway.

Aco drains or similar will be required to be constructed across private driveways where they fall towards the adopted highway.

Cycle parking is required to be provided at a rate of 2 secure cycle parking spaces per dwelling, in the case of flats this should be provided via safe and secure communal cycle parking areas. It is noted that there is an area indicated within the car park that states cycle parking, however it is not felt that this is of adequate size to support the provision of 32 cycle parking spaces. Further details on the required cycle parking design specification is set out in Local Planning Guidance Note No 16.

Bin storage is noted to be accessed off Tai Owain but clarification is required to ensure that on a refuse collection day that the bins won't block visibility or access for pedestrians to the rear of the site.

Clarification is required over an accessible access for pedestrians to the site. It is noted that a footway is proposed on the High Street frontage which is welcomed but the width is substandard, the LHA recommends a 2m wide footway is provided with appropriate street lighting columns.

Bus stops are located to the south of the site, and the LHA would recommend dropped kerbs and tactile paving are located across Tai Owain and High Street to ensure access is provided to bus stops within the vicinity of the site.

A Transport Statement has been provided within the submission which refers to the IHT's 'Providing for Journey's On Foot', the LHA would recommend that the Transport for Wales Active Travel Act guidance and the Wales Transport Strategy 2021 would be more relevant to refer to.

The TS states that this site is accessible, the LHA feels this is a bit of a stretch, there are local bus stops and a few local amenities but there is a considerable distance to the closest train station at Gwersyllt and amenities such as food stores.

Some trip assessments have been undertaken, all based on affordable apartments from the TRICS database, the LHA would recommend that there is a legal agreement to ensure the units are retained as affordable housing otherwise private housing trips should be applied. Furthermore on review of the TRICS data use, the LHA would recommend this is updated, TRICS data used should be less than a decade old, the data used was from 2003 to 2016. However, it is not considered that trip generation would be

Whilst there are no objections in principle to the proposals, the visibility splays proposed fall short of the Councils required standards for 20mph roads and there are concerns in relation to

the pedestrian access and cycle parking proposed. Concern remain around the two accessible car parking spaces proposed off Tai Owain, visibility is required to be demonstrated, but the LHA would recommend that a turning area is provided to ensure they access and egress in forward gear.

Yours faithfully,



On behalf of the Chief Officer, Environment & Technical

Appendix I

Subject: Development at Engedi chapel LL11 5BL
Date: Sunday, 14 July 2024 at 16:45:10 British Summer Time
From: [redacted]
To: Rachel Thornley

With reference to the proposed development at Engedi chapel and Brymbo Methodist church, High Street, Brymbo LL11 5BL. We are delighted to note that the development will be solely for " affordable social rent ". However we have a few concerns about the density of the housing, the proposed size of the buildings, the available amenity space and the intrusive overlooking of neighbouring properties.

16 apartments which have the capacity to house 32 plus occupants is much too many for such a small site.

Although the height of the development is the same as the existing building, this height will be maintained over much larger foot print and although it will be set marginally back from the road it will be a dominating presence and out of keeping with the existing local houses and architecture.
We note in the planning statement that " the proposal will not have unacceptable degrees of overlooking despite the difference in topography ", so therefore there will be overlooking that is not present now.

The very small amenity space for the residents as recognised in the supporting planning statement, (5.92 " the site layout and topography represents constraints that make the on site provision of private outdoor amenity space difficult. ") Is not sufficient for the number of occupants.

The High Street is a busy, narrow single track road with a bus service both ways every 30 minutes and many commercial vehicles delivering to surrounding properties. The addition of an extra 16 vehicles can only cause traffic problems.

Rather than cramming in a large number of flats into such a small site we feel it would be better to provide 2 or 3 bedroomed semi detached or terraced properties for families that would fit in with the existing architecture and offer better private amenity space per unit.

Regards
[redacted] High Street Brymbo.

Feedback Form

Proposed Development at
Brymbo Engedi Chapel, High Street,
Brymbo, LL11 5BL

Community Consultation Event

Brymbo Conservative Club
Tuesday 23rd July 2024

Name: [redacted]

Contact address [redacted] BRYN ROAD BRYMBO LL11 5BW

Contact number: [redacted]

Please provide your opinion below on the proposed development:

	Very positive	Positive	Neutral	Negative	Very negative
Principle of development	○	○	○	✓	○
Scheme design	○	○	○	✓	○
Consultation event	○	✓	○	○	○

Please turn over

What aspects of the proposal do you like?

DON'T FEEL I KNOW ENOUGH TO PROVIDE COMMENTS.

What aspects of the proposal do you dislike?

1 BEDROOM FLATS - CONCERNED THAT THIS MAY MEAN TEMP. ACCOMODATION
CONCERNED THAT DRAINAGE MAY AFFECT [redacted] OPPOSITE
+ SURFACE WATER
CONCERNED THAT SLOPE FROM ENTRANCE MAY BE ~~HAZARDOUS~~ HAZARDOUS INICE +SNOW
WINDOW OF OUR PROPERTY OVERLOOKS THE BUILD/WINDOWS.
ORGANIZED BARS ON WINDOWS + FIRE ESCAPE ARE NOT IN KEEPING WITH THE STREETSCENE

Do you have any suggestions for improving the proposed development?

BUILD SHOULD BE MORE SYMPATHETIC TO HERITAGE OF LOCAL AREA.
(REUSING THE STONE FROM CURRENT CHAPEL ETC)

Do you have any additional comments or concerns about the proposed development?

~~BUILD SHOULD BE MORE~~
THAT THE ENTRANCE/EXIT IS DIRECTLY OPPOSITE OUR PROPERTY. ~~AND CLOSE~~

If you think of any more feedback that you would like to give after this event, please contact our Planning Consultant, Rachel Thornley, at: **rachel.thornley@civitasplanning.com**

Or by post to: Civitas Planning Ltd c/o Bradshaws,
2 Well House Barns,
Chester Road,
Bretton,
Flintshire
CH4 0DH

Appendix J

Civitas Planning Ltd

Tel: 01244 682509
rachel.thornley@civitasplanning.com

Planning Service
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

29 November 2024

To whom it may concern,

Ref: Proposed demolition of Engedi Chapel and Brymbo Methodist Church and construction of 16 no. affordable apartments

In accordance with 2F(2)b of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) I hereby declare that the notice referred to in article 2C(1)(a)(i) of the above referenced Order was displayed in accordance with the requirements of that article.

Yours faithfully,

Rachel B. Thornley
BA MCD MRTPI
Consultant