PLANNING STATEMENT

Prepared on behalf of the Bryn-y-Pys Estate

in support of a

Detailed Planning Application

for the

Proposed erection of a new commercial B1/B8 industrial starter unit with associated landscaping, biodiversity and parking provision.

to Wrexham County Borough Council

Home Farm, Overton, Wrexham, LL13 0HG

December 2024

Ref. J10-BYP-PS-RevA

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1.0 INTRODUCTION & BACKGROUND

Summary of the Application

1.1 This Planning Statement (PS) has been prepared and undertaken by J10 Planning Ltd (the Agent) acting on behalf of the Bryn y Pys Estate (the Applicants).

1.2 The premises associated with this proposal comprises an existing rural employment site that involves previously developed land, known as Home Farm, Overton, LL13 0HG.

1.3 The application site extends to an area of land comprising 884 sqm (0.08 ha / 0.22 acres).

1.4 It accompanies and supports the submission of a Detailed planning application to Wrexham County Borough Council (WCBC) for the proposed development of the site for the proposed erection of a new commercial B1/B8 industrial starter unit with associated landscaping, biodiversity and parking provision upon this existing rural employment site.

1.5 Accordingly, the purpose of this supporting statement is to:

- ***Provide some introductory background to the application; a descriptive appraisal of the site, its location, setting and surroundings; to present a detailed description of the proposal; a summary of pre-application engagement and background site marketing;***
- ***Identify the key local and national planning policy framework applicable to the proposed development and interpreting these in order to present the detailed case in support of the proposals;***
- ***Summarise the reasons why permission should be granted, referring to the scheme deliverables, benefits and net gains this development proposal will offer.***

1.6 We consider that this approach will serve to provide the Council with a clear basis for interpretation and decision making. In summary, this statement, along with all the other supporting documentation and plans, demonstrate that the proposed development, subject of this application, is fully compliant with national policy guidance and with the adopted and emerging development plan framework, so as to be acceptable.

The Application Pack

1.7 This Planning Statement (**J10 Planning**) should be read in conjunction with the following plans and documents, which are enclosed as separate items in the associated submission package:

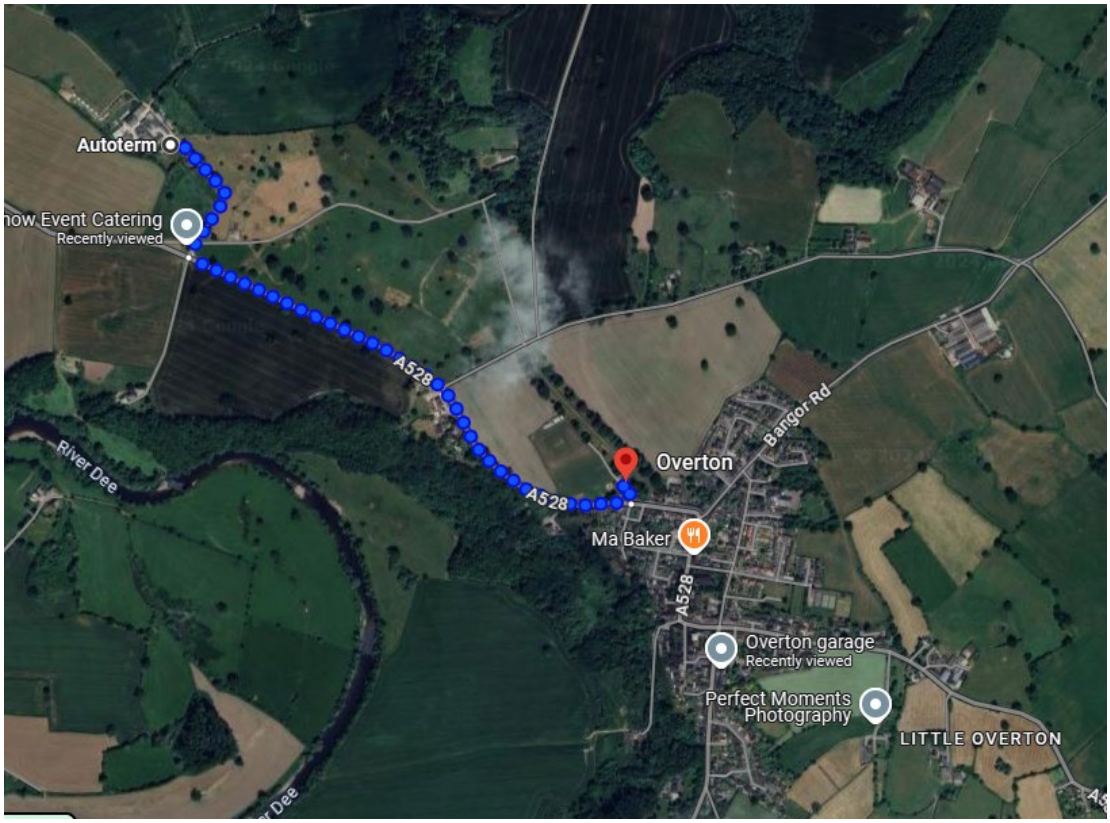
- *Planning Statement :* ***J10 Planning***
- *Architectural drawings :* ***Insite Architecture***
- *Design & Access Statement :* ***Insite Architecture***
- *Landscape Visual Impact :* ***Square Yard***
- *Landscape plan and screening mitigation drawings :* ***Square Yard***
- *Ecological Assessment and Green Infrastructure Statement :* ***Kingdom Ecology***
- *Transport Technical Note :* ***Axis***

1.8 This list is important as it comprises all the items considered relevant to a scheme of this scale and nature.

1.9 These documents and drawings are all provided and itemised in greater detail on a separate Planning Application submission schedule spreadsheet that accompanies this application.

Site Description

1.10 The application site is located approximately 1.4 km (0.9 mile) to the east of Overton.

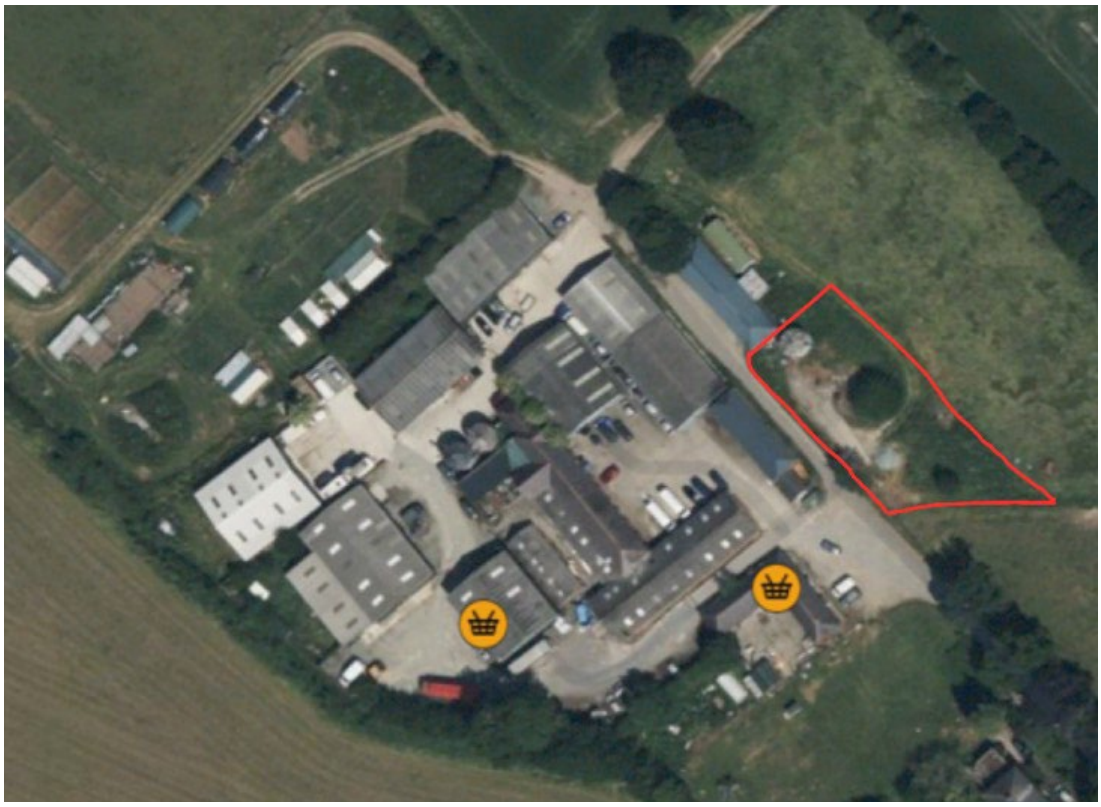


1.11 The current means of vehicular access into the site is taken directly off the main A528 Wrexham Road to the south.



1.12 The No 146 bus service operates locally and serves a route between Wrexham and Whitchurch.

1.13 The application site is located upon an established existing rural employment site that is operated as a small trading estate and is home to some 25 businesses, in 15 units that employ almost 40 staff.



1.14 The application site comprises an area of existing hardstanding and a former grain store. Three other silos have since been removed (c. 2009). But prior to the grain stores being built there had been a building on the site as shown on the 1964 OS plan.



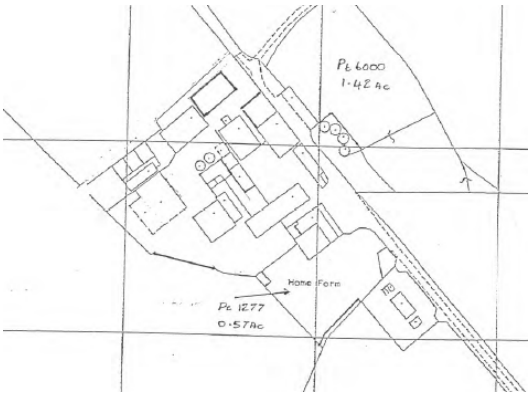
1.15 The hardstanding in existence was formerly used as a parking area for agricultural machinery when the site was in use as a farm and the site is clearly within the demise of the former farm curtilage; as illustrated below by the OS mapping and aerial images taken prior to the conversion of the site to rural business space.



OS Plan : 1918



OS Plan : 1964 : shows building over area of application site



OS Plan : June 2005 (pre-conversion) : shows grain stores over area of application site



Aerial image : December 2006 (pre-conversion) : shows grain stores over area of application site



Aerial image : 2024 (post-conversion) : shows grain store + hardstanding over area of application site

1.16 The wider site has, since 2007, been subject of permissions to convert former agricultural buildings for B1, B2 and B8 employment purposes so the entre site is now considered to comprise Previously Developed Land (PDL); the agricultural uses having long ceased to operate.

1.17 The community of Overton offers a wide range of services including a Primary School, Doctors surgery, Post Office, Church, Pharmacy, Pub, takeaway, petrol filling station/garage, community village hall, bowling club and numerous shops and a football/cricket ground.

1.18 Overton is considered to be located in a sustainable and accessible position and this site is able to take advantage of the existing community facility and transportation related infrastructure offered.

1.19 Overton itself does not have any employment / trading area and so this site provides a small rural business hub for the settlement and its immediate rural hinterland including Erbistock and Bangor-on-Dee.

1.20 The opportunity now exists to secure the delivery of a small additional business unit that delivers employment benefits.

The Proposed Development

1.25 The application now submitted is made for Detailed planning permission; the description of the development is as follows:

Proposed erection of a new commercial B1/B8 industrial starter unit with associated landscaping, biodiversity and parking provision.

1.22 A summary of the site accommodation schedule comprises the following:

Total area of site	*0.08 ha*
Floorspace proposed	*246 sqm (2 units)*
Height of unit	*3.2 metres to eaves and 4.8 metres to pitch*
Parking spaces	*Capacity for up to 10 no. spaces – therefore exceeding standards*
EVCP	*2 no. chargers*
Foul drainage provision	*Nil – existing shared WC will be offered to tenants : thereby not raising any phosphates impact*
Hedgerow planted	*55 metres*
Planting mixed screening	*213 sqm*
Trees planted	*15 no.*
Biodiversity benefit	*Newt hibernacula and bird nesting boxes*
Materials used	*Dark Green and Goose-grey metal cladding*

1.23 Design, landscape and ecology solutions have gone hand-in-hand with one another. The output of this has been to arrive at a sympathetic yet functional building that reflects the extant units and is agricultural in design, being of a scale and form that will ensure it assimilates into the existing massing of the site so it will be read in the same context.

Pre-Application Engagement and Planning History

1.24 Major planning applications are encouraged to undertake pre-application consultation. However, given the scale of the unit proposed (just 246 sqm) the development does not meet the 1,000 sqm threshold demanded of the WG DMO Procedures.

1.25 However, the applicant did approach the Council for some informal pre-application guidance back in 21 February 2023 (see **Appendix A**).

1.26 Feedback was provided by the Council on 3 April 2023 (see **Appendix B**) and it was suggested that support would not be provided as it would be contrary to Policy E5 of the Wrexham UDP and it was considered that the proposal would represent unacceptable encroachment into the open countryside and have a significant impact upon views from nearby and distant viewpoints.

1.27 The applicant considers that this scheme has now satisfactorily addressed the concerns raised and he would also remark that some of the concerns raised in the 2023 response letter mirror those raised when the most recent 2021 permission was being considered.

1.28 However, it should be noted that the Wrexham DP is no longer of any relevance and has been superseded by the Wrexham LDP.

1.29 Firstly, there are no Public Rights of Way (PROWs) within proximity of the application site and as such no public vantage points where the site could be viewed from.



1.30 Secondly, the issue of encroachment is not considered to be relevant, particularly since the site comprises existing hardstanding and involves a site where a grain silo once stood and where extant hardstanding exists. Moreover, the applicant considers that the planning history of the site dating back to 2007 means that the site must be considered PDL and this application site falls within the demise of the established planning unit.

1.31 Thirdly, any issues of visual impact have been carefully and sensitively addressed by way of the proposed materiality, scale and landscape mitigation (screen planting of hedgerow and trees) presented. Indeed, a new industrial unit being built next to similar types of buildings and of similar design has less visual impact compared to an industrial building built within or on the edge of an existing settlement and adjacent to a different type of building.

1.32 We shall address the Policy E5 of the Wrexham UDP issue raised by Officers under the subsequent policy assessment sections of this statement, but we feel that precedent has been given by recent planning history involving the grant of permission for new buildings upon the site where Policy E5 was also quoted, yet the proposals were considered acceptable and approval was forthcoming. In addition, the policy is to restrict new employment to just conversions is unreasonable; the LDP has failed to make any rural employment provision despite the JER2015 recognising the importance and value of rural employment. Overton has no sites but this site offers Overton and its hinterland rural community an outlet and hub for employment

1.33 To put this into context it is worthwhile understanding the planning history of the site, which is fairly extensive as the table below illustrates.

PA Reference	Description	Decision	Date	Comments
P/2007/0315	Change of use of building from agriculture to workshop use and installation of wc and septic tank	Approval	1 May 2007	Only DN exists
P/2007/0782	Change of use of stable building (unit 1) to wc block for industrial site and alteration to vehicular access	Approval	6 August 2007	UNIT 1 Only DN exists
P/2007/0783	Change of use of vacant building (unit 4) for:- (a) renovation of cars (b) food re-distribution storage facility and alterations to vehicular access	Approval	6 August 2007	UNIT 4 Only DN exists
P/2007/0784	Change of use of redundant agricultural building (unit 2) to car workshop/hire of	Approval	6 August 2007	UNIT 2 Only DN exists

	camper van and alterations to vehicular access			
P/2007/1225	Change of use of part of traditional building (unit 3b) to workshop use.	Approval	15 October 2007	UNIT 3 Only DN exists
P/2008/0510	Change of use of part of machinery shed to joinery workshop	Approval	13 June 2008	UNIT 7 Only DN exists
P/2009/0377	Change of use of part of stock shed for light industrial use.	Approval	12 June 2009	UNIT 5
P/2009/0864	Change of use of stock shed (building number 9) for storage and light industrial use	Approval	25 November 2009	UNIT 9
P/2012/0849	Change of use and part demolition of agricultural building (unit 10) to storage and light industrial use. Change of use of agricultural scrubland to hardcore track.	Approval	24 January 2013	UNIT 10
P/2016/0075	Conversion of unit to light industrial use and storage	Approval	3 March 2016	UNIT 11
P/2017/0238	Erection of 2 no. Replacement signs at entrance to bryn y pys home farm (in retrospect)	Approval	12 June 2017	Signage
P/2017/0996	Erection of 2 no. Storage buildings to rear of site	Approval	21 March 2018	New building
P/2021/0175	Erection of new building for storage purposes	Approval	17 May 2021	UNIT 15 New building
P/2023/0613	Change of use from class a3 (food and drink) to b1 (business)	Approval	6 December 2023	

1.34 Permission has consistently been granted for the conversion of buildings since 2007 and notably the WC block was granted for the entire site back in 2007. Furthermore, permission has recently been granted (in 2018 and 2021) for new additional storage buildings on the site, not conversions but new build.

1.35 These provide precedent for new infill employment development in this location.

1.36 The principle of the site being acceptable in planning policy terms has therefore been firmly established through the history, so contrary to the pre-application response in 2023 the applicant is of the opinion that there is logic for the scheme and support should be forthcoming since the proposal does not involve land beyond the original curtilage of the site.

1.37 This statement signposts the decision maker to reach a positive determination based upon the merits of the site alone and having applied planning balance and weight in reaching a recommendation for approval. The applicant will be happy to work with Officers and other stakeholders in making sure any outstanding areas of concern can be satisfactorily and positively addressed.

Marketing Demand and Evidence

1.38 The applicant has marketed the site continuously and keeps a register of parties expressing an interest in available space that might become available as tenants move on.



1.39 The Estate has used commercial agents in the past to find tenants but more recently has self-marketed any available units through the roadside display and through social media (Facebook). Examples of recent online adverts are provided (see **Appendix C**).

1.40 The commercial rural agents "Forge" were used for Unit 13, in tandem with the Estate's own media and along with the need to fill vacant space at Units 6 and 15 the applicant maintained a list of some 120 parties over the campaign period (November 2023 and September 2024) which are provided at **Appendix C**.

1.41 This clearly demonstrates that there is significant unmet need and demands for space in the rural area; the nature of which is simply not being served anywhere else. The larger urban industrial trading estates do not offer starter units of the size and scale provided here and indeed the rents quoted are almost double the prices being offered here.

1.42 The market that this site is solely aimed at is one that comprises :

- Small business start ups
- Acting as a beehive starter unit site
- Providing a location for rural economic development
- Business owners who live locally in the rural hinterland

1.43 Testament to this, is the list of employers occupying the current units that the Estate has on its register, which is shown below. The Estate has experienced a 96% occupancy rate since the inception of Home Farm; this demonstrates the attractiveness of the site.

BRYN-Y-PYS ESTATE : HOME FARM : COMMERCIAL UNITS					
Commercial Unit	Size (sqft)	Tenant	Number of People Working	Business	Business conducted in Wrexham or UK
Unit 6	1,089	Mr Sam Gerrard	1	Wood Products	UK
Unit 1	144	Mr Owen Cox	5	Storage of diesel heaters	UK
Unit 3a & 3b	1,128 + 2,796	Mr Philip Curtis	1		Wrexham
Unit 3c	1,148	Mr Denis Exall	2	Internet Business	UK
Unit 3d	572	Mr Anderson	1	Antique Trader	Wrexham
Unit 3e (Bull Pen)	81	Mr G Starkey	1	Storage of Machines	Wrexham
Unit 9a	1,223	Mr G Prince	1	Storage of Amusement rides	Wrexham
Unit 9b	1,223	Mr G Prince		Storage of Amusement rides	Wrexham
Farm Shop unit	90	Everett	1	Woodwork	Wrexham
Unit 10a	1,444	Polygon	3	Flood Management Business	UK
Unit 10b	1,247	Mr Owen Cox		Storage of diesel heaters	UK
Unit 10c	1,249	Messrs Brimfield	1	Car Repairs	Wrexham
Unit 10d	1,232	Mr Owen Cox		Storage of diesel heaters	UK
Unit 2a	1,845	Focus Five	1	Joinery Business	UK
Unit 2b	1,827	Mr L Brujan	2	Vehicle Repairs	UK
Unit 4a	1,190	Mr A Robinson	1	Restoration of Campervans	UK
Unit 4b	1,250	Mr C Mort	2	Vehicle Repairs	Wrexham
Unit 8a	323	Mr Higginbottom	1	Storage for Building Business	Wrexham
Unit 8b	607	Mr Trommelen	1	Antique Storage	Wrexham
Unit 5	2,694	Portek Ltd	2	Storage for Imported machines	UK
Unit 11a	1,452	Mr Owen Cox		Storage of diesel heaters	UK
Unit 11b	1,468	Mr Owen Cox		Storage of diesel heaters	UK
Unit 12	506	Mr Stephen Thomas	1	Spray painting Workshop	Wrexham
Unit 13a	1,011	Mr Julian Cotton	1	Car storage	Wrexham
Unit 13b	1,011	Mr C Bloor	1	Car Storage	Wrexham
Unit 13c	1,010	Mr Dean McGonacle	2	Renovation of Campervans	UK
Unit 14a	1,190	Mr Paul Jurkojc	2	Carpet Business	Wrexham
Unit 14b	942	Mr Trevor Beddows	1	Car Business	Wrexham
Unit 15A	1,047	Mr Owen Cox		Storage of diesel heaters	UK
Unit 15B	1,011	Mr John Simon	1	House Storage	Wrexham
Unit 15C	1,047	Mr Dale Edwards	1	Storage of Cars	Wrexham
Total No of People working at this site			36		

1.44 There are some 25 businesses, employing almost 40 staff across 15 units. The register shows that these businesses largely operate within the Wrexham area (inward investment) and many operate across the UK.

1.45 The units offer floorspace ranging from 950 sqft to 2,694 sqft. The Council's own Joint Employment Review (authored by the BE Group) for Wrexham and Flintshire County Council in October 2015 (JER2015) states that the vast majority of industrial supply is situated within an approximate 5 mile radius from Wrexham Town.

1.46 However, venture beyond this and the available industrial units are non-existent. There are no units in the Ceiriog Valley, and none in the settlements of Chirk, Cefn Mawr, Acrefair, Ruabon and Johnstown.

1.47 With less than 1% of the total employment floorspace, Home Farm in Overton-on-Dee presents the only available units in the south of Wrexham Borough.

1.48 The only two other and nearest sites for small light industrial use are Penley Industrial Park and Bank Top Industrial Park at St. Martins and Lightwood Green. The merits of these sites are discussed below:-

a) Penley Industrial Park.

The park comprises of old war Nissan hut type of buildings and the described by JER2015 as ".....This Estate is of budget quality and around a third of the units are vacant including some partially derelict properties. The location is delivering only limited economic value at present and it is recommended that future rural planning policy prioritise the redevelopment of Penley Industrial Estate for an employment led scheme which would deliver new B1/B2/B8 accommodation. The new space would seek to complement rather than compete with the far larger provision of Wrexham Industrial Estate, by providing smaller industrial units of less than 500sqm.

A lot of the Nissan type industrial units do not have large door access for vehicles and are therefore limited as to their use. It is understood that there is planning permission for 10 modern units at the site but as yet they have still to be built. The location of Penley is such that it is a large distance from Wrexham and Whitchurch and as such is less desirable.

b) Bank Top Industrial Park (St. Martins)

This industrial site is undergoing redevelopment with the small units, estimated to be over 50, being demolished mostly in favour of being replaced with large modern steel framed units only suitable for large businesses. However, ten new smaller units have been built but this has led to a deficit of approximately 40 smaller units.

c) Lightwood Green

This industrial site is used for low density storage and does not provide any units of less than 1,500 sqft.

1.49 Therefore the above shows that the number of smaller units available to rent is not increasing in the rural areas of the county and this has driven up demand.

1.50 An additional unit at Home Farm will serve to enhance the offer here and further establish Home Farm as an important rural business hub, where unit sizes and affordable rents are available to serve the rural employment community south of Wrexham.

1.51 Significant material weight must be applied to this evidence base which clearly demonstrates that there is both a need and unsatisfied demand for smaller reasonably priced employment units in the rural areas; the nature of which is not being sufficiently catered for.

2.0 PLANNING POLICY CONTEXT

Planning Legislation

2.1 The purpose of this section of the statement is to set out the sequence of planning policy that is considered relevant to the consideration of this application; these are separately examined in detail by assessing and interpreting the merits of the proposals against them. The legal test for all planning decisions is to determine the application in accordance with the statutory legislative duties; the key ones are set out below.

2.2 **Section 70(2)** of the Town and Country Planning Act 1990 states that:

"In dealing with an application for planning permission or permission in principle the authority shall have regard to -

(a) the provisions of the development plan, so far as material to the application,

(c) any other material considerations"

2.3 **Section 38(5)** of the Planning and Compulsory Purchase Act 2004 states that:

"If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan"

2.4 **Section 38(6)** of the Planning and Compulsory Purchase Act 2004 states that:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

2.5 The approach should therefore be to identify the provisions of the development plan and determine if the application proposals are in general accordance or in conflict. If in compliance (as we believe is the case here) the starting point will be to approve proposals by granting planning permission as the decision is in accordance with the plan and that those policies in the latest plan will be considered the most up-to-date.

2.6 A material consideration is a matter that should be taken into account in deciding a planning application or planning application and will not simply involve government policy, development plan policy or issues of highway safety, design or effects upon a heritage asset; they can involve positive benefits and deliverables associated with a scheme, such as employment, economic development investment, public access, biodiversity net gain and amenity betterment.

2.7 Furthermore, when applying development plan policies precedent case law (such as R. Cummins v Camden LBC 2001) has established that for a proposal to be in accordance with the Development Plan it is not necessary for it to accord with each and every policy, rather it should conform with the plan as a whole. So, whilst there may be key important policies there may also be other relevant ones too.

2.8 Additionally, another judgement (BDW Trading Ltd. (T/A David Wilson Homes (Central, Mercia and West Midlands) 27 May 2016)) involved Lord Justice Lindblom offering clarification on how the approach to planning decisions is not and should not be rigid and the person making the decision has some discretionary scope and autonomy in how they approach the policy position.

The Local Development Plan Framework

2.9 In accordance with **S38(6)** the starting point of any planning policy assessment is the Development Plan. The key material consideration will be whether the development plan is up to date. We have adduced that, in this instance, the development plan (for the purposes of **Sections 38(5)** and **38(6)** of the Planning and Compulsory Purchase Act 2004) comprises the policies of the:

"Wrexham Local Development Plan" (WLDP) that was adopted in December 2023 and whose plan policies are used for Development Control purposes and covers a plan period of 2013 to 2028.

2.10 The previous Wrexham Unitary Development Plan (WUDP) was adopted in February 2005 and covered a plan period of 1996 to 2011. It not only expired but was superseded by the adoption of the WLDP.

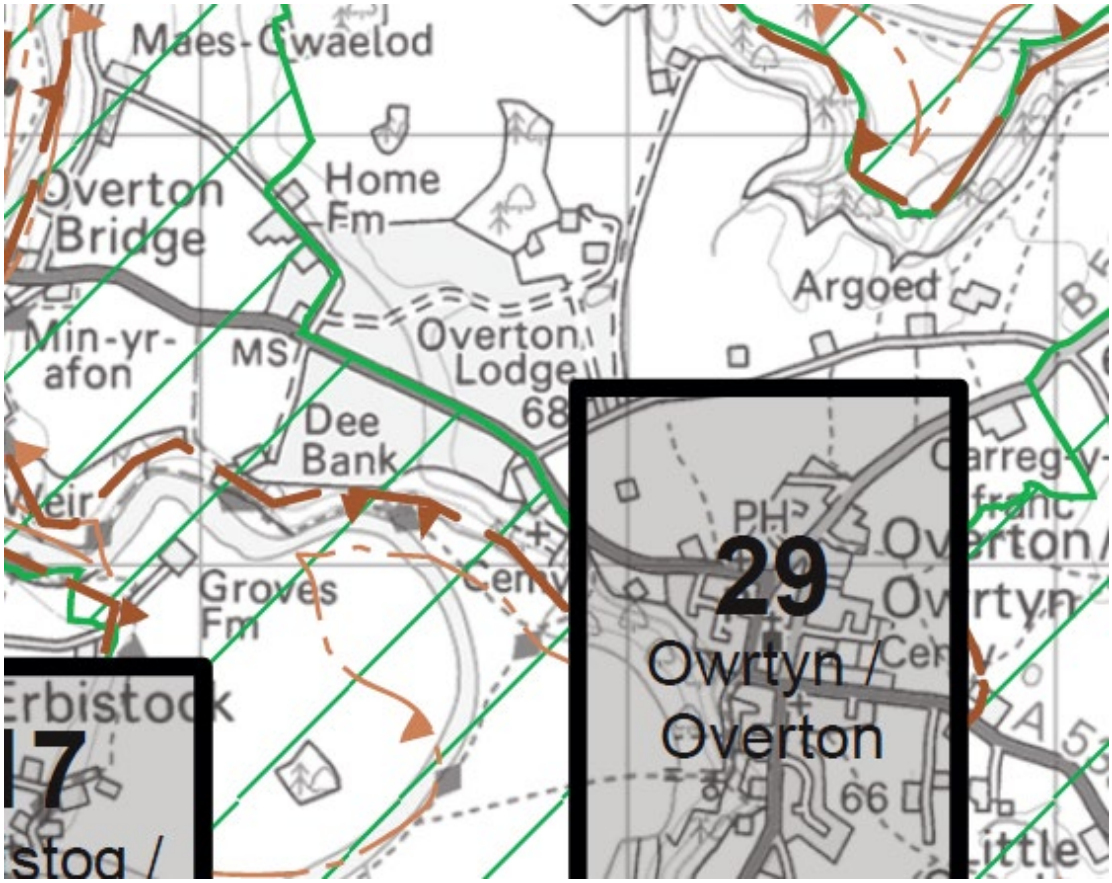
2.11 At the time of writing the WLDP was subject of a challenge through the High Court and a judgement was passed down on 20 December 2024 that upheld the concern of some members that there had been a procedural irregularity involved in its adoption. Whether the Welsh Government decide to submit an appeal to the Supreme Court has yet to be seen.

2.12 Either way, the extant plan is therefore the adopted LDP and even if it became un-adopted the fact remains that the latest volume of policy is enshrined in the adopted version of the LDP and moreover the fact is that it and its policies were subject of having been found sound by an Inspectors Report – this must therefore mean that in the absence of any alternative plan weight must be attributed to this plan in association with weight being given to National policy and the LDP is therefore a material planning consideration.

2.13 Clearly, any presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, because where a planning application may conflict with an up-to-date development plan, permission should not usually be granted.

2.14 However, local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations indicate that the plan should not be followed.

2.15 The application site lies outside of any settlement boundary for Overton in the open countryside and is not subject to any specific designations. An extract of the LDP Proposals Map is provided below.



2.16 The proposed development has been assessed against the relevant LDP policies and a detailed appraisal is provided in the table below.

2.17 The applicant's view is that the proposed development does, on the whole, accord and comply with the policies in the WLDP and is entirely consistent with its policies; in particular **Policy EM4** which addresses Employment Sites.

2.18 The LDP Examination commenced in September 2019, but then paused (due to issues associated with Gypsy & Traveller Accommodation and questions raised about housing provision and supply). It re-opened in February 2020 to consider the G&T issue but the Inspectors then suspended the Examination in June 2020 because this matter had still not been satisfactorily addressed.

2.19 In the meantime, the Covid pandemic took hold from March 2020 with a series of lockdowns and social distancing restrictions in place across Wales through to the end of March 2022.

2.20 By the time January 2021 was reached the Council considered that much of what they had been asked to consider had been done and they were ready to consult on the Matters Arising Changes (MAC's); the Inspectors provided some guidance on this but within a week, in early February 2021, they asked the

Council to consider the implications for the plan in the light of NRW's published interim planning advice on the potential increase of phosphate levels in river Special Areas of Conservation (SACs).

2.21 The whole LDP process stalled for an entire year until, in February 2022, the Inspectors considered that the MAC's consultation could proceed. Elections in May 2022 resulted in a further pause and whilst MAC's consultation took place in July 2022, it was not until February 2023 when the Inspectors (binding) Report was published.

2.22 There then followed two attempts to adopt the plan In April and June 2023, until a High Court challenge decision led to a further Full Council vote whereupon the adoption of the plan was confirmed on 20 December 2023.

2.23 However, following the decision to adopt a second challenge was brought, this time by Members of the Council against the Welsh Government and the notion that there was no need for Members to adopt the plan with primary legislation suggesting the word "may" was relevant to whether any Council had to adopt their own plan. This challenge was heard in the High Court in October 2024 and, as we have remarked above, a decision was handed down by the Court on 20 December 2024.

2.24 The applicant is of the opinion that notwithstanding the legal to-ings and fro-ings that might continue to play out, the fact is that the plan is already falling dramatically short of meeting its planned trajectory for both employment and housing and there is a grave risk that by the time the LDP expires on 31 December 2028 limited amounts of new employment and housing will have been delivered across the County Borough.

2.25 Clearly, the planning system now places great emphasis on a deliverable trajectory being met and national policy recognises that the Annual Monitoring Report (AMR) is to be treated as a "material consideration" and must be afforded great weight as is under delivery.

2.26 The over-arching Employment Provision Policy SP8 does not state that the employment figure should be fixed and at the LDP examination it was accepted that both housing and employment would be seen and expressed as a minimum, subject to the capacity of the individual sites being proven and justified through subsequent evidence at an application stage.

2.27 In the meantime, the approach has been to identify the provisions of the adopted LDP policies. The applicant has considered whether the application is in accordance or in conflict with policy. If in compliance the starting point will be to approve proposals by granting planning permission as the decision is in accordance with the plans and within the context of the national planning policy and guidance framework.

2.28 The proposed development has been assessed against the relevant LDP policies and a detailed appraisal is provided in the table below.

LDP POLICY	APPLICATION CONFORMITY
SP2 **Location of Development**	The policy seeks to direct new development towards Wrexham and the settlement hierarchy. Overton is a Tier 3 Local Service Centre. Whilst the site is not in Overton itself, the fact is that there is no employment estate in Overton and as such this site acts as a satellite employment hub for the community. The policy does accept that land outside of settlement boundaries in the open countryside does offer development opportunity potential and that Policy EM4 will be used to assess such schemes.
SP8 **Economic Growth, Employment and Enterprise**	The policy seeks to support employment delivery and new jobs. It recognises the need to supply employment land being spread throughout the County Borough, co-located or in close proximity with housing in support of the spatial strategy in both urban and rural areas.
SP11 **Transport and Accessibility**	Wrexham's transport network will be developed in a safe, efficient and sustainable manner and this policy sets out a number of measures for the achievement of this; the Transport Note recognises the rural location and yet by the same token providing employment in this rural area serves to reduce travel as it provides a valuable rural employment hub for rural communities including Overton many of which don't have any of their won employment sites.
SP14 **Natural Environment**	The proposal and its supporting statements (Ecology, Landscape and DAS) demonstrate that it will protect, conserve and enhance the natural environment; in safeguarding assets and delivering biodiversity habitat creation and betterment, with suitable measures advocated for mitigation and compensation for any loss.
SP19 **Green Infrastructure**	Significant levels of multi-functional green infrastructure can be provided and the illustrative masterplan demonstrates that green infrastructure has been used as a cornerstone to the urban design placemaking approach adopted by the applicant.
EM4 **Employment Development Outside Settlement Limits**	This policy allows for: *ii. New development required in connection with a rural enterprise, including proposals for farm diversification where:* *a) The development is located within or forms a logical extension to the complex of buildings on an existing rural enterprise;* *iii. It involves the extension of an existing employment site. Where the existing employment site is located within a settlement limit or employment area and proposes to expand onto land outside the settlement limit/employment area, the following must be met:* *a) It must be demonstrated that there are no suitable sites located within a settlement limit/employment area for the extension to be located;* *b) The new development forms a logical extension to the settlement limit/employment area.* The applicant considers that it meets both these criteria. The site is on an existing rural enterprise site where businesses operating within that include and are defined as land related businesses (including agriculture, forestry and other activities that obtain their

	primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services (including agricultural contracting); and it does form a logical extension to it in the established curtilage of the site. Additionally, it involves an extension to an existing employment site and this can be justified based upon the need and demand that has been demonstrated by the marketing evidence but also by the Council 's own JELR2015 study. The new employment will help strengthen and diversify the rural economy. These benefits have been balanced against the need to protect the rural area from inappropriate development that may harm the landscape or add traffic to rural roads that cannot safely accommodate it. There are no landscape or highway impacts.
NE6 **Watse Water Treatment and River Water Quality**	No net increase in Phosphates will occur – the site is already supported by a private package treatment plant that serves communal WC's and any tenants will be provided access to this facility.
DM1 **Development Management Considerations**	This is an over-arching general development management policy and we can confirm full compliance with it through the material submitted on all the various technical aspects of the submission. For instance, the materiality, scale and massing ensures that the new building will continue to be seen in the same context of existing buildings on the site. The landscape treatment will provide a new and robust boundary definition to the curtilage and also offer biodiversity net benefit.
T1 **Managing Transport Impacts**	The Transport Note sets out how the site will be accessed, serviced and shows how sustainable it is whilst not serving to harm the existing network.
RE1 **Development and Renewable Energy / Low Carbon Technology**	EVCP chargers will be provided to deliver and encourage low carbon transport solutions.

2.29 The applicant concludes that the application proposals clearly fully complies with the adopted LDP and considers that substantial weight must be afforded to this plan and its policies.

Supplementary Planning Policy

2.30 There are a series of approved/adopted non-statutory supplementary planning guidance documents that exist; which were published following and in association with the former Unitary Development Plan. These have been considered by the applicant team in preparing this proposal and comprise the following:

- *SPG7 : Landscape and Development*
- *SPG16 : Parking Standards*
- *SPG32 : Biodiversity & Development*

2.31 None have been through any formal examination. The applicant must therefore question what weight can realistically be afforded SPD, not least because the relevant Planning Acts (2004 and 2012) and DPM3 (Para 9.1) are clear as to the Regulations under which such guidance is published and the fact is that unless a document has been through "examination" its weight is tempered and diluted. In view of this, the applicant considers that only limited weight can be given to SPD.

2.32 In the light of this, the only natural measure to be taken by the decision maker in this instance is to grant permission. The applicant's view is that, looked at in totality, the proposed development accords with the development plan.

3.0 OTHER MATERIAL PLANNING CONSIDERATIONS

3.1 I now turn to address other material planning considerations, which the applicant considers must be given significant weight. These can be identified as follows:

- NDP Future Wales
- Welsh Government Ministerial publications
- PPW12
- TANS
- DPM3 and DMM2
- The Benefits of the Proposed Development

The National Planning Policy Framework

3.2 The overarching policy framework in Wales comprises the **National Development Plan (NDP) Future Wales 2040** which was first published in February 2021; it replaces the Wales Spatial Strategy.

3.3 **Planning Policy Wales (PPW12)** was also published in February 2024 and provides more detailed planning policy direction.

3.4 Ministerial Papers **"Building Better Places"** was published in July 2020 in response to the Covid-19 pandemic and follows on from the earlier **"Prosperity for Wales"** published in September 2017; both are considered material to the proposal and their messages support the economic development and employment proposals.

3.5 Welsh Government Policy for placemaking and sustainable development is shaped by its ambition for development to achieve and meet the 7 well-being goals enshrined within the Well-being of Future Generations (Wales) Act of 2015.



3.6 The applicant considers that the proposal and the location of the site effortlessly demonstrates that it is a sustainable place and will engender well-being and a sense of place by being attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. The proposal will create and sustain communities by delivering a housing need; make the best use of resources; maximise environmental protection and limit impact by providing integrate green infrastructure , being resilient to climate change and providing net gains; and facilitate an accessible and healthy environment by minimising the need to travel, being well connected and offering active travel means and being safe and inclusive.

3.7 The table below provides an assessment and appraisal of these national policy tools and how the proposal reflects and responds to these messages.

PLANNING POLICY FRAMEWORK : Conformity and Consistency Checklist		
NDP : FUTURE WALES 2040 (February 2021)	**What the policy document says**	**J10 Comment**
Outcome 1	*Emphasis placed upon development being well located in relation to jobs, services and accessible green and open spaces*	This proposal shall provide new jobs in an established rural hub location that exclusively serves a rural hinterland. The site is well related to and is in close proximity with Overton and other smaller settlements that have no access to such employment sites and are forced to travel further.
Policy 1 : where Wales will grow	Wrexham is designated as a National Growth Area	This proposal promotes the continued growth and regeneration of Wrexham. The designation of Wrexham as a National Growth Area cannot be underestimated and this site is pivotal to the future prosperity and economic development of the rural area of south Wrexham; providing jobs to complement the homes needed.
Policy 5 : supporting the rural economy	*The Welsh Government supports sustainable, appropriate and proportionate economic growth in rural towns that is planned and managed through Strategic and Local Development Plans.* *Strategic and Local Development Plans must plan positively to meet the employment needs of rural areas including employment arising from the foundational economy; the agricultural and forestry sector, including proposals for diversification; start-ups and micro businesses.* *The Welsh Government also strongly supports development of innovative and emerging technology businesses and sectors to help rural areas unlock their full potential, broadening the economic base, and creating higher paid jobs.*	This policy supports proposals that will support start-ups and micro-businesses – the nature of which are not entirely recognised or provided for through policy.
BUILDING BETTER PLACES (July 2020)	**What the policy document says**	**J10 Comment**
On Development Management	*PPW and the NDF can be used directly in the decision-making process, particularly where an LDP is silent or out-of-date on an issue.* *The Welsh Government will support decisions taken in this context, particularly in the short-term until an LDP is adopted.* *Decision makers should consider widely what is material to a particular application and apply this to their considerations, particularly where the outcome will be a benefit to creating better places*	Whilst the LDP has been adopted there is merit in considering the weight attributed to the NDP and PPW12, which can duly assist in the taking of decisions. The decision-maker is invited to place significant weight on the placemaking credentials and sustainability of this proposal and in the context of it meeting known employment needs.
On Staying Local : creating neighbourhoods	*Through the Covid-19 crisis we have all been spending more time at home and within our local neighbourhoods which has highlighted the importance of where we live and the*	Working more locally to home as opposed to commuting is recognised as a priority for the Welsh Government and a site like this will

	quality of the environment around us. The crisis has also placed additional emphasis on the importance of well located, secure and affordable homes for people's health and well-being. …… We have also seen the importance of local services and infrastructure with people spending more time in their local neighbourhoods. The continuation of people working from home and more locally is expected to be a long-term trend. We need to plan for these trends and, even more than before, ensure we are building homes and neighbourhoods that are great places to live, with easy access to services and appropriate infrastructure and greenspace …… the NDF will provide evidence of the need for housing at both a national and regional level and it will demonstrate the necessity for a focus on increasing the delivery of affordable homes.	seek to deliver on the known need that exists and upon this ambition. Spatially and sustainably this proposal is exactly what will enable better, more cohesive and sustainable neighbourhoods.
PROSPERITY FOR ALL (September 2017)	**What the policy document says**	**J10 Comment**
Key themes	*1. Prosperous & Secure : in supporting people and businesses to drive prosperity and tackling regional inequality and promote fair work; and drive sustainable growth* *2. Health & Active : building healthier communities and better environments* *3. Ambitious & Learning : equip everyone with the right skills for a changing world* *4. United & Connected : build resilient communities and deliver modern and connected infrastructure*	This proposal will serve to meet these objectives and through new employment being created will provide prosperity and well-being; whilst recognising that prosperity is not just about material wealth, but living in a strong, safe and sustainable community.
On skills and employability – identifies 4 core well-being objectives	*1. Prosperous & Secure : in supporting people and businesses to drive prosperity and tackling regional inequality and promote fair work; and drive sustainable growth* *2. Health & Active : building healthier communities and better environments* *3. Ambition & Learning : equip everyone with the right skills for a changing world* *4. United & Connected : build resilient communities and deliver modern and connected infrastructure*	This proposal will serve to meet these objectives and through new employment provide significant prosperity and well-being
PPW12 (February 2024)	**What the policy document says**	**J10 Comment**
Para 1.18 A Plan-led system	*Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise*	There is a clear presumption in favour of sustainable development and the key aim is to achieve sustainable development using a plan-led approach which this proposal represents.
Para 2.15 National sustainable placemaking outcomes	*The national sustainable placemaking outcomes should be used to inform the preparation of development plans and the assessment of development proposals.*	Placemaking is considered core to creating sustainable development and the proposal serves to meet the 5 principles of:

		1. creating and sustaining communities (by enabling the Welsh language to thrive, achieving appropriate densities, delivering housing need); 2. growing our economy in a sustainable manner (by embracing technology, enabling easy communication and being vibrant and dynamic); 3. making the best use of resources (by being high quality and built to last and making the best use of resources); 4. maximising environmental protection and limiting environmental impact (by securing and enhancing resilient biodiversity, safeguarding special landscape, integrating green infrastructure, reducing environmental risk, protecting historic assets and managing waste and water resources); and 5. facilitating accessible and healthy environments (by adopting an accessible and high-quality greenspace strategy, being accessible to active travel and public transport, reducing car dependency and minimising the need to travel, being safe and inclusive ; being well connected and benefiting from convenient access to services and facilities and promoting well-being through design)
Paras 2.26 to 2.28 Assessing the Sustainable Benefits of Development	*Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle. There may be occasions when one benefit of a development proposal or site allocation outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contributions against all the well-being goals.*	The decision-maker must take into account key factors when reaching a decision which should include Social, Economic, Cultural and Environmental consideration. The applicant has presented how this proposal positively meets and delivers these benefits and values at **Section 3** of this statement.
Para 3.5 Design	*Good design is inclusive design. Development proposals should place people at the heart of the design process, acknowledge diversity and difference, offer choice where a single design solution cannot accommodate all users, provide for flexibility in use and provide buildings and environments that are*	The DAS and other technical and design/landscape supporting material illustrates that the proposal has embraced design and placemaking at its core.

	convenient and enjoyable to use for everyone.	
Para 3.39 Placemaking in Rural Areas	*For most rural areas the opportunities for reducing car use and increasing walking, cycling and use of public transport are more limited than in urban areas. In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.*	PPW recognises the sustainable travel challenges faced by rural communities but it also recognises that sustainable access can be improved by co-locating employment and housing and ensuring rural communities do have access to economic hubs.
Par 3.40 Placemaking in Rural Areas	*Local service centres, or clusters of smaller settlements where a sustainable functional linkage can be demonstrated, should be designated by local authorities as the preferred locations for most new development including housing and employment provision. The approach should be supported by the service delivery plans of local service providers.*	PPW recognises that cluster provision of economic employment facilities can offer a linkage between local communities without such provision – this is precisely what this scheme delivers.
Para 3.55 Previously developed land	*Previously developed (also referred to as brownfield) land (see definition overleaf) should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome.* *It is recognised, however, that not all previously developed land is suitable for development. This may be, for example, because of its unsustainable location, the presence of protected species or valuable habitats or industrial heritage, or because it is highly contaminated. For sites like these it may be appropriate to secure remediation for nature conservation, amenity value or to reduce risks to human health. There may be instances where it may not be possible to develop sensitive uses on previously developed land without placing unnecessary constraints on adjacent existing businesses and activities which require that particular location. In such circumstances the agent of change principle will be a relevant consideration.*	PDL (which this site is) should be brought forward for development and where any constraints can be overcome (which they have been here), supported.
Para 3.56 PDL	*Planning authorities should work with landowners to ensure that suitably located previously developed sites*	LPA's are guided to support PDL coming forward.

	are brought forward for development and to secure a coherent approach to their development. To incentivise the appropriate re-use of previously developed land, planning authorities should take a lead by considering and identifying the specific interventions from the public and/or private sector necessary to assist in its delivery. This will normally support regeneration initiatives and land allocations in development plans and will include the need to raise awareness of risks as part of an effective de-risking strategy. This approach will inform the development of appropriate risk assessments and remediation strategies at the application level intended to safeguard new developments from the health and environmental risks arising from past land uses, such as contamination, old mine workings or former landfill sites.	
Para 3.60 Development in the Countryside	*Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.*	The proposal has demonstrated that it will deliver and increase local economic activity and is linked to the need that exists in Overton and its rural hinterland.
Para 5.4.4 Economic Development	*Wherever possible, planning authorities should encourage and support developments which generate economic prosperity and regeneration.*	This is precisely what his site is about.
Para 5.6.1 The Rural Economy	*The rural economy must develop a wide base if it is to be adaptable and resilient to the challenges it faces now and in the future. Events such as the climate emergency, the coronavirus pandemic and exiting the European Union all bring economic and societal uncertainty, and the ability to respond flexibly to these issues will be key to the future success of rural areas.*	This is precisely what his site is about.
Para 5.6.2 The Rural Economy	*Planning authorities should plan positively to meet rural employment needs by identifying policies in their development plans. By supporting*	This is precisely what his site is about.

	the development of a broad range of employment opportunities in rural areas planning authorities can increase economic prosperity and help address the effects of rural decline or depopulation where it occurs. Greater opportunity can support and strengthen the future well-being and sustainability of rural communities.	
Para 5.6.3 The Rural Economy	*Many commercial and light manufacturing activities can be located in rural areas without causing unacceptable disturbance or other adverse effects. Micro and small enterprises have a vital role to play in the rural economy, and contribute to both local and national competitiveness and prosperity. While some employment can be created in rural locations by the re-use of existing buildings, new development will be required in many areas.*	This is precisely what his site is about.
Para 5.6.4 The Rural Economy	*To unlock the full potential of rural areas, planning authorities should adopt a positive approach to employment arising from foundation and innovative and technology based sectors, including research and development, in addition to employment arising from the traditional agriculture, forestry and leisure sectors. Proposals for diversification, new startups and micro-businesses should also be encouraged, where appropriate, to generate new job and wealth-creating opportunities.*	This is precisely what his site is about.
Para 5.6.6 The Rural Economy	*New development sites are, in most instances, likely to be small and, with the exception of rural diversification and agricultural development to which separate criteria apply53, should generally be located within or adjacent to defined settlement boundaries, preferably where there is public transport provision. However, some industries may have specific land requirements which cannot be accommodated within settlements. The absence of allocated employment sites should not prevent authorities from accommodating proposals for appropriate small-scale enterprises in or adjoining rural settlements, including small rural settlements. Planning authorities should include criteria based policy in development plans to consider such proposals when they are outside settlement boundaries. Whilst the protection of the open countryside should be maintained wherever possible, the expansion of existing businesses*	This is precisely what his site is about.

	located in the open countryside should be supported provided there are no unacceptable impacts.	
Para 5.9.1 Renewable and Low Carbon Energy	*Local authorities should facilitate all forms of renewable and low carbon energy development and should seek cross-department co-operation to achieve this. In doing so, planning authorities should seek to ensure their area's full potential for renewable and low carbon energy generation is maximised and renewable energy targets are achieved. Planning authorities should seek to maximise the potential of renewable energy by linking the development plan with other local authority strategies, including Local Well-being plans and Economic/ Regeneration strategies.*	The opportunities to deliver and maximise the potential for renewable energy sources through the use of air source heat pumps, PV's and EVCP's to reduce carbon emissions and allow the scheme to be less reliant upon fossil fuel energy resources have been explored.
Para 6.2.9 Green Infrastructure	*Planning authorities must encourage the appropriate management of features of the landscape which are of major importance for wild flora and fauna in order to complement and improve the ecological coherence of the Natura 2000 network. The features concerned are those which, because of their linear and continuous structure or their function as 'stepping stones' or 'wildlife corridors', are essential for migration, dispersal or genetic exchange. The development of networks of statutory and non-statutory sites and of the landscape features which provide links from one habitat to another can make an important contribution to ecosystem resilience and the maintenance and enhancement of biodiversity and the quality of the local environment, including enabling adaptation to climate change.*	The value of the sites' ecological habitats have been recognised by the applicant and the proposal involves creation and provision of habitats.
Para 6.2.12 Green Infrastructure Statement	*A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.*	The proposal integrates green infrastructure into the scheme and ensures that the balance between economic development needs and biodiversity are proportionate and that a "stepwise" approach has been adopted by the applicant team.

TAN 23 ECONOMIC DEVELOPMENT (February 2014)		
Para 1.2.4	*…. planning should guide development so that it benefits disadvantaged communities, concentrates people-intensive activities in town centres and aligns jobs with housing and infrastructure*	TAN24 recognises that associating and co-locating housing with infrastructure and with jobs is a sustainable thing to do; Home Farm delivers just this with its close access and relationship with Overton and other rural hinterland communities.
Para 1.2.5	*Local planning authorities should recognise market signals and have regard to the need to guide economic development to the most appropriate locations, rather than prevent or discourage such development.*	In other words schemes should not be prevented or discouraged but understood for what they deliver in terms of economic benefits and allow the market signals to guide where growth is needed.
Para 2.1.1	*It should not be assumed that economic objectives are necessarily in conflict with social and environmental objectives. Often these different dimensions point in the same direction. Planning should positively and imaginatively seek such 'win-win' outcomes, where development contributes to all dimensions of sustainability.*	In weighing up economic benefit the proposal offers a "win-win" outcome for the social, environment and economic dimensions of sustainability.
Para 2.1.6	***Alternatives:*** *if the land is not made available (the site is not allocated, or the application is refused), is it likely that the demand could be met on a site where development would cause less harm, and if so where?*	If not supported there s no natural home for the type and scale of business that is being provided for here.
Para 2.19	***Jobs accommodated:*** *how many direct jobs will be based at the site?*	Several short-term construction jobs will be sustained through this development and yet maybe 4+ long-term jobs will be delivered by the facility.
Para 2.1.11	***Special merit:*** *would the development make any special contribution to policy objectives?*	Nowhere else is this type and scale of unit being provided to serve the rural areas – special consideration must be afforded this. In addition, EVCP's will be provided to enhance and sustain the site.
Para 3.1.3	*There are two kinds of special contribution that are particularly relevant to rural development. Firstly, an economic development could make communities more sustainable, by improving the alignment of housing and jobs, encouraging people to work close to home. Secondly, the needs of established businesses or clusters may be very specific. When businesses expand or modernise, they may need to do so in situ; it may be highly inefficient or impracticable for them to relocate to a sequentially preferable site. Similarly new businesses aiming to join*	Delivering strong rural economies is recognised as a beneficial feature and this site will enable Overton and its rural hinterland to become more sustainable

	existing clusters may need to be close to existing businesses if they are to derive the benefits.	
Para 3.1.6	*If the planning system prevents such firms from expanding or modernising in situ, significant economic benefits may be foregone. Development on land not allocated in the development plan should, however, only be permitted in exceptional circumstances and must be fully justified.*	The applicant argues that the marketing evidence provides exceptional reasons the unmet demand must be met and that this small scheme can serve to meet this need rather being lost.
DPM 3 DEVELOPMENT PLANS MANUAL (March 2020)	**What the policy document says**	**J10 Comment**
Paras 2.3 to 2.5	*The NDF will be a development plan, setting out the policies of the Welsh Ministers and will comprise part of the statutory development plan to be used in decision making, when published.* *The NDF will be reviewed on a 5-year cycle, reflecting an Assembly term.* *All SDPs and LDPs prepared in Wales will have to be in general conformity with the NDF, when published. LPAs will need to consider the implications for any LDP when the NDF is published. The Planning (Wales) Act 2015 (section 68A) states that following publication of the NDF an LPA must consider whether to carry out a review of an LDP.*	The NDP carries weight. The NDP was published in February 2021 and is due to be updated by February 2026. The LDP must generally conform with NDP.
Para 7.5	*Certainty regarding the content of the plan will only be achieved when the Inspector delivers their binding report. Thus, in considering what weight to give the specific policies in an emerging LDP that apply to a particular proposal, LPAs will need to consider carefully the underlying evidence and background to the policies. National policy can also be a material consideration in these circumstances.*	The adopted LDP policies and its supporting evidence base are considered to have material weight; particularly since the binding Inspectors Report found the plan sound and it has since been adopted.
DMM 2 DEVELOPMENT MANAGEMENT MANUAL (May 2017)	**What the policy document says**	**J10 Comment**
Para 1.1. 1	*Development Management (DM) is a positive and proactive approach to shaping, considering, determining and delivering development proposals. It is led by the local planning authority (LPA), working collaboratively with those proposing developments and other stakeholders. It is undertaken in the spirit of partnership and inclusiveness, and supports the delivery of key priorities and outcomes.*	The applicant has been keen to collaborate and engage with the Council on this proposal.
Para 9.4.6	*Generally greater weight is attached to issues supported by evidence rather than solely by assertion.*	The applicant has provided such justification and evidence

Para 9.4.7	*Material considerations could include current circumstances, policies in an emerging development plan, and planning policies of the Welsh Government. All applications should be considered in relation to up to date policies. An LPA should be able to determine through monitoring and review whether policies in the adopted development plan are outdated for the purposes of determining a planning application.*	The adopted LDP employment policies are afforded full material weight.
Para 9.4.8	*In making development management decisions, the weight to be attached to an emerging draft Local Development Plan (LDP) will in general depend on the stage it has reached, but does not simply increase as the plan progresses towards adoption. Following the submission of a LDP to the Welsh Ministers for examination, the appointed Inspector is required to consider the soundness of the whole plan in the context of national policy and all other matters which are material to it. Policies could be amended or deleted from the plan even though they may not have been the subject of a representation at deposit stage (or be retained despite generating substantial objection). Certainty regarding the content of the plan will only be achieved when the Inspector delivers the binding report. In considering what weight to give to the specific policies in an emerging LDP that apply to a particular proposal, LPAs will need to consider carefully the underlying evidence and background to the policies. National planning policy would be a material consideration in these circumstances.*	The Plan Inspectors did not raise any concerns over Policy EM4 and the applicant considers the adopted LDP to be sound and its supporting evidence base provides a credible level of weight. However, due to plan slippage, when considered in the context of national policy that requires an up-to-date housing and employment trajectory and the plain fact that Wrexham appear to be significantly behind their completion target and there is mounting pressure on the Council to deliver its trajectory as quickly as possible and this means determining application proposals such as these favourably and without delay.

3.8 The applicant has followed and embraced this guidance and is of the opinion that the development proposals are supported and adhere to this guidance and should be afforded full weight in favour of supporting the positive determination of this proposal.

The Benefits of the Proposed Development

3.9 In the applicants view the proposed development will together deliver very substantial and significant public interest and community benefits that should be given considerable weight in favour of the grant of planning permission when it comes to judging planning balance.

3.10 These can be summarised as scheme deliverables providing a series of **economic, social and environmental net gains/benefits and deliverables** which serve to secure the mutually supportive sustainability and placemaking objectives in the following manner:

ECONOMIC DELIVERABLES	
Construction jobs	5 no. direct and supply chain jobs over a 12 month period
Contract value	£200,000
Construction spend locally	£600,000 *N.B. based upon construction industry body research that has found for every £1 spent £3 is generated in the local economy*
Business Rates revenue : enhancing the local Town/Community Council precept dividend	New revenue collected per annum into supporting existing and new Wrexham Borough Council services; reducing the debt and preventing cut-backs to annual Council budgets This may also deliver a local community precept
General	This proposal seeks to deliver jobs, economic growth and prosperity into the local economy
SOCIAL DELIVERABLES	
New jobs	c. 4 no. new Jobs will deliver social and economic wellbeing to residents of Wrexham Borough by creating wealth and underpinning investment in the local economy and supporting new infrastructure – making Overton and its rural hinterland more sustainable as this hub will deliver jobs for locals and reduce travel
New tenants	Occupiers use the services in Overton
ENVIRONMENTAL DELIVERABLES	
Design Quality	Materiality, scale and massing will complement existing buildings; ensuring a sense of place is achieved and protecting and enhancing the quality, distinctiveness, character and sensitivity of the locality and its setting
EVCP's and PV's	New electric vehicle chargers that will enable low-carbon travel to/from the site and will be provided in each unit; the applicant will also install PV's on the south facing roof-plane of Unit 6
Landscape enhancement	New and enhanced landscape planting, new tree (15 no.) and hedgerow (55 metres) planting with strategic structural screening (213 sqm) that will also provide biodiversity benefits
Biodiversity benefits	Newt hibernacula and bird nesting boxes
Sustainability	Reducing the need to travel by providing rural jobs to serve businesses operating in the rural hinterland as opposed to being forced to locate on urban employment areas

3.11 The development proposals therefore generate significant and mutually supportive economic, social and environmental benefits and net gains which collectively constitute sustainable development and as such these are material planning considerations that must carry substantial weight and cannot be underestimated. The reality here is that this proposal will deliver jobs, economic growth, prosperity and investment. It shall also secure the environmental (built and natural) betterment benefits and associated public / community benefits, which in the view of the applicant must be given considerable weight.

3.12 The applicant therefore invites the decision-maker to consider the benefits cumulatively and significant material weight must be duly applied and, as a result, in this instance there is only one decision that can and should be made and that is to support this scheme unequivocally.

4.0 DECISION MAKING : PLANNING BALANCE

Planning Conditions

4.1 Any conditions that are to be attached should follow the guidance set out in Welsh Government Planning Circular 016/2014 and meet the following 6 tests in being:

- *Necessary;*
- *Relevant to planning;*
- *Relevant to the development to be permitted;*
- *Enforceable;*
- *Precise and;*
- *Reasonable in all other respects.*

4.2 We would request that in the event a draft decision notice and conditions are prepared, that we are fully involved in the process in order to ensure that the wording of such conditions (that might be presented before Members in a Planning committee report) meet the above tests and enable the swift commencement of development through subsequent Reserved Matters applications.

Conclusions : Section 38(6) of the 2004 Act

4.3 The Planning & Compulsory Purchase Act 2004 requires an appraisal of whether, overall, the proposed development accords with the development plan, unless material considerations indicate otherwise as set out in S38(6).

4.4 This statement has shown that this proposal is fully compliant with and in accordance with all the most relevant and important development plan policies identified in adopted LDP along with a host of other relevant (yet less important) policies and that appropriate weight must be afforded those policies and the evidence base supporting the LDP. It has also been shown that this proposal is compliant and consistent with the NDP, PPW11, TAN's, DPM3, DMM2 and SPD. The applicant is of the view that the proposed development does accord with the development plan and as such the proposal must be approved.

4.5 Furthermore, there are also a host of material planning considerations (including a range of benefits) that all point in favour of the development being approved and which must be given significant weight. Indeed, any material considerations that might be considered (by the decision maker) to weigh against the grant of planning permission are not, in the applicant's opinion, sufficient to outweigh the strong support of the considerations in favour of granting permission.

4.6 This is a scheme of high-quality and advanced sustainability; which strategically fits with the statutory planning legislative framework. This application is technically robust, and it has been demonstrated that there are few, if any, negative impacts that would result. The overall planning balance is, in the applicant's opinion, weighed strongly in favour of granting permission as per Section 38(6) of the Planning & Compulsory Purchase Act 2004.

4.7 The proposals must be supported, and permission approved without any delay in accordance with the Framework, because we have demonstrated that no adverse impacts are evident in impeding a positive determination being reached. The approval of this proposal would make a valuable and significant contribution towards securing the sustainable future of Wrexham and delivering much needed employment serving the rural area.

4.8 **In the applicant's view, the only reasonable conclusion is that the Officers of Wrexham County Borough Council must now recommend approval of this proposal. Accordingly, the applicant commends these proposals to the decision maker and respectfully requests that permission is granted for Detailed planning permission. The applicant reserves the right to comment further on any third-party comments, any proposed planning conditions and any planning policy that might emerge between now and the application determination; along with any change in LDP status that might arise as a result of any claim being brought against its adoption.**

APPENDIX A :

Pre-Application Submission

Statutory Enquiry Form for Pre-application Advice

Please complete this form with as much information as possible.
Send the completed form to planning@wrexham.gov.uk

Payments can be by made by debit/credit card online using e-store:
http://www.wrexham.gov.uk/planningfees

Payment over the telephone on **01978 298994.**
Please note cash and cheque payments are **not** accepted.

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Name, Address and Contact

Name:	MR T.J.ROSSELLI
Address:	ASH GROVE
	OSWESTRY ROAD
	OVERTON
	WREXHAM
Postcode:	LL13 0LG
Telephone number:	01978 710043
Mobile number:	
E-mail address:	rossellitim@gmail.com

Agent Name, Address and Contact

Name:	
Address:	
Postcode:	
Telephone number:	
Mobile number:	
E-mail address:	

Description of the Proposal

See Attached Report

Total number of new units: *(if applicable)*	One Building (Two Units)
Increase in floorspace (m^2):	270m2

APPENDIX I

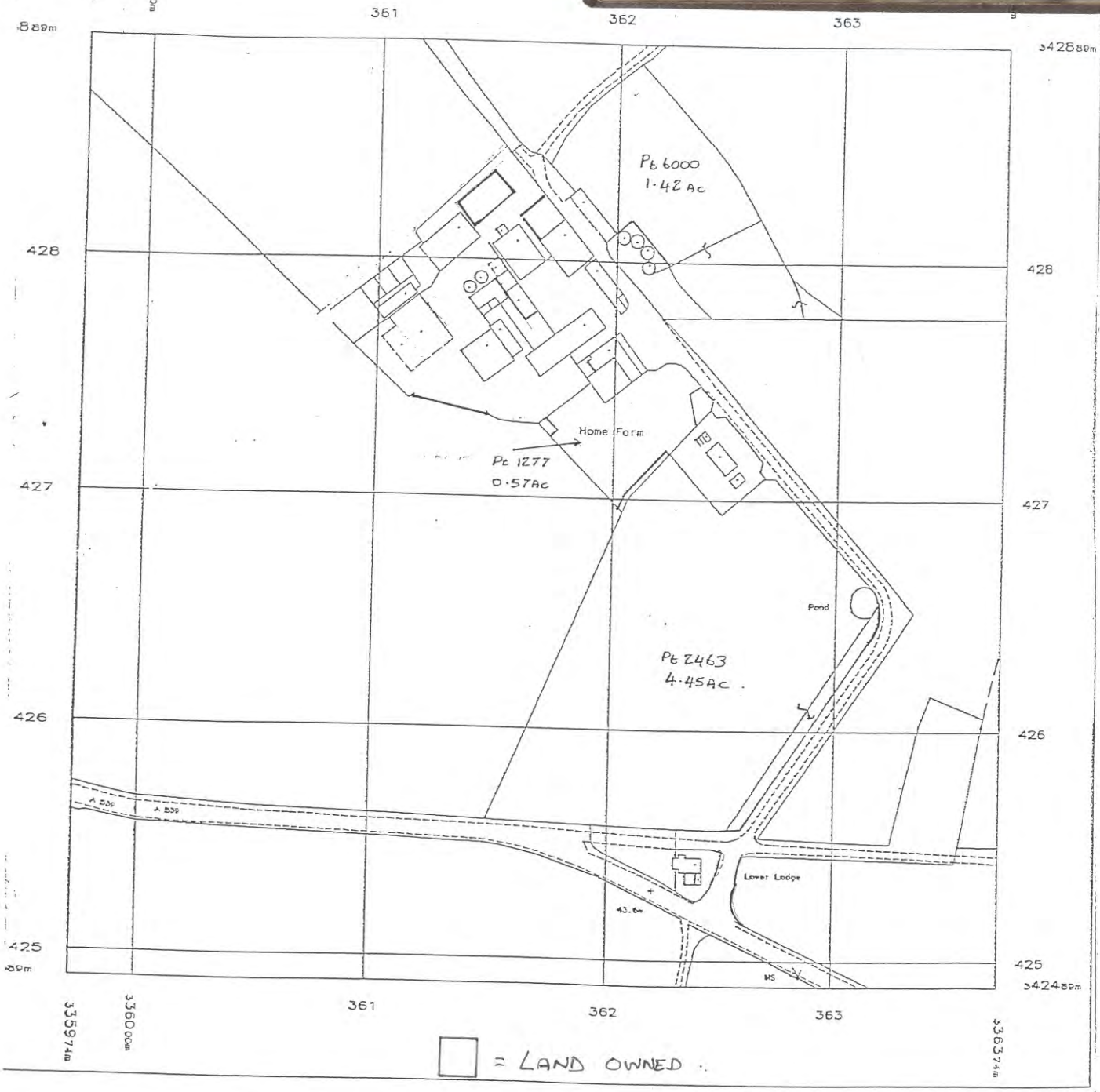
LOCATION PLAN FOR BRYN-Y-PYS HOME FARM



Survey®

APPENDIX II

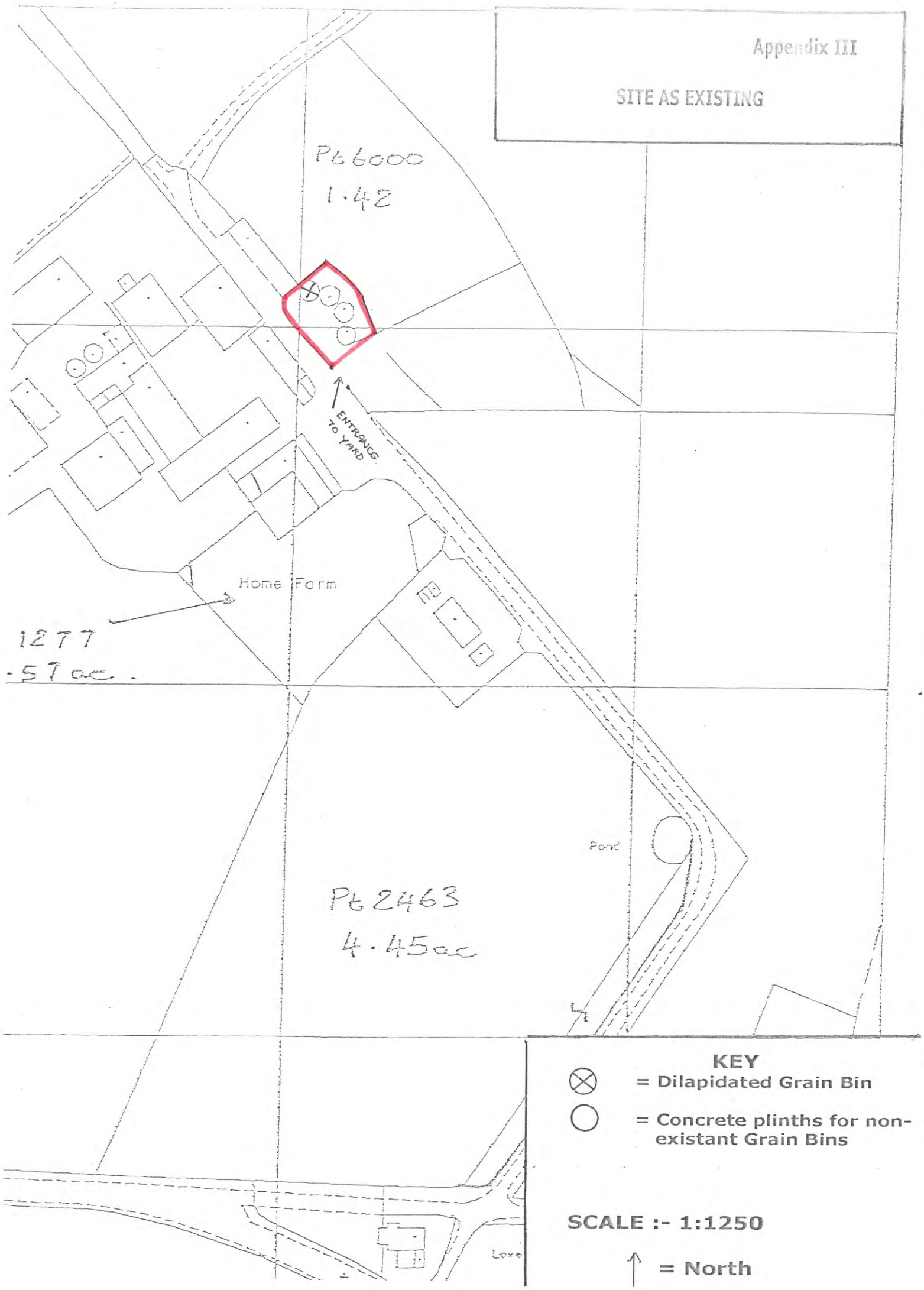
SITE PLAN FOR
BRYN-Y-PYS HOME FARM



ed 16 Jun 2005 from Ordnance Survey digital
nd incorporating surveyed revision
ble at this date. © Crown Copyright 2005.

N

This plan is for identification only and the accuracy can not be guaranteed at all.	BRYN-Y-PYS HOME FARM	**Peel Settled Estates**
	Scale : 1:2500 Date :	The Estate Office, Ash Grove, Wrexham, N.Wales. LL13 OLG


Appendix III
SITE AS EXISTING
Pt 6000
1.42
ENTRANCE TO YARD
Home Farm
1277
·57ac.
Pond
Pt 2463
4.45ac
Loxo
KEY
= Dilapidated Grain Bin
= Concrete plinths for non-existant Grain Bins
SCALE :- 1:1250
= North

Site Address ***(if different to applicant address)***

Address: Bryn-y-Pys Home Farm
Wrexham Road
Overton
Wrexham

Postcode: LL13 0HG

Location Plan

Please "tick" the box below to confirm you have submitted a plan which identifies the land to which this application relates, drawn to an identified scale and showing the direction of North.

I have attached a location plan that meets the requirements outlined above: ☐

Additional Information

To help ensure that we can provide the best possible response to your pre-application enquiry, you are encouraged to submit as much additional information as possible to accompany this form. Please list any additional information you are submitting below *(continue on a separate sheet if necessary)*:

See Attached Report

(A PLANNING FEE WAS SUBMITTED ON 20/2/2023 - £250).

Development Team Approach:
Do you wish to use the Development Team Approach *(Please see website for further information)* ☐ YES ☒ NO

Fee:
I confirm that the correct fee will be paid online via our website or over the telephone (please tick as appropriate). ☒ E-STORE ☐ PHONE

If you are unsure of the correct fee, please see the FEE SHEET which can be found on our website www.wrexham.gov.uk/planning

Signed (applicant): Tim Rossell
or
Signed (agent):

Date (DD/MM/YYYY): 21/02/2023

Appendix IVA

PROPOSED STEEL STANCHION BUILDING
UNIT 16



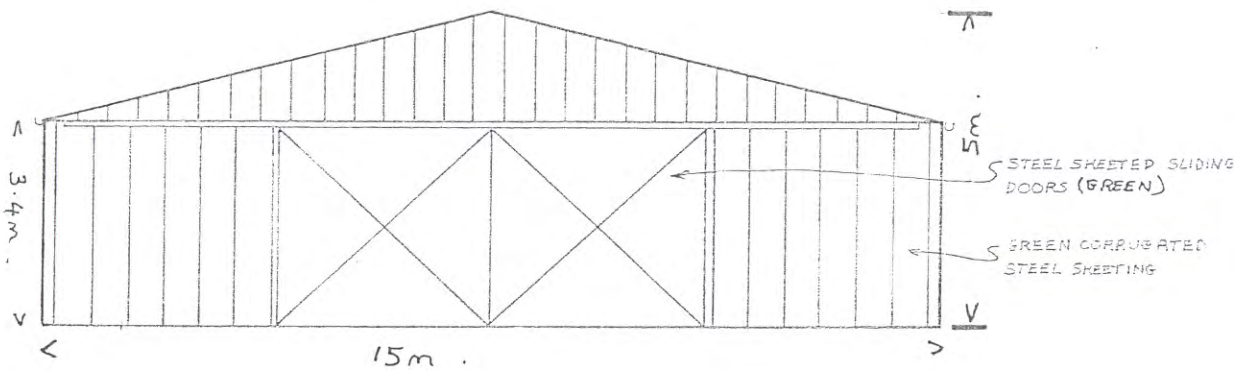
KEY

= CAR PARKING AREA

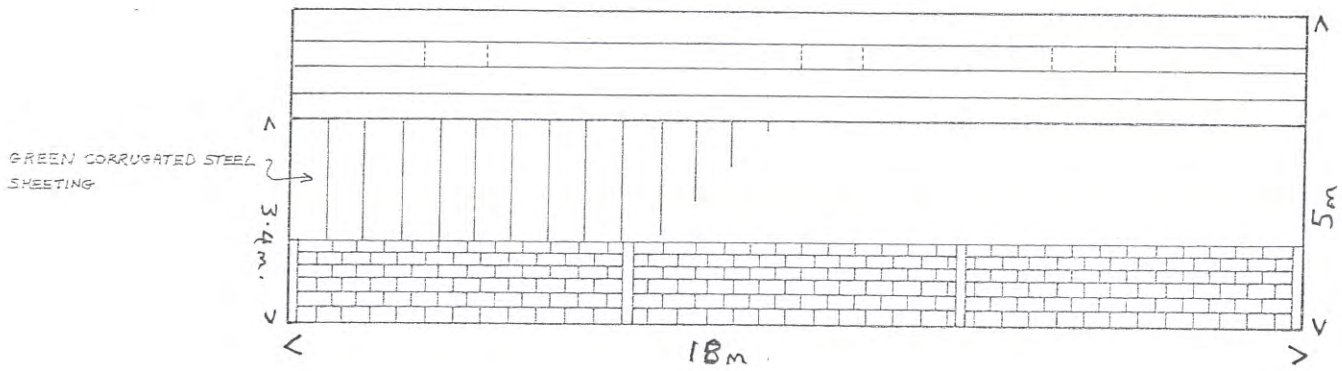
SCALE 1:500

PROPOSED UNIT 16

PROPOSED SOUTH-EAST AND NORTH-EAST ELEVATIONS OF UNIT 16



SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION.

PROPOSED

SCALE AS SHOWN

PROPOSED NEW STORAGE UNITS
AT
HOME FARM, WREXHAM ROAD, OVERTON, WREXHAM LL13 0HG

(Photographs of the Site will be forwarded by E-Mail)

1.0 Brief Proposal

To demolish a redundant agricultural grain shed building and old concrete grain bin raised plinths and erect one modern steel stanchion buildings to the rear of the Bryn-y-pys Home Farm site (See Appendix II) which will be divided into two units.(See Appendix IVa) They will be used for storage and rented out to local tradesmen as storage units. It is envisaged that the size of each unit will be 1,452 sqft (Estimated 2,905sqft or270 m2 in total.)

2.0 Location of Bryn-y-pys Home Farm

The farm site is situated 0.6 miles to the North West of Overton Village and accessed via the A539 road. The farm buildings are set back 170m from the road but is connected with a concrete drive which has several passing places. (See Appendix II)

3.0 Ownership of the Surrounding land.

The surrounding land and buildings are owned by the same owner and this is shown on Appendix II).

4.0 The Proposed Site at Present.

Currently, the area contains a redundant grain silo (See Appendix III), three concrete raised plinths and a concrete yard. The site has been neglected since farming ceased at the site over 20 years and weeds have migrated from the field boundary to partially cover the site. Various items of rubbish have been discarded at the site therefore is not a good habitat for any animal and the whole site would need to be cleared for the new use.

The proposed new building would involve the demolition of the grain silo building and concrete plinths and clear the site which is within the curtilidge of the farm. The site is now solely used for industrial use rather than agriculture. It is quite clear that the proposed site is within the curtilidge of the whole site and surrounded by industrial buildings.

5.0 The use of the Existing Buildings on the Whole Site.

Over the past ten years, the site has been slowly converted to light industrial workshops and there are only two buildings out of the twelve buildings on the site whose use are related to agriculture/forestry/countryside businesses. The majority of the units are

used by local tradesmen who need space to store their tools and to undertake minor works. The demand for small units is high and the majority of the buildings which become vacant are let within one-two months.

6.0 The Proposed use of the New Buildings.

The buildings will not be heated and are basic. Due to the location (7 miles from Wrexham) , the size of the internal roads, the layout of the buildings and with only single phase electricity, they are used mostly for storage by small/one man businesses/private use.

The size of the new units together with the topography of the land, the new units will only be suitable for small/one man businesses/private use.

7.0 Design of the New Building.

The buildings will be a dual pitched steel sanctioned building designed on the adjacent buildings on site so as to reduce any visible detriment. (See Appendix IV)

Floor - Concrete Floor.
Walls - South- East and South-West Elevations:- Green Steel sheets to Ground level.
North- East and North-West Elevations:- Concrete block wall with Green steel sheet above.

Door - Green Steel sliding door.
Roof - Fibre Cement Roof with translucent roof sheets for natural light.
Internal Lighting - Low Energy lighting - T5 fluorescent lights.
Rain Water provisions- Soak away provision.
Internal Heating - There will be no form of internal heating for the buildings.

8.0 Height of the Building.

The new building will be no higher than the adjacent Building No 6 (See plan) and since it is at the rear of the site, will not be visible from the roadside.

9.0 Car Parking Provisions. (See Appendix 3B)

Car parking provisions for the units have been considered and there will be at least one car space per 100m2 gross floor space as per planning guidance. However, in reality, this will be increased to two car parking spaces on the existing concrete yard per unit directly in front of the unit. (i.e. a total of 4 spaces).

10.0 WC Provisions on site.

There is a WC block on the site for use by the occupiers of the units.

12.0 Landscaping of the Site.

The proposed building is 240m from the main road since it is at the rear of the site. Since there are no public rights of way in the area and the building is no higher than the adjacent building, it will not be visible by the public. In addition, the site is screened from the road by a hedge and trees thereby making it impossible to see it from the road.

12.1 The Proposed Site.

The site of the new building is on the North East Boundary of the site and is adjacent to Unit 6 and 5 to the south - west. The new building will not be taller than these buildings so it is not envisaged that they will have a detrimental impact on the area.

12.2 Biodiversity Provisions

The site is currently a concrete yard and weeds and therefore offers a very poor habitat for wildlife. However, As part of the works, a biodiversity plan will be created which will provide:-

1) Additional tree planting in the adjacent paddock.
2) Erection of bird and bat boxes.
3) Lighting for the units will be economical and be designed to be wildlife friendly.

Therefore the project will be a biodiversity net gain exercise.

13.0 Additional Traffic Generated.

Planning permission was granted to intensify the use of the site for the current use under planning permission P/2007/0782. The visibility splays are kept clear of obstructions/signs and there have not been any motor vehicle accidents from vehicles entering or leaving the site in the past ten years.

Due to the site being used mostly for Storage purposes, the traffic on the site is very small compared to an industrial park in Wrexham. Wrexham Planners have prohibited the use of advertising boards at the entrance to the site and therefore this helps keep the traffic low because the general public do not visit the site. There have never been any complaints from the occupiers of the units stating the traffic to the site since the site had its first commercial occupier.

The proposed new units are quite small and therefore will be rented to one-man band businesses for storage/private use. It is envisaged that the additional traffic will be two vehicles per day at the very most.

14.0 Previous Development at the Site.

In the past five years, eight units have been built on the site, with some being built in far more visible areas of the site than this proposed building. They have been 100% occupied showing a demand for this type of "starter" unit since the rent is not set at the highest rent but at an affordable rent.

SUMMARY

REASONS WHY THIS DEVELOPMENT SHOULD BE SUPPORTED.

A) Promoting Diversification in the Rural Economy

The Planning Policy Wales - Edition 9 (Tan 6 and Tan 23) states that the small -scaled enterprises have a vital role in promoting healthy economic activity in rural areas, which can contribute to local and national competitiveness . New Businesses in rural areas are essential to sustain and improve rural communities but developments which only offer short-term economic gain may not be appropriate . Local Authorities should encourage the growth of self employment and micro businesses in rural areas .....

A report on Industrial buildings by the BE group for Wrexham County Borough Council in 2015 found the supply of industrial buildings more than five miles from Wrexham were very limited.

- This development would be promoting small businesses and encourage self employment.
- More houses are being built in tier 3 villages and providing work space in these areas will align jobs and services with housing.
- The creation of industrial space outside of towns will ease the congestion within the towns.
- Due to the number of small units at the site, it is possible for existing businesses to expand at the site rather than moving to another site which would have a large impact on the staff and also profitability due to increased rents per square foot.
- There is a shortage of small workshops in the area especially since the demolition of workshops at Bank Top Farm.
- The rental levels for the site are at a much lower level than industrial space in Wrexham town or closer to the A483 and this makes it possible for tradesmen to make the transition to becoming self-employed.
- Users of the site, also use ancillary businesses in the local village thereby assisting the local economy.
- In the past, new modern industrial units have been built at this site and therefore building a new building should not be used as a reason for preventing this development.

b) Promoting underused Land.

The Planning Policy Wales - Edition 9 states that underused land should be used for development.

- This area of land is redundant. Development of the area would only improve it.

c) Wrexham`s UDP

Policy GDP1

The proposed development would comply with the objectives of the policy.

Policy EC5 & PS2 & PS3

The proposed building is situated to the rear of the site and no higher than the adjacent buildings and therefore when viewed from the road, (i.e. the only place where it can be viewed from) the visual effect will be nil. The proposed building is still within the curtilidge of the site and the materials used will be similar to adjacent buildings.

Policy EC6

The existing site of the building is currently concreted and offers no biodiversity value. As part of the development, a biodiversity plan will be prepared which will include tree planting and erection of bird and bat boxes and therefore create a biodiversity net gain.

Local Planning Policy Note 16 and Tan 8

The parking provisions will comply with the above recommendations of one parking place per 100m2 and have sufficient turning space to turn.

APPENDIX B :

Pre-Application Response

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Guildhall, Wrexham. LL11 1AY
Neuadd y Dref, Wrecsam. LL11 1AY
DX: 721924 - Wrexham 4
www.wrexham.gov.uk www.wrecsam.gov.uk

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Your Ref/Eich Cyf	
Our Ref/Ein Cyf	ENQ/2023/0022
Date/Dyddiad	03/04/2023
Ask for/Gofynner am	Amy Brittain
Direct Dial/Rhif Union	01978 298775
E-mail/E-bost	amy.brittain@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

DEMOLISH REDUNDANT AGRICULTURAL GRAIN SHED AND ERECTION OF NEW STEEL BUILDINGS
BRYN Y PYS HOME FARM WREXHAM ROAD, OVERTON, WREXHAM.

I refer to your planning enquiry dated 20/02/2023.

I can confirm that I have assessed the information submitted by you and that I have determined in accordance with the above detailed legislation that a formal application for planning permission will be required.

Validation Requirements

A formal planning application must be accompanied by the following information in order to be validated:

- Completed full planning application forms;
- Site location plan with the land subject to the application edged red 1:1250 / 1:2500 scale;
- Detailed existing and proposed site / block plans showing parking area 1:200 / 1:500 scale;
- Proposed floor and elevation plans 1:100 / 200 scale;
- Preliminary Ecological Appraisal;
- Planning application fee

Relevant Planning Policy and Guidance

The following planning policies and supplementary planning guidance are applicable:

- Wrexham Unitary Development Plan Policies GDP1, T8, PS2, EC5 and E5;
- Local Planning Guidance Note No. 16: Parking;
- Wrexham Local Development Plan 2013 – 2028 Policies SP2, DM1 and EM4.

Case Officer Opinion

The application proposes the demolition of a redundant agricultural grain shed and grain bin plinths, and the erection of a steel stanchion building which will contain two storage units. Each unit will be available to rent. The application site lies within the open countryside.

Policy PS1 of the Wrexham Unitary Development Plan states that new development for housing, employment, and community services will be directed to within defined settlement limits.

Policy E5 of the Wrexham Unitary Development Plan states that small-scale employment development in the countryside will only be permitted through the conversion of an existing building where;

a) the proposal accords with Policy GDP1; and

b) the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new building; and

c) any inherent characteristics of merit in the building are retained; and

d) the building and resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost.

The application proposes the erection of a new building and therefore, the proposal is contrary to Policy E5. As such, there is an in principle policy objection to the proposed development.

The Wrexham Local Development Plan (LDP) is at an advanced stage. Whilst the LDP is not yet adopted, it has reached a stage in its preparation where is can be considered as a material consideration in the determination of planning applications.

Policy EM4 of the emerging Local Development Plan states that new employment development outside settlement limits will on be permitted through; the conversion of an existing building, new developments which are required in connection with a rural enterprise or where it involves the extension of an existing employment site where the existing employment site is located within a settlement limit or employment area and proposes to expand onto land outside the settlement limit/employment area.

The proposed development is contrary to Policy EM4 of the emerging Local Development Plan and as such, there remains a principle policy objection.

<u>Visual Amenity</u>

The proposed building forms part of a complex of traditional and modern buildings originally built for agricultural use. Adjacent buildings have been progressively converted to business/light industrial uses. The primary use of the site would now be considered to be business/light industrial.

Policy GDP1 a) of the Wrexham UDP states that all development should ensure that in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.

Policy EC5 of the Wrexham UDP states that within Special Landscape Areas, priority will be given to the conservation and enhancement of the landscape. Development, other than for agriculture, small-scale farm-based and other rural enterprises, and essential operational development by utility service providers, will be strictly controlled. Development will be required to conform to a high standard of design and landscaping, and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints.

The proposed building is modern and is proposed to be constructed of steel. It is considered that the proposed building will be located beyond the form of the existing buildings. It is acknowledged that the building will be constructed in the place of existing, redundant agricultural structures however, these buildings fall outside of the existing limits of the development site. It is considered that the existing site is well constrained by a strong hedgerow to the south west and an existing farm track to the north east. Given the above, it is considered that the proposed new building will break the existing building pattern and result in an unacceptable intrusion into the open countryside.

Residential Amenity

There are two residential properties within reasonable proximity to the proposed development. Given the size and proposed use it is likely that the development will not give rise to any significant levels of noise. In addition to this, it is also unlikely that the proposed development will result in a significant increase in traffic.

Ecology

A formal response has been received from the Ecology Officer in relation to this enquiry. She states that any formal planning application should be supported by a Preliminary Ecological Assessment and a scheme of Biodiversity Net Benefit.

Highways

Policy T8 of the Wrexham UDP states that development granted planning permission will be required to provide vehicle parking spaces either on site or nearby, in accordance with the Council's current parking standards. Special regard will be paid to the following factors as appropriate;

a) the availability of public transport nearby,
b) proximity to public car parking,
c) proximity to local services and facilities,
d) road safety hazards and amenity considerations arising from on-street parking in the vicinity of the site.

In line with Local Planning Guidance Note 16 in relation to parking standards, Class B8 development, Storage and Distribution will require 1 car parking space per 100m2 gross floor space.

If you require further pre-application advice in relation to highways you are advised to contact the Highway Authority directly at highwaysplanning@wrexham.gov.uk

Phosphates

The proposed application site sits within the buffer zone of the River Dee and Bala Lake Special Area of Conservation (SAC). In January 2021, Natural Resources

Wales (NRW) introduced stringent standards on the discharge of phosphorous into the SAC.

It would be expected that any foul water from the proposed development would be disposed of via a Private Waste Treatment Works. Where private treatment systems can be properly justified, small discharges to ground (<2m3/day) via a suitable drainage field, built in accordance with criteria set out within the below guidance, are preferred over direct discharges to watercourses as they are considered unlikely to have a pathway for phosphorous to enter the river environment and unlikely to have a significant effect on a SAC. Larger discharges to ground will need to be subject to an Appropriate Assessment.

An increase in phosphate discharges into the SAC would adversely impact upon the statutorily protected site (SAC), conflicting with the UDP Policy EC6, Planning Policy Wales, Future Wales and TAN5. For this reason, any application for planning permission that would result in an increase in phosphorous could not be supported.

For further guidance, NRW has set out planning advice for applications affecting riverine SACs here: Natural Resources Wales / Advice to planning authorities for planning applications affecting phosphorus sensitive river Special Areas of Conservation

Conclusion

The proposed development is contrary to Policy E5 of the Wrexham Unitary Development Plan and as such, there is an in principle objection to the proposed development. In addition to this, it is considered that the proposal would represent unacceptable encroachment into the open countryside and have a significant impact upon views from nearby and distant viewpoints. Given the above, it is considered that the proposed development is not likely to be supported.

Planning Process

Although I have advised you that I would not support your proposal, this does not preclude you from submitting a formal planning application. In the likely event that planning permission is subsequently refused, you will have the right to lodge a formal appeal to the Planning Inspectorate against that decision. You will be provided with further advice on how to do this at a later stage in the planning process.

Please note that the above advice has been based upon the details submitted, if any details have been altered, left out or are inaccurate then it may affect the validity of this response.

If you have any queries or require any further assistance, please do not hesitate to contact the office at the above address or telephone number.

Yours faithfully,



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio

Chief Officer Economy and Planning

APPENDIX C :

Marketing Material

	A	B	C	D
1	**Record of Marketing Enquiries**			
2				
3	**Advert Period : commenced in November 2023 through to September 2024**			
4				
5	**Enquirer / Company**	**Date of Enquiry**	**Proposed Use**	**Floorspace required**
6				***(whole unit : unless specified)***
7	**UNIT 13 (1,010sq/ft) related**			
8				
9	M Lightfoot	13/06/2024		whole unit
10	Jerome			whole unit
11	Garry			whole unit
12	L Davies	20/06/2024	Joinery	whole unit
13	S Roberts		Storage for Property Co.	whole unit
14	L Ahmed	21/06/2024	Builder	whole unit
15	W Edwards			whole unit
16	L Richards	22/07/2024	Importing of Matting	whole unit
17	B Ali	23/07/2024		whole unit
18	M Donaldson		Cleaning Firm	whole unit
19	R Johnson			whole unit
20	T Barnes	27/08/2024	Aga Storage	whole unit
21	C Whiston			whole unit
22	Jerone			whole unit
23	G Davies			whole unit
24	Platinum Removals	05/09/2024	Removal firm	whole unit
25				
26	Hel	22/07/2024		whole unit
27	AZ	"	Car and Van Maintenance	whole unit
28	Callum	23/07/2024	Vehicle Restoration	whole unit
29	Sarblast	24/07/2024		whole unit
30	Ronny	"	Spray Painting Vehicles	whole unit
31	Elaine	"	Storage of Goods	whole unit
32	MD	"	Storage of Vehicles	whole unit
33	Damian	25/07/2024	Detailing Work	whole unit
34	Alex	27/07/2024	Trailer Storage for Business	whole unit
35	Keiron	29/07/2024	Storage of Cars	whole unit
36	Gaz	"		whole unit
37	Ed	"		whole unit
38	Adam	31/07/2024		whole unit
39	Unknown	01/08/2024		whole unit
40	Craig	03/08/2024	Car Valetter	whole unit
41	Maria	"	Business puposes.	whole unit
42	Mikey	"		whole unit
43	Yordan	"		whole unit
44	Craig	04/08/2024		whole unit
45				
46				
47	**UNIT 6 (1,089sq/ft) related**			
48				
49	Sindri	30/11/2023	Decorative Blacksmith	whole unit
50	Heather	"		whole unit
51	Isabella	03/12/2023		whole unit
52	Praful	05/12/2023		whole unit
53	Alex	"		200 sqft
54	Sam	"	Importer of Goods	whole unit
55	Valentin	06/12/2023		whole unit
56	Marcin	08/12/2023		whole unit
57	Owen	"		whole unit
58	Jaime	"		whole unit

	A	B	C	D
59	Isaac	15/12/2023		whole unit
60	Adam	28/12/2023		whole unit
61	Wladyslaw	29/12/2023		400 sqft
62	R S Quad s		Quad Bike Repair	whole unit
63	samiul	02/01/2024		whole unit
64	Amarildo	"		whole unit
65	Marco	04/01/2024		whole unit
66	Alberto	08/01/2024		whole unit
67	Liam	12/01/2024		whole unit
68	Dilligaf	20/01/2024		whole unit
69	Bledi	02/02/2024		whole unit
70	Bayram	3/2/224		whole unit
71				
72				
73	UNIT 15c (1,047 sq/ft) related			
74				
75	Ben Harris	13/11/2023		under 400 sqft
76	Nick Harding			whole unit
77	Liam	11/12/2023	Storage for Hydraulic Business	whole unit
78	David Hayes	18/03/2024	Vehicle Restoration	whole unit
79	Jo Sudlow			whole unit
80	Anthony Hall	04/03/2024	Classic Car Storage	whole unit
81	Mark Little			whole unit
82	Adrian Robinson		Camper Van Restoration	whole unit
83	Simon Hall		Internet Business	whole unit
84	Adam Ellis		Classic Car Restoration	whole unit
85	Jaime		" "	whole unit
86	Terry Peters			whole unit
87	Garry		Motorbike Restoration	whole unit
88	Poppy		Storage for Construction Co.	whole unit
89	Ben Healey	15/04/2024	Catering	whole unit
90	Nick Sorfleet		Importing Goods Co	whole unit
91	Mark		Camper Van Restoration	whole unit
92	Marcus Pearson	25/03/2024	Falconry	whole unit
93				
94	David	22/08/2023		whole unit
95	Edward	"		whole unit
96	Matthew	"		whole unit
97	Will	"		whole unit
98	Ciggy			whole unit
99	Max Alan	"	Antique Furniture	whole unit
100	Danny	"	Carp Business	whole unit
101	Tolga	23/08/2023	Car Repairs	whole unit
102	Shumon	24/08/2024	Vehicle Restoration	whole unit
103	Starfraz	05/09/2024		whole unit
104	Pawell	06/09/2024		whole unit
105	Keiron	"		whole unit
106	Bayram	07/09/2023		whole unit
107	Fazal	10/09/2023		whole unit
108	Jack	19/09/2023	Removal Business	whole unit
109	Mike	28/09/2023		whole unit
110	Tobiasz	"	Classic Cars Business	whole unit
111	Vasilen	"		whole unit
112	Chickz	17/10/2023		whole unit
113	Sohail	"		whole unit
114	Mark	25/10/2023		whole unit
115	Paul	30/10/2024	Car Repairs	whole unit
116	Jack	15/11/2023	Furniture Repairs	whole unit
117	Liam	"		whole unit

	A	B	C	D
118	Jon	"		whole unit
119	Marcin	"	Car Mechanic	whole unit
120	Mark	22/11/2023		whole unit
121	Matt	"	Scaffolding Business	whole unit
122	Taff Ye	"	Storage of Cars.	whole unit
123	Russ	23/11/2023	Vehicle Restoration	whole unit
124	Taron	"	Welding/Fabrication	whole unit
125	Rafal	27/11/2023		whole unit
126	Ed	29/11/2023		whole unit
127	Zak	"	Classic Car Business	whole unit
128	Lee	08/12/2023	Workshop	whole unit
129	Saunas	21/12/2023	Saunas	whole unit
130	Adam	04/01/2024		whole unit
131	Mark	15/01/2024		whole unit
132	Adam	"		whole unit
133	Hubert	"	Storage of Goods	whole unit
134	Jaime	19/01/2024		whole unit
135	Leigh	22/01/2024		whole unit
136	Imperial	29/01/2024		whole unit
137	Allan	30/01/2024		whole unit
138	Aurel	03/02/2024		whole unit
139	Dilligaf	"		whole unit
140	Shpetim	06/02/2024		whole unit
141	Kim	09/02/2024	Storage of Vehicles	whole unit

FORGE
PROPERTY CONSULTANTS

TO LET

Unit 13C, Bryn-y-Pys Home Farm, Overton, Wrexham, LL13 0HG









- Modern mono-pitch unit of approx. 1,010 sqft with concrete floor and part block wall/steel sheeted walls under a pitched roof
- Height to eaves 16ft 1ins at front, 7ft 3ins at rear
- Large steel sheeted sliding door
- Single phase electricity, mains water
- Communal WC facilities available by separate negotiation
- No general car mechanics permitted
- Deposit One month

RENT: £570 PER CALENDAR MONTH

01978 799059
41 King Street, Wrexham, LL11 1HR

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Bryn y Pys Estate
28 Nov 2023 ·

This is now let.

The Bryn y Pys Estate has Unit 6 to let:

Bryn-y-Pys Home Farm
Wrexham Road
Overton
Wrexham LL13 0HG
Size :- 1,089 sqft (Approx)
Dimensions:- 60`3 x 18`2 ft (Approx)
Eaves Height :- 9`9 ft
Door Access :- Large Steel sheeted sliding door. (13`5 x 9`9)
Description
Formerly the tractor shed to the farm with concrete floor and stone/brick walls under a pitched sheeted roof. It has the benefit of a workshop area at one end with a workbench.
Services:- Single Phase electricity
Communal WC Facilities available by separate negotiation.
RENT :- £590 p.c.m
For Further information contact Tim Rosselli
Tel :- (01978) 710043
or E-Mail :- rossellitim@gmail.com



Services:- Single Phase electricity
Communal WC Facilities available by separate negotiation.
RENT :- £590 p.c.m
For Further information contact Tim Rosselli
Tel :- (01978) 710043
or E-Mail :- rossellitim@gmail.com







Bryn y Pys Estate
19 Jul ·

The Bryn y Pys Estate has UNIT 13c to let:
Bryn-y-Pys Home Farm
Wrexham Road
Overton
Wrexham LL13 0HG
Size :- 1,010 sqft (Approx)
Dimensions:- 25`8 x 39`3 (Approx)
Door Access :- Large Steel sheeted sliding door (10`9 high x 10`9 Wide)
Height to Eaves :- 16`1 at front & 7`3 at rear
Description
A modern monopitch Steel Stanchion Industrial Unit with concrete floor and part block wall/steel sheeted walls under a pitched roof and being situated to the rear of the site.
Services:- Single Phase electricity
Mains Water
Water Sink
Communal WC Facilities available by separate negotiation.
RENT :- £500 pcm
For Further information contact Tim Rosselli
Tel :- (01978) 710043
or E-Mail :- rossellitim@gmail.com
PLEASE NOTE: For Further information, please see the Bryn-y-pys Estate Website www.bypestate.co.uk
#brynypysestate Agri Trader



Tel :- (01978) 710043
or E-Mail :- rossellitim@gmail.com
PLEASE NOTE: For Further information, please see the Bryn-y-pys Estate Website www.bypestate.co.uk
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UNIT 15C



Bryn-y-Pys Home Farm

Wrexham Road, Overton, Wrexham, LL13 0HG

Size :- 1,047sqft (Approx)

Dimensions:- 59`6 x 17`7ft (Approx)

Door Access :- Large Steel sheeted sliding door

Eaves Height :- 11`10

Parking :- 2 car spaces

Electricity :- Single Phase

Description A modern Steel Stanchion Industrial Unit with concrete floor and steel sheeted walls under a pitched roof.

Rent :- £520p.c.m

For Further Information Contact:- Tim Rosselli (01978 710043 or 07786 226423)