PRE-APPLICATION CONSULTATION REPORT

LAND SOUTH OF BRYN LANE, WREXHAM

February 2025

Carter Jonas

Classification L2 - Business Data

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Client: Mauna Kea Limited

Job Number: J0082108

Contact: Andy Cowan

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CONTENTS

1.0 INTRODUCTION 4

2.0 PLANNING POLICY CONTEXT 6

3.0 METHODOLOGY 7

Site Notices 7
Notifying Adjoining Properties and Owners 8
Notifying Community Consultees 8
Notifying Specialist Consultees 9
Consultation Website 10

4.0 SUMMARY OF CONSULTATION 12

Pre-Application Engagement 12
Consultation Responses 12

5.0 SUMMARY AND CONCLUSIONS 25

APPENDICES 26

1 Site Notice Locations 26
2 Example Site Notice 27
3 Example Cover Letter 28
4 Example Covering Email 29
5 Schedule 1B Form 30
6 Schedule 1C Form 31
7 Website Screenshots 32
8 Map of Notified Adjoining Owners/Occupiers 35

1.0 INTRODUCTION

1.1 Carter Jonas has prepared this Pre-application Consultation report on behalf of Mauna Kea Limited (the applicant) to support a Full Planning Application at Land South of Bryn Lane, Wrexham (hereafter referred to as the "site").

1.2 The description of the proposed development is as follows:

"Demolition of existing structures, site clearance and preparation works, and erection of new employment facilities (Use Class B2 and B8) with ancillary office accommodation (Use Class B1a), landscaping, car and cycle parking, access arrangements, and other associated works."

1.3 The application site (**Figure 1**) currently consists of open green field situated between existing industrial units to the east, west, and south. The northern, eastern, and southern boundaries are typified by trees and shrubland which is particularly dense in the south-eastern corner and northern boundary, separating the site from adjacent plots and Bryn Lane. The western boundary is bounded by security fencing.



Figure 1: Application Site (red outline)

1.4 The proposed development is located within an existing employment area identified to support continued economic growth, employment, and enterprise within the County Borough and the wider region within the Local Development Plan (LDP) (adopted December 2023) and previously the Wrexham Unitary Development Plan (UDP) (adopted February 2005).

1.5 This Statement also seeks to provide a summary of the process of engagement that has been undertaken by the applicant to date in relation to the proposals. It has sought to be a meaningful process, prepared in the context of practice guidance contained within Section 61Z of the Town and Country Planning Act 1990, Section 17 of the Planning (Wales) Act 2015, and Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

1.6 The Statement describes how this process has influenced the evolution of the scheme prior to submission of the planning application. Whilst it may be read in isolation, this Statement should be read alongside the Planning Statement also prepared by Carter Jonas.

1.7 The document is structured as follows:

- **Section 1: Introduction (this section)** - Describes the aims and structure of the document.
- **Section 2: Planning Policy Context** - Provides an overview of the planning policy and legislative requirement for the Pre-Application Consultation
- **Section 3:** Methodology - Explains the methodology behind the community consultation.
- **Section 4: Summary of Consultation** - Summary of responses received to date.
- **Section 5: Conclusions** - Presents a comprehensive review of the consultation undertaken.

2.0 PLANNING POLICY CONTEXT

2.1 The requirement to carry out pre-application consultation for proposed major development is set out in Section 61Z of the Town and Country Planning Act 1990, Section 17 of the Planning (Wales) Act 2015, and Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

2.2 The above legislation states that prior to the submission of a planning application, applicants must:

- Make draft planning application documents available to view publicly;
- Notify statutory consultees of the proposed development
- Display site notices in at least one place on or near the land to which the proposed application; and
- Provide a minimum 28-day consultation period

2.3 This report sets out that the legislative requirements have been met in relation to the proposed development of land to South Bryn Lane through the detailed pre-application consultation that was undertaken as set out in section 3 of this report.

2.4 The report sets out the consultation that was undertaken, details the feedback that was received, and provides a response where appropriate.

3.0 METHODOLOGY

3.1 This section provides details of how statutory consultation was carried out prior to the submission of a full planning application to Wrexham County Borough Council (WCBC), In accordance with legislative requirements, as well as following guidance set out in the Welsh Government "Pre-application Community Consultation: Best Practice Guidance for Developers" document dated December 2021.

Site Notices

3.2 Two site notices were put up around the site on 20th December 2024 to inform the local community of the Applicants intention to apply for planning permission for the proposed development.

3.3 The site notices contained all information as required by Schedule 1B of the "Publicity and Consultation before Applying for Planning Permission Notice under Articles 2C and 2D of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016; including:

- The site location
- The Applicant;
- Description of proposed development;
- Details of where to view draft planning application documents online;
- How to respond to the consultation; and
- Consultation deadline.

3.4 The site notices were displaced in both English and Welsh between 20th December 2024 to 20th January 2025.

3.5 The Applicant regularly checked whether any of the site notices needed to be replaced due to defacement or removal; however, this was not required.

3.6 All site notices were easily visible and legible to members of the public for the whole 28-day period.

3.7 **Appendix 2** provides a copy of the site notice in English and Welsh, a map of the locations where they were displayed, and photographs of each corresponding location ID.

Notifying Adjoining Properties and Owners

3.8 Carter Jonas, on behalf of the Applicant, identified all owners and occupiers of land adjoining the site to which the proposed development relates.

3.9 Due to the scale of the proposed development, an appropriate consultation area was identified to capture adjoining and nearby properties. This area extended to properties within approximately 300 metres of the site. This is considered reasonable considering the industrial nature of immediate surroundings.

3.10 Ownership was determined using Nimbus Mapping, with land titles purchased via Land Registry where necessary.

3.11 In total, 45 neighbouring owners/occupiers were identified. The names and addresses of these have not been provided in this report for data protection reasons. However, a map showing properties where owners and occupiers were sent a notice is shown in **Appendix 8**.

3.12 A hard copy of the following documents was posted to each owner/occupier:

- A covering letter giving a brief overview of the proposed development, where to view draft application documents, and how to make submit comments.
- Site notice (English)
- Site notice (Welsh); and
- Completed Schedule 1B form.

3.13 An example of the covering letter and Schedule 1B form sent to each owner and occupier can be found at **Appendix 2, 3, 4 and 5.**

Notifying Community Consultees

3.14 In line with regulations, Carter Jonas identified the relevant community consultees to be notified of the consultation. This included the relevant Community Council in which the proposed development would be and the Councillor representing the Ward.

3.15 The following community consultees were identified:

- Isycoed Community Council

- Councillor Michael Morris

3.16 Each community consultee was notified about the proposed development via a physical letter and an email consisting of the following information:

- A covering letter giving a brief overview of the proposed development, where to view draft application documents, and how to make submit comments.
- Site notice (English)
- Site notice (Welsh); and
- Completed Schedule 1B form

3.17 The above documents can be found at **Appendix 2,3,4 and 5**

Notifying Specialist Consultees

3.18 In line with Section 61Z of the Town and Country Planning Act 1990, the Applicant is required to consult with "specialist consultees" during the consultation period. The consultees are identified in Schedule 4 of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

3.19 The consultees are identified based on a number of criteria relating to the site location and the proposed development.

3.20 The identified specialist consultees of relevance to the application Site and proposed development are listed below:

- Canal & River Trust
- Coal Authority
- Dwr Cymru Welsh Water
- North Wales Fire and Rescue Authority
- Natural Resources Body for Wales
- WCBC Highways Authority

- WCBC Planning Authority
- Welsh Ministers

3.21 Each specialist consultee was notified about the proposed development via a physical letter and an email containing the following information:

- A covering letter giving a brief overview of the proposed development, where to view draft application documents, and how to make submit comments.
- Site notice (English)
- Site notice (Welsh); and
- Completed Schedule 1C form.

3.22 The above documents can be found at **Appendix 2,3,4 and 6.**

Consultation Website

3.23 Prior to the 28-day consultation period, a website dedicated to the proposed development was set up and this went live on 20th December 2024.

3.24 The web address was https://utopiacity.co.uk/land-south-of-bryn-lane-wrexham/ and was included within the site notices, covering letters and covering emails. All responses from the website were directed to a dedicated consultation email address, referenced clearly where appropriate in consultation materials.

3.25 The website included the following information:

- Site location plan
- Background to the proposed development
- Further details of the proposals including what land uses and facilities are proposed;
- Development design
- Outline of the benefits of the development
- Links to view and/or download draft planning application documents

- An email address and postal address to send comments to.

3.26 Screenshots of the consultation website can be found in **Appendix 7.**

4.0 SUMMARY OF CONSULTATION

4.1 This section of the report provides a summary of the responses received from members of the public.

Pre-Application Engagement

4.2 The application proposals have been discussed with WCBC Officers as part of extensive pre-application discussions (reference ENQ/2024/1039). The Council issued a pre-application response on 5th August 2024. This response identified planning and land use constraints at the site, identified relevant planning policy and provided general pre-application feedback.

4.3 The advice related to the principle of development: Design, Natural Environment, Traffic and Parking, Phosphorous, and Renewable Energy. The pre-application advice also confirmed the validation requirements and planning obligations for the planning application.

4.4 The proposed development has evolved as a result of the pre-application advice received, as detailed in the submitted Design and Access Statement and reported in the technical assessment which supports this planning application.

Consultation Responses

4.5 In total, six responses were received to the consultation, comprising:

- Five responses from specialist consultees;
- One response from adjoining owners/occupiers; and

4.6 **Table 1** below sets out the responses received, who these were from and the type of consultee, and how the Applicant has taken each comment into consideration and provided a response where relevant.

4.7 The main points raised at this stage were related to Ecology, Land Contamination, and Drainage.

Table 1: Consultation Responses

Consultee	Date of Response Received	Response Received	Applicant's Response (Draft)
Canal and River Trust	23rd December 2024	They comment that the scheme does not meet the criteria for consultation	No response required.
The Coal Authority	23rd December 2024	They confirm that the site falls within the Coal Authority's defined Development Low Risk Area. On this basis they have no specific comments to make.	No response required.
North Wales Fire & Rescue Service	3rd of January 2025	Their comments are limited to the following: **Water Supplies:** *Hydrants should be provided within 90m of an entry point to building and not more than 90m apart.* **Access for Fire Appliance:** *The site plans provided appears to shown an access road with a minimum of 3.7m between kerbs with a minimum carrying capacity of 12.5 tonnes. Turning facilities have been provided in any dead-end access route that is more than 20m long.*	These comments have been shared with the masterplanner and noted.
Welsh Water	3rd of January 2025	They have provided a copy of the water and sewer extract plans for the area, and a copy of our Planning Guidance Note. They provide comments on the following: **Public Sewerage Network –** They advised that some public drains may not be recorded on their maps and the presence of such drains may impact any proposal on the site	A Flood Risk Assessment and Drainage Statement have bene submitted as part of the planning application. Alongside the Planning Statement, these outline the consultants. The Applicant and their consultants have been in dialogue with Welsh Water regarding hydraulic modelling and strategic issues around foul water drainage, working to develop a solution that works for all parties.

Consultee	Date of Response Received	Response Received	Applicant's Response (Draft)
		Surface Water Drainage - It is recommended that we consult with Wrexham County Council, as the determining SuDS Approval Body (SAB), in relation to SuDS features. **Foul Water Drainage – Sewerage Network –** They comment that it is unlikely that sufficient capacity exists to accommodate the development within the immediate public sewerage system without causing detriment to the existing services. They recommend an enabling assessment is completed to identify a solution for mitigating the impact of the proposed development. They also provide alternative options for mitigation. **Foul Water Drainage – Sewage Treatment –** They advise there is currently suitable hydraulic capacity in the public sewerage system and downstream WwTW to accommodate foul water flows from the development subject of this application.	The SuDs strategy is considered to be the most appropriate for the scheme and that the SAB officer will be consulted as part of the planning application process.

Consultee	Date of Response Received	Response Received	Applicant's Response (Draft)
Natural Resource Wales – Ecology-related Comments	20th January 2025	**Ecology Comments:** They consider that the current submission is insufficient for the purposes of demonstrating that the proposal is not likely to be detrimental impacts to GCN. This is set out in further detail below: **Great Crested Newts (GCN)** They comment that the information provided has identified the significance of Great Created Newts and the development has the potential impact their breeding sites. GCN are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981. Where GCN are present and a development proposal is likely to have legal protection and the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the relevant legislation. They consider that the current submission is insufficient for the purposes of demonstrating that the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of GCN. There concerns in relation to GCN are as follows: 1. No comprehensive GCN survey has been carried out.	The Environment Partnership (TEP) has reviewed the letter from NRW and would comment accordingly (see **bold**) **Great Crested Newts (GCN)** *1) No comprehensive GCN survey has been carried out.* **An EDNA survey was carried out at site waterbody. However, with regards to a comprehensive GCN survey, no newts were recorded on site, Therefore, TEP consider that no further surveys are required.** *2) No apparent consideration has been given to the long-term GCN compensation scheme located to the south of the application site –* **TEP are aware of the GCN population located over 500m to the south of the Site. Whilst noting that no GCN have been recorded with the waterbody at site, a wildlife corridor has been retained and enhanced as part of the Proposed Development. This will encourage colonisation of the site in the future and could support with connectivity.** *3) No modelling has been carried out to assess impacts on connectivity –* **We have considered the populations to the north beyond Bryn Lane. However, the nearest breeding**

Consultee	Date of Response Received	Response Received	Applicant's Response (Draft)
		2. No apparent consideration has been given to the long-term GCN compensation scheme located to the south of the application site. 3. No modelling has been carried out to assess impacts on connectivity. 4. There is no consideration of a strategic GCN conservation scheme in respect of land owned by the applicant. 5. The proposed compensatory measures: (a) Are too small in area. In accordance with the WCBC Wrexham Industrial Estate SPG (29), we advise that the overall size of GCN compensatory habitats should accord with the size of the footprint of the development. (b) Provide inadequate provision of corridors to ensure migration and dispersal of GCN. 6. Long term tenure issues of compensation areas have not been considered. 7. No detail of how long-term management will be actioned has been provided. 8. No detail on proposed post-construction monitoring has been provided.	**pond is over 350m from site and Bryn Lane (a heavily trafficked route around the Wrexham Industrial Estate) represents a significant barrier to connectivity to this site. Connectivity is provided to the south, east, and west via Strategic Ecological Network which is included within the Proposed Development. This is considered sufficient level of connectivity and no further modelling is required. As noted earlier, there is no evidence of GCN colonising the waterbody onsite**. *4) There is no consideration of a strategic GCN conservation scheme in respect of land owned by the applicant* **The Strategic Ecological Network is retained in the design , protected throughout development and will be enhanced including the addition of a wildlife pond. The Applicant will engage with NRW on plans for a wider strategic approach to ecology across its landownership during determination of the application.** *5) The proposed compensatory measures:* *(a) Are too small in area. In accordance with the WCBC Wrexham Industrial Estate SPG (29), we advise that the overall size of GCN compensatory habitats should accord with the size of the footprint of the development.* **As noted within the Planning Statement, the on-site provision equates to a 32% on-site provision versus the development site area. The Applicant is in**

Consultee	Date of Response Received	Response Received	Applicant's Response (Draft)

		Overall, they consider the proposed scheme is unsatisfactory for the purposes of demonstrating no detriment to the maintenance of the favourable conservation status of the Wrexham Industrial Estate GCN population. They therefore advice the following information is submitted as part of the application:
		• An overall strategic GCN conservation scheme for all land within the applicant's ownership (they provide a full breakdown of what should be included)
		• Details concerning the clearance of GCNs from working areas during construction;
		• Details concerning long-term compensation measures including, but not necessarily limited to
		  • Size and location of the compensation site;
		  • Habitat retention, creation and enhancement;
		  • Tenure of the compensation site (to be informed by the definition of a "responsible" body under Part 7 of the Environment Act 2021)
		  • Long-term management plan for the compensation site
		• Long-term surveillance of the compensation site (not less than 25 years). This is required to target management actions.
			discussions with NRW on a strategic approach that would seek to increase this amount of a 45% provision. This is in line with other applications recently approved in the Wrexham Industrial Estate.
			(b) Provide inadequate provision of corridors to ensure migration and dispersal of GCN –
			The Proposed Development includes a Strategic Ecological Network around the southern and eastern perimeters. These achieve widths of between 14-33.5m and are considered sufficient for migration and dispersal of GCN. As above, it is noted that no GCN were found on site.
			Furthermore, hedgerows are proposed on the western perimeter.
			6) Long term tenure issues of compensation areas have not been considered –
			Compensation areas will be retained by the landowner and managed to support and encourage wildlife.
			7) No detail of how long-term management will be actioned has been provided –
			A management plan can be produced and secured via an appropriately worded Planning Condition.

Consultee	Date of Response Received	Response Received	Applicant's Response (Draft)
		Biosecurity They also consider biosecurity to be a material consideration to the location of the proposal. In this case the biosecurity concerns relate to invasive non-native species (INNS) and diseases. They advise that if consent is given it should be subject to the condition requiring the submission and implementation of a Biodiversity Risk Assessment which should include: i. appropriate measures to control any INNS on site; and ii. measures or actions that aim to prevent INNS being introduced to the site for the duration of construction and operational phases of the scheme	*8)No detail on proposed post-construction monitoring has been provided –* **This will be included in a management plan.** TEP provided the following comments regarding the suggested additional information to be submitted: *An overall strategic GCN conservation scheme for all land within the applicant's ownership* **As noted, no GCN have been found on site. However, the Applicant is in discussions with NRW about a strategic solution to ecology noting their wider landownership.** *Details concerning the clearance of GCNs from working areas during construction –* **No GCN were recorded breeding at site which is dominated by a grazed field, scattered trees and scrubs providing limited refuge for GCN. However, a RAMS document and ecologist supervision is recommended for clearance works, as noted within the Ecological Impact Assessment. If by remote chance a GCN is found then works will cease and NRW consulted** *Details concerning long-term compensation measures including, but not necessarily limited to*

Consultee	Date of Response Received	Response Received	Applicant's Response (Draft)
			Size and location of the compensation site; *The submission and implementation of long-term compensatory proposals including an appropriately-sized compensation area (based on 'like for like') and appropriate tenure -* **As noted within the Planning Statement, the on-site provision equates to a 32% on-site provision versus the development site area. The Applicant is in discussions with NRW on a strategic approach that would seek to increase this amount of a 45% provision. This is in line with other applications recently approved in the Wrexham Industrial Estate.** *Habitat retention, creation and enhancement; -* **The Application is supported by an Ecological Impact Assessment and landscape drawings which detail habitat retention, creation, and enhancement.** *Long-term management plan for the compensation site* *The submission and implementation of a long-term management plan; this to include defined aims and objectives, management prescriptions; surveillance, wardening; contingency measures and future licensing requirements*; **The Applicant would accept an appropriately standard planning conditions to require this information**

Consultee	Date of Response Received	Response Received	Applicant's Response (Draft)
			Long-term surveillance of the compensation site (not less than 25 years). This is required to target management actions. Methodology to accord with the online Wales GCN Monitoring Scheme. **This can be covered within the Long Term Management Plan.** *The submission and implementation of detailed GCN avoidance and mitigation measures –* **No GCN were recorded breeding at site which is dominated by a grazed field, scattered trees and scrubs providing limited refuge for GCN. However, a RAMS document and ecologist supervision is recommended for clearance works, as noted within the Ecological Impact Assessment. If by remote chance a GCN is found then works will cease and NRW consulted** *Submission of amended proposals concerning the detail of habitats that function for ecological connectivity purposes. It is advised that component corridors are wider and consider dispersal across roads. –* **This information is included on the landscaping plans submitted as part of the Planning Application. This includes details of current habitats, which will be further enhancement with new planting and inclusion of pond and hibernaculas. The Proposed Development includes a Strategic Ecological Network (with widths ranging from 14 to 33.5m, considered**

Consultee	Date of Response Received	Response Received	Applicant's Response (Draft)
			ample for GCN) which is focused on the southern and eastern boundary of the Site, allowing for connectivity through the site (and beyond, notwithstanding the substantial barrier placed by Bryn Lane to the north).
Natural Resource Wales – Land Contamination Comments		**Land Contamination Comments** They broadly concur with the recommendations of the Contaminated Land assessment, However, they suggest a number of conditions, which are summarised as follows: <u>Condition 1</u>: No development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site has been submitted to, and approved in writing by the Local Planning Authority. • A preliminary risk assessment. • A site investigation scheme • The results of the site investigation and the detailed risk assessment • A verification plan providing details of the data that will be collected	The Applicant has asked Hilson Moran Response to provide comments on the feedback relating to Land Contamination matters. Hilson Moran response is Hilson Moran has undertaken the Phase I Land Contamination Assessment which is considered suitable to satisfy the requirement of a Preliminary Risk Assessment (Condition 1(1)). Prior to development a site investigation will be required to be undertaken (Condition 1(2)) to identify potential contamination (if present). Subsequent remediation requirements (Condition 1(3)) and a verification plan (Condition 1(4)) may be required following the outcome of the site investigation.

Consultee	Date of Response Received	Response Received	Applicant's Response (Draft)
		Condition 2: Prior to the occupation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. Condition 3: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority Condition 4: Condition 4: No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority. Condition 5: No development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.	If no significant contamination is identified on the site during the site investigation then the requirements for the remediation strategy and verification report may be negated. Planning Condition 4 – This will be discussed between the Applicant and WCBC during determination. Planning Condition 5 – A piling or foundations risk assessment will be required following the site investigation. On NRW's foul drainage comments, our response to Welsh Water earlier in this report is relevant.

Consultee	Date of Response Received	Response Received	Applicant's Response (Draft)
		Protected Sites – foul drainage They note that the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC), the LPA will consider the impact of the application on water quality in SAC river catchments. They also note the application proposes connection of foul water to the mains sewer. However, the suitability of foul drainage arrangements for the proposed development is a matter for the Planning Authority to determine. They suggest discuss the application with Wrexham County Borough Council, to determine weather an Appropriate Assessment is required.	
Local Planning Authority	Awaiting a Response	At the time of submission, no response was received from the Local Planning Authority	
Local highway authority	Awaiting a Response	At the time of submission, no response was received from the Local Highway Authority.	
The Water and Sewerage Undertaker	Awaiting a Response	At the time of submission, no response was received from the Water and Sewerage Undertaker.	
Welsh Ministers	Awaiting a Response	At the time of submission, no response was received from Welsh Ministers.	

Consultee	Date of Response Received	Response Received	Applicant's Response (Draft)
Adjionng Landowner	3rd January 2025	A planning agent acting on behalf of an adjoining landowner enquired about our approach to ecology noting potential opportunities for collaboration	The Applicant has engaged with the planning agent and will consider whether further engagement is required.

5.0 SUMMARY AND CONCLUSIONS

5.1 This report has outlined the pre-application community consultation undertaken by the Applicant which has informed the submission of the planning application to WCBC.

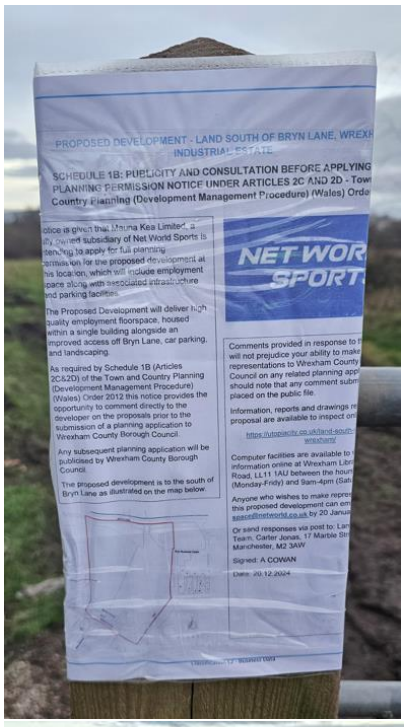
5.2 The Applicant consultation strategy meets all statutory requirements as set out in the legislation and has followed additional best practice guidance, including undertaking non-statutory consultation beyond the requirements.

5.3 There were only minimal comments received throughout the consultation period, however, those which were received have been and considered prior to the submission of the planning application to WCBC.

5.4 The Applicant is committed to continuing engagement with all consultees, and the public, throughout the planning application process.

APPENDICES

1 Site Notice Locations







2 Example Site Notice

PROPOSED DEVELOPMENT - LAND SOUTH OF BRYN LANE, WREXHAM INDUSTRIAL ESTATE

SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Notice is given that Mauna Kea Limited, a fully owned subsidiary of Net World Sports is intending to apply for full planning permission for the proposed development at this location, which will include employment space along with associated infrastructure and parking facilities.

The Proposed Development will deliver high quality employment floorspace, housed within a single building alongside an improved access off Bryn Lane, car parking, and landscaping.

As required by Schedule 1B (Articles 2C&2D) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 this notice provides the opportunity to comment directly to the developer on the proposals prior to the submission of a planning application to Wrexham County Borough Council.

Any subsequent planning application will be publicised by Wrexham County Borough Council.

The proposed development is to the south of Bryn Lane as illustrated on the map below.



NET WORLD SPORTS

Comments provided in response to this site notice will not prejudice your ability to make representations to Wrexham County Borough Council on any related planning application. You should note that any comment submitted may be placed on the public file.

Information, reports and drawings regarding the proposal are available to inspect online at:

https://utopiacity.co.uk/land-south-of-bryn-lane-wrexham/

Computer facilities are available to view this information online at Wrexham Library, Rhosddu Road, LL11 1AU between the hours of 9am-6pm (Monday-Fridy) and 9am-4pm (Saturday).

Anyone who wishes to make representations about this proposed development can email us at space@networld.co.uk by 20 January 2025.

Or send responses via post to: Land South Project Team, Carter Jonas, 17 Marble Street, Bloc, Manchester, M2 3AW

Signed: A COWAN

Date: 20.12.2024

Classification L2 - Business Data

3 Example Cover Letter

Carter Jonas

17 Marble Street
Bloc
Manchester
M2 3AW

Name
Address
Address
Postcode

VIA POST

Your ref:
Our ref: J0085662

20 December 2024

Dear Sir/Madam,

LAND SOUTH OF BRYN LANE, WREXHAM INDUSTRIAL ESTATE

As required by Schedule 1B (Articles 2C & 2D) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, please find enclosed a notice relating to a proposed development at Land South of Bryn Lane, Wrexham Industrial Estate.

The applicant, Mauna Kea Limited, a fully owned subsidiary of Net World Sports, is planning to apply for full planning permission for the proposed development at this location, which will include employment space along with associated infrastructure, landscaping, and parking facilities.

You are receiving this notice as an occupier / owner of an adjoining property, presenting an opportunity to submit your comments on the proposed development by **20 January 2025**.

All responses will be considered before the planning application is submitted to Wrexham County Borough Council, with a report summarising consultation responses forming part of the submission

You can view the application documents online at: https://utopiacity.co.uk/land-south-of-bryn-lane-wrexham/

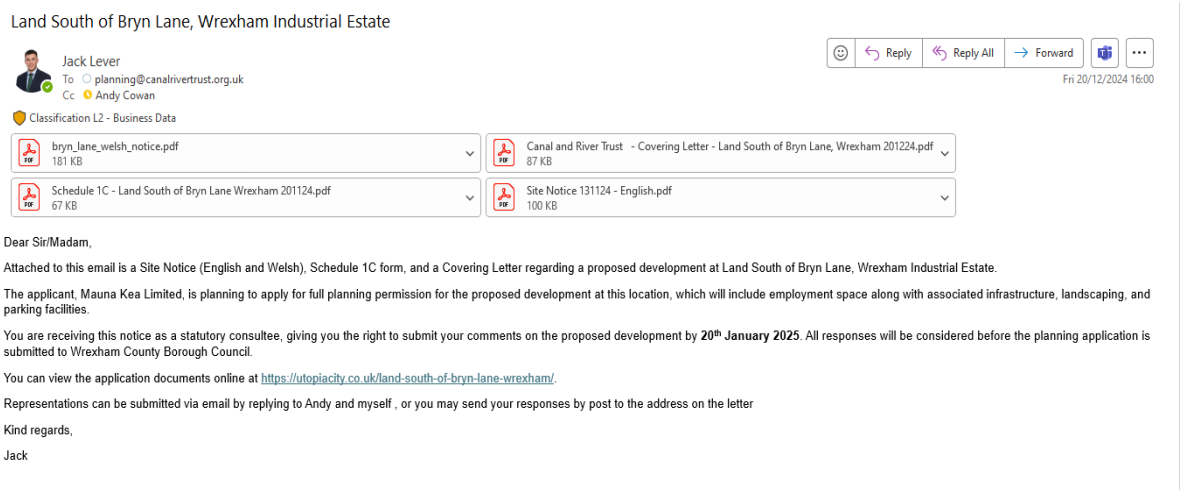
Representations can be submitted via email at space@networld.co.uk, or you may send your responses by post to the address at the top of this letter.

Yours sincerely,

Andy Cowan

Associate Partner, Carter Jonas

4 Example Covering Email



Land South of Bryn Lane, Wrexham Industrial Estate

Jack Lever
To planning@canalrivertrust.org.uk
Cc Andy Cowan

Reply | Reply All | Forward

Fri 20/12/2024 16:00

Classification L2 - Business Data

bryn_lane_welsh_notice.pdf 181 KB

Canal and River Trust - Covering Letter - Land South of Bryn Lane, Wrexham 201224.pdf 87 KB

Schedule 1C - Land South of Bryn Lane Wrexham 201124.pdf 67 KB

Site Notice 131124 - English.pdf 100 KB

Dear Sir/Madam,

Attached to this email is a Site Notice (English and Welsh), Schedule 1C form, and a Covering Letter regarding a proposed development at Land South of Bryn Lane, Wrexham Industrial Estate.

The applicant, Mauna Kea Limited, is planning to apply for full planning permission for the proposed development at this location, which will include employment space along with associated infrastructure, landscaping, and parking facilities.

You are receiving this notice as a statutory consultee, giving you the right to submit your comments on the proposed development by **20th January 2025**. All responses will be considered before the planning application is submitted to Wrexham County Borough Council.

You can view the application documents online at https://utopiacity.co.uk/land-south-of-bryn-lane-wrexham/.

Representations can be submitted via email by replying to Andy and myself , or you may send your responses by post to the address on the letter

Kind regards,

Jack

5 Schedule 1B Form

SCHEDULE 1 (Article 4(4))

Pre-application notices

SCHEDULE 1B (Articles 2C & 2D)

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development).

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA") as required by Schedule 1B (Articles 2C&2D) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at Land South of Bryn Lane, Wrexham Industrial Estate.

I give notice that *Mauna Kea Limited*

Intends to apply for planning permission to: *deliver high quality employment floorspace, housed within a single building alongside an improved access off Bryn Lane, car parking, and landscaping.*

You may inspect copies of:

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

Available to view online at: https://utopiacity.co.uk/land-south-of-bryn-lane-wrexham/. Computer facilities are available to view this information online at Wrexham Library, Rhosddu Road, LL11 1AU between the hours of 9am-6pm (Monday-Friday) and 9am-4pm (Saturday).

Anyone who wishes to make representations about this proposed development can write the project team at Land South Project Team, Carter Jonas, 17 Marble Street, Bloc, Manchester, M2 3AW or alternatively email us at space@networld.co.uk by 20 January 2025.

Signed: ANDY COWAN

Date: 20/12/2024

Classification L2 - Business Data

6 Schedule 1C Form

SCHEDULE 1C (Article 2D)

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at Land South of Bryn Lane, Wrexham Industrial Estate.

I give notice that *Mauna Kea Limited*

Intends to apply for planning permission to: *deliver high quality employment floorspace, housed within a single building alongside an improved access off Bryn Lane and landscaping*.

You may inspect copies of:

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

Available to view online at: https://utopiacity.co.uk/land-south-of-bryn-lane-wrexham/.

Anyone who wishes to make representations about this proposed development can write the project team at Land South Project Team, Carter Jonas, 17 Marble Street, Bloc, Manchester, M2 3AW or alternatively email us at space@networld.co.uk by 20 January 2025.

Signed: ANDY COWAN

Date: 20/12/2024

Classification L2 - Business Data

7 Website Screenshots

Land South of Bryn Lane Wrexham



Welcome

Welcome to the consultation website for the proposed development at Land South of Bryn Lane, Wrexham.

Under Section 61Z of the Town and Country Planning Act 1990, we are carrying out pre-application consultation for the proposed development at Land South of Bryn Lane, Wrexham. The site is located in the northern part of Wrexham Industrial Estate, as illustrated on the map above.

This website provides you with the opportunity to view the draft planning application documents and leave feedback on the proposals.

Background

Net World Sports is pleased to present proposals for a new employment scheme. The proposed site is located within the Wrexham Industrial Estate, which is a designated Employment Area specifically protected for Class B1, B2, and B8 use by policy EM1 of the Adopted Wrexham Local Development Plan (LDP).

The site extends approximately 3.72 ha and predominantly comprises open grassland, situated between existing industrial units. The northern part of the site is bounded by Bryn Land, which provides direct access to the site.

The proposed development serves as a natural expansion of the Wrexham Industrial Estate, which is acknowledged as a key employment hub on both a national and regional level. Delivering this site for employment development would make an important contribution to the Council's overarching spatial strategy outlined in the adopted Local Development Plan, ensuring sufficient employment opportunities come forward at the Wrexham Industrial Estate to address both current and future needs.

Classification L2 - Business Data

The Proposal

The proposal will progress through a detailed full planning application, informed by an extensive pre-application consultation. This consultation will engage with local stakeholders, relevant consultees, and key representatives from Wrexham County Borough Council (WCBC) to ensure that all comments are considered and inform the proposals.

The proposed layout provided below offers a comprehensive vision of how the scheme will be developed. It considers the characteristics of the existing site, including its topography, natural features, and the surrounding environment. This approach aims to create a cohesive and sustainable development that is in keeping with the surrounding business.

Key Features

The full description of the development is available to view in the draft planning application documents. The proposed development comprises the following:

- Site clearance and preparation works, including removal of vegetation and reprofiling of topsoil, where necessary;
- 14,564 sq. m (GIA) of employment floorspace (Use Classes B2 and B8) alongside ancillary office floorspace (Use Class B1a)
- 146 car parking spaces (including 15 disabled car parking spaces)
- 30 Cycle parking spaces within an external cycle store
- Retention of a Strategic Ecological Network around the southern and eastern perimeter of the Site
- Improved access off Byrn Lane and new internal circulation roads
- Retention and enhancement of some existing on-site green spaces and provision of landscaping ; and
- Implementation of drainage measures and ancillary infrastructure

Wider Benefits

The proposal has the opportunity to deliver key benefits to the surrounding area, including:

- The development of modern employment space would attract new occupiers to Wrexham Industrial Estate, creating a wider economic benefit to the area.
- The proposal is expected to create 238 full-time positions during its operational phase, along with additional jobs throughout the supply chain. Additionally, jobs will be created through the construction phase.
- The site will make a positive contribution to the existing Wrexham Industrial Estate Strategic Ecological Network, as envisaged in the Local Development Plan.
- The existing location is a rare, empty lot within the Wrexham Industrial Estate, representing a prime opportunity to deliver an more economically beneficial use of land. This proposal presents a chance to create a modern employment facility on the frontage of Bryn Lane, a key route around the perimeter of the Wrexham Industrial Estate.
- The proposal will support an existing local business, Net World Sport, who's current objective is to occupy the building to support their business operations. This scheme will provide key infrastructure to help Net World Sport grow in the future.

Classification L2 - Business Data

The Design

The design process started with a comprehensive analysis of the site constraints, which allowed the design team to fully understand both the site and its surroundings. Details regarding the full design approach can be found in the Design and Access Statement, which is available for review as part of this consultation.

The proposed design has been driven by the intended use of the building, which could be used for manufacturing use and warehouse distribution, along with supporting office facilities, a delivery yard, and related infrastructure.

The design philosophy for the building's exterior sought to combine modern high-end office and industrial aesthetics, ensuring consistency with the existing built environment and the character of the Wrexham industrial site.

The main materials proposed are metal cladding for the walls and roof, complemented by decorative surrounds and canopy features for the office areas. The proposed vertical wall cladding showcases a trapezoidal profile, while horizontal elements share the same profile but with a contrasting colour. Glazed elements are included on the northern and western elevations to support the office use, allowing natural light into the building. The roof is hidden from ground level by hipped ends and a shallow parapet detail, enhancing visual appeal of the proposed site.

The development will also incorporate new landscaping and maintain the Strategic Ecological Network around the southern and eastern edges of the site. A new entrance off Bryn Lane and the construction of new internal roads will improve access to the site and improve circulation.

Within the site demise, a configuration of hard and soft landscape surface treatments has been proposed to provide linking footpaths, access roads, and associated parking.

Draft Planning Application Documents

As part of the planning application, we will be submitting the following documents. These documents are in draft form and will be finalised following the pre-application consultation. You can view these documents by clicking on the links below:

Reports

Plans

Make a Comment

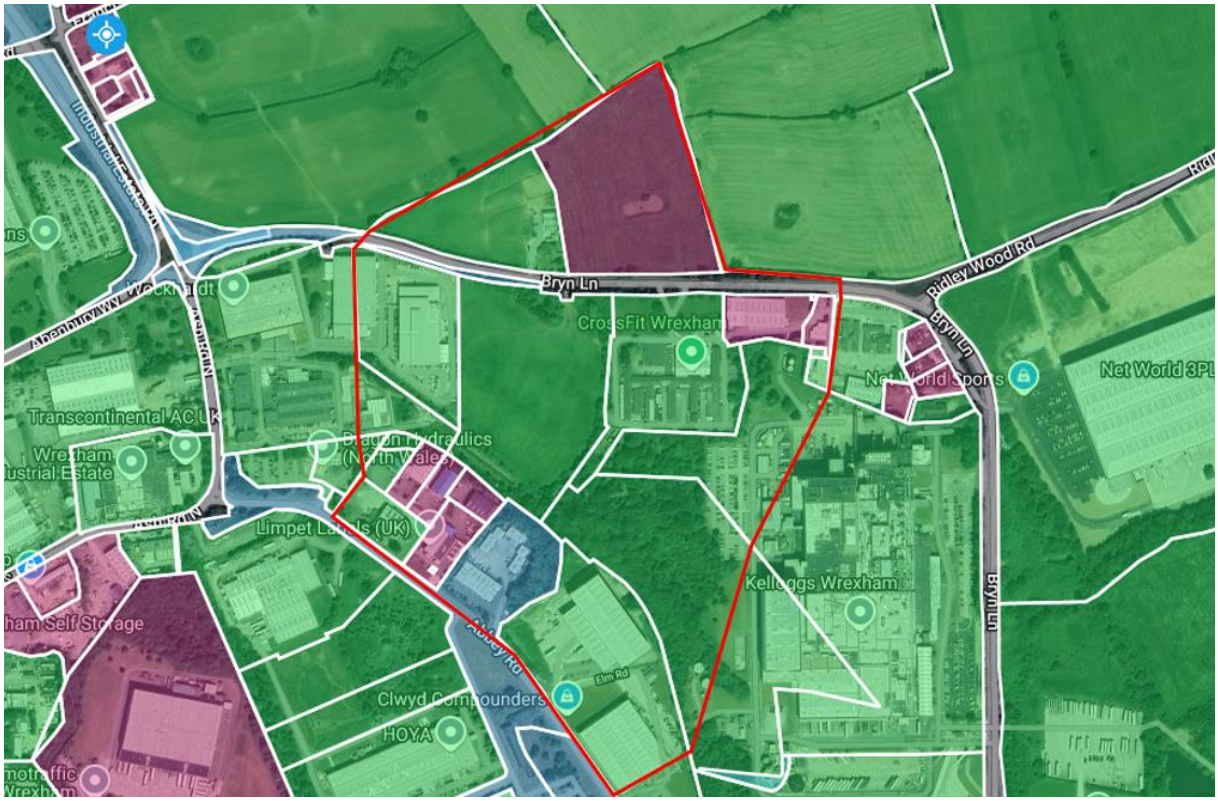
We welcome your thoughts on our plans for the growth of Wrexham Industrial Estate. The consultation period will run until 20th January 2025. All feedback received during the consultation period will be taken into account to inform our final planning application proposals. You can provide your feedback by emailing **space@networld.co.uk**.

After the consultation, all feedback will be reviewed and considered as part of the final planning application submission. A Pre-Application Consultation Report summarising comments returned during this process will be included in the application.

Classification L2 - Business Data

8 Map of Notified Adjoining Owners/Occupiers

*Red line boundary depicts notified adjoining owners/occupiers



Carter Jonas