ROYALPILGRIM
COMMUNICATIONS

Pre-Application Consultation Report

Land south of Llay Road, Cefn Y Bedd

May 2022



Introduction

This report summarises the pre-application consultation undertaken in relation to a proposed leisure development on land south of Llay Road, Cefn Y Bedd, Wrexham. The document also details feedback received from Specialist and Statutory Consultees, as well as the applicant's response to any issues raised.

The proposals

Proposed mixed use (agriculture and outdoor recreation) development, land south of Llay Road, Cefn-y-Bedd, Wrexham, as a mixed use for agricultural (Christmas Tree Farm) and outdoor recreation to include a reindeer centre, paddle boarding, water related activities, engineering operations to extend the existing lake, creation of bark footpath, erection of cedar clad agricultural building to provide office, machine and equipment store, hay/straw storage, sick bay and maternity bay space for reindeer, creation of a car park, creation of a new access onto Llay Road and landscaping.

The importance of consultation

National and local government encourage developers to consult with local communities and stakeholders before submitting any planning application.

Planning Policy (Wales)

The *Planning (Wales) Act 2015* requires applicants to undertake pre-application consultation for major planning applications. This planning application is considered to be a 'major' development as defined in *Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO)* on schemes of 1,000 sq. m or over of floorspace and therefore a full public consultation is required.

Guidance on the requirements of pre-application consultation is set out in *Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 'Guidance on Pre-application Consultation'.*

The public consultation undertaken in relation to this planning application takes account of the relevant planning policy.

Statutory consultation

Section 17 of the Planning (Wales) Act 2015 requires applicants to carry out pre-application consultation. Statutory consultation activities have been undertaken adhering to the guidance set out in *Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016*.

Site notices

On 1 February 2022, as required by the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012 Schedule 1B: Publicity and consultation before applying for planning permission notice under articles 2c and 2d*, site notices (in Welsh and English) were placed in selected locations on or close to the site for a minimum of 28 days *(see Appendix 1 for the site notice and pictures).*

The site notices included information on the proposed development, where people could find out more and how to comment. The notice also included a date when the consultation period was to end – 28 days from the site notices being displayed.

Statutory Consultees

Statutory consultees were contacted via letter or email and issued with a site notice, along with a cover letter on 1 February 2022 (*see Appendix 2*). Correspondence was in Welsh and English.

Statutory consultees are:

- Councillor Robert Walsh and Councillor Bryan Apsley – Ward members for the site, Wrexham County Council
- Llay Community Council
- Neighbouring properties that share a boundary with the site (Llay Road, LL12 9UF and Llay Bank, LL12 9YF).

The covering letter explained the proposals and invited recipients to take part in the consultation process. The letter also included a freephone 0800 number and email address for the development should consultees have any queries.

A paper copy of the draft planning documents was also posted to neighbouring properties to ensure they had access to the information.

Llay Community Council

A presentation of the proposals was made to Llay Community Council on 16 February 2022, which also gave members the opportunity to ask the applicant questions.

Questions asked by councillors and the applicant's response can be found below:

- Would fishing continue on the site? Fishing will continue but via a private fishing club with individual permits to local fishermen
- Is it anticipated that 100 car parking spaces would be required on site? Car parking requirements are determined by the applicant's experience of the type of development proposed and the Transport Assessment submitted as part of the planning application provides further information on car parking.

- Is the existing water quality on site suitable for paddleboarding or will some work need to be done? The water is suitable for paddle boarding.
- Would the hedgerow that is to be removed to create the access to be replaced elsewhere on the site? Yes, additional hedgerow, tree planting and landscaping will be added across the site.
- How much of the site would be used for planting Christmas trees? Approximately 10 – 15 acres will be used for this purpose.
- How many reindeer would be kept on site? It's anticipated that between 50 – 100 reindeer will be kept onsite.

Neighbouring residents

To date, no responses have been received from neighbouring properties.

Specialist consultees

On 1 February 2022, specialist consultees were issued via email, a formal request for a pre-application consultation response under *Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. (See Appendix 3).* The notice and cover email was in Welsh and English.

The list of specialist consultees included:

- Wrexham Planning Policy, Biodiversity & Environment
- Wrexham Environmental & Technical
- Welsh Water
- Cadw
- North & Mid Wales Trunk Road Agent (NMWTRA)
- Natural Resources Wales
- The Coal Authority
- Design Out Crime Officer- North Wales Police

Responses have been received from:

- The Coal Authority
- Welsh Government Transport
- Welsh Water
- Natural Resources Wales
- Wrexham Environmental Health & Housing Standards
- Cadw

The full responses from consultees can be found at Appendix 4 and a summary with the applicant's response is below.

The consultation period was extended by seven days at the request of a consultee.

The Coal Authority

The Coal Authority confirmed that, '*…whilst the proposed development site falls within the coalfield, it is located outside the Development High Risk Area as defined by the Coal Authority. Therefore, there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability at this site.'*

Wrexham Environmental Health & Housing Standards

The consultee responded that they, '*…do not foresee any environmental of public health implications associated with this planning application.",* but encourage the provision of electric vehicle charge points on the site.

Applicant response: *There will be electric vehicle charging points on the site.*

Cadw

Cadw made no comments on the application and confirmed that *'there are no scheduled monuments or registered historic parks and gardens within the vicinity of the proposed development that would be affected by the proposed development.'*

Welsh Government Transport

The Welsh Government Transport confirmed it had no comments on the proposals.

Welsh Water

The consultee confirmed that foul flows from the site '*can be accommodated within the public sewerage system.'.* Welsh Water also advised that the application will be subject to approval by the SuDS Approval Body (SAB).

Natural Resources Wales

The response from Natural Resources Wales advises that further assessment is required and information submitted as part of any planning application in relation to Flooding, Protected Species and Protected Sites, including Special Areas of Conservation and SSSI nearby.

Applicant response: *Further assessments have been undertaken and submitted as part of the planning application.*

Draft planning application

Accessing the draft documents

The notices displayed on site and issued to statutory and specialist consultees were in both Welsh and English and detailed how to view the draft planning application documents.

The documents are available to view and download online at **www.online-consultations.co.uk/landsouthofllayroad** *(see Appendix 5)*.

A full pack of draft planning documents was also issued to neighbouring residents to ensure that as many people as possible had access to the documentation.

The draft documentation available includes:

- Planning, Design and Access Statement
- Plans including – Statutory Plan, General Arrangement, Elevations, Building Floor Plan
- Highways Assessment and Technical Note
- Ecology Appraisal
- Drainage Assessment

Commenting on the proposals

Consultees were given several ways to comment on the draft application including:

- Email
- Freephone 0800 number
- Freepost address
- Online feedback form

Conclusion

The applicant has undertaken pre-application consultation in line with policy guidance and has responded to issues raised by statutory and specialist consultees.

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APPENDICES

Appendix 1: Site Notices

Gorchymyn Cynllunio Gwlad a Thref
(Gweithdrefn Rheoli Datblygu) (Cymru) 2012
Atodlen 1B: Cyhoeddusrwydd ac ymgynghoriad cyn ymgeisio am ganiatâd cynllunio o dan erthygl 2c a 2d

Datblygiad defnydd cymysg arfaethedig (amaethyddiaeth a hamdden awyr agored), tir i'r de o Ffordd Llai, Cefn-y-Bedd, Wrecsam

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn cynnig y cyfle i wneud sylwadau ar ddatblygiad arfaethedig yn uniongyrchol i'r datblygwr cyn i'r cais cynllunio gael ei gyflwyno i Gyngor Wrecsam. Bydd unrhyw gais cynllunio wedyn yn cael cyhoeddusrwydd gan Gyngor Wrecsam; ni fydd unrhyw sylwadau a roddir i ymateb i'r hysbysiad hwn yn niweidio eich gallu i gyflwyno sylwadau i Gyngor Wrecsam am unrhyw gais cynllunio yn gysylltiedig â hwn. Dylech nodi y gallai unrhyw sylwadau gael eu cynnwys mewn ffeil gyhoeddus.

Datblygiad arfaethedig ar y **tir i'r de o Ffordd Llai, Cefn-y-Bedd, Wrecsam**

Rhoddir rhybudd bod Mr Clint Shaw yn bwriadu gwneud cais i ddefnyddio'r tir i'r de o Ffordd Llai a'r gogledd-ddwyrain o Park Road fel defnydd cymysg ar gyfer amaethyddiaeth (Fferm Coed Nadolig) a hamdden awyr agored i gynnwys canolfan ceirw, padlfyrddio, gweithgareddau sy'n gysylltiedig â dŵr, gweithrediadau peirianyddol i ymestyn y llyn presennol, creu llwybr troed rhisgl, codi adeilad amaethyddol â chladin cedrwydd i ddarparu swyddfa, storfa peiriannau ac offer, storfa gwair/gwellt, cornel i anifeiliaid sâl a man mamolaeth ar gyfer ceirw, creu maes parcio, creu mynediad newydd i Ffordd Llai a gwaith tirlunio newydd.

Cewch archwilio copïau o'r canlynol:
- Y cais arfaethedig;
- Y cynlluniau; a
- Dogfennau ategol eraill

Ar-lein: **www.online-consultations.co.uk/landsouthofllayroad**

Mae cyfrifiaduron cyhoeddus ar gael yn **Llyfrgell Llai, Canolfan Adnoddau Parc Llai, Sgwâr y Farchnad, Llai, Wrecsam, LL12 0TR** yn ystod oriau agor **dydd Llun 2pm – 6pm, dydd Mawrth – dydd Iau 1pm – 5pm, dydd Gwener 2pm – 6pm. Dydd Sadwrn a dydd Sul – Ar gau.**

Dylai unrhyw un sydd am wneud sylwadau ynghylch y datblygiad arfaethedig hwn ysgrifennu atom erbyn **5pm 28 Chwefror 2022** ar:

E-bost:	**Rhadffôn:**	**Rhadbost:**
emily@royalpilgrim.com	0800 089 0362	Freepost RUCB-BJRG-YBZX Royal Pilgrim Communications PO BOX 208 HECKMONDWIKE WF17 6FE

Erbyn 28 Chwefror 2022

Llofnod: EParkin

Emily Parkin

Dyddiad: 1 Chwefror 2022

Town and Country Planning
(Development Management Procedure) (Wales) Order 2012
Schedule 1B: Publicity and consultation before applying for planning permission notice under articles 2c and 2d

Proposed mixed use (agriculture and outdoor recreation) development, land south of Llay Road, Cefn-y-Bedd, Wrexham

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

Proposed development at the **land south of Llay Road, Cefn-y-Bedd, Wrexham**

Notice is given that Mr Clint Shaw is intending to apply for the use of the land to the south of Llay Road and north-east of Park Road as a mixed use for agricultural (Christmas Tree Farm) and outdoor recreation to include a reindeer centre, paddle boarding, water related activities, engineering operations to extend the existing lake, creation of bark footpath, erection of cedar clad agricultural building to provide office, machine and equipment store, hay/straw storage, sick bay and maternity bay space for reindeer, creation of a car park, creation of a new access onto Llay Road and landscaping.

You may inspect copies of:
- The proposed application;
- The plans; and
- Other supporting documents

Online: **www.online-consultations.co.uk/landsouthofllayroad**

Public computers are available at **Llay Library, Llay Park Resource Centre, Market Square, Llay, Wrexham, LL12 0TR** during the opening hours of **Monday 2pm – 6pm, Tuesday – Thursday 1pm – 5pm, Friday 2pm – 6pm. Saturday & Sunday – Closed.**

Anyone who wishes to make representations about this proposed development must write to us by **5pm 28 February 2022** at:

Email:	**Freephone:**	**Freepost:**
emily@royalpilgrim.com	0800 089 0362	Freepost RUCB-BJRG-YBZX Royal Pilgrim Communications PO BOX 208 HECKMONDWIKE WF17 6FE

By 28 February 2022

Signed: EParkin

Emily Parkin

Date: 1 February 2022

Appendix 2: Cover letter – Statutory Consultees

«M_1»
«M_2»
«M_3»
«M_4»
«M_5»

31 Ionawr 2022

Annwyl Perchennog/ Meddiannydd,

Ymgynghoriad cyn gwneud cais am ganiatâd cynllunio – Datblygiad arfaethedig ar dir i'r de o Ffordd Llai, Cefn-y-Bedd, Wrecsam

Ysgrifennaf atoch ar ran Mr Clint Shaw i'ch hysbysu o'r bwriad i gyflwyno cais cynllunio am ddatblygiad defnydd cymysg (amaethyddiaeth a hamdden awyr agored) ar dir i'r de o Ffordd Llai, Cefn-y-Bedd, Wrecsam.

Byddai'r cynigion yn defnyddio safle sy'n cael ei danddefnyddio ac yn darparu mynediad ychwanegol i gefn gwlad agored i'r gymuned leol gan gynnwys mynediad at gyfleusterau hamdden awyr agored ychwanegol. Mae'r cynlluniau'n cynnwys:

- Fferm coed Nadolig
- Canolfan ceirw
- Ymestyn y llyn presennol ar y safle er mwyn galluogi gweithgareddau hamdden sy'n gysylltiedig â dŵr, fel padlfyrddio a chreu ynysoedd newydd ar gyfer bywyd gwyllt
- Adeilad amaethyddol â chladin cedrwydd i ddarparu swyddfa, storfa peiriannau ac offer, storfa gwair/gwellt, cornel ar gyfer anifeiliaid sâl/man mamolaeth ar gyfer y ceirw
- Meysydd parcio cysylltiedig
- Mynedfa newydd i Ffordd Llai
- Gwaith tirweddu a phlannu coed ar draws y safle.

Amgaeaf gopi o gynllun y safle, er gwybodaeth i chi.

Cyn i gais cynllunio gael ei gyflwyno i Gyngor Wrecsam, byddwn yn cynnal ymgynghoriad cymunedol a hoffem wybod beth yw eich barn am y cynigion. Gallwch weld dogfennau'r cais cynllunio drafft ar-lein yn **www.online-consultations.co.uk/landsouthofllayroad** ac mae'r hysbysiad amgaeedig yn nodi sut y gallwch gyflwyno sylwadau ar y cynlluniau.

Yn y cyfamser, os oes gennych chi unrhyw ymholiadau, neu os hoffech drefnu cyfarfod i drafod y cynigion, mae croeso i chi gysylltu â ni ar 0800 089 0362 neu anfon e-bost at emily@royalpilgrim.com..

Yn gywir

EParkin

Emily Parkin

Hysbysiad safle wedi'i amgáu o dan - Atodlen 1B: Cyhoeddusrwydd a hysbysiad am ymgynghoriad cyn gwneud cais am ganiatâd cynllunio o dan erthyglau 2c a 2d - Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ROYALPILGRIM
COMMUNICATIONS

Dear Owner/Occupier,

Consultation before applying for planning permission – Proposed development on land south of Llay Road, Cefn-y-Bedd, Wrexham

I am writing on behalf of Mr Clint Shaw to inform you of the intention to submit a planning application to for a mixed use (agriculture and outdoor recreation) development on land to the south of Llay Road, Cefn-y-Bedd, Wrexham.

The proposals would make use of an underused site and provide additional access to the open countryside for the local community including access to additional outdoor recreation facilities. The plans include:

- Christmas tree farm
- Reindeer centre
- The extension of the existing lake on the site to enable water related recreation activities, such as paddle boarding and the creation of new islands for wildlife
- A cedar-clad agricultural building to provide an office, machine and equipment store, hay/straw storage, medical/maternity bay for the reindeer
- Associated car parking
- A new access onto Llay Road
- Landscaping and tree planting across the site.

I enclose a site plan for your information.

Before a planning application is submitted to Wrexham Council, we will be undertaking community consultation and we would like to know what you think of the proposals. You can view the draft planning application documents online at **www.online-consultations.co.uk/landsouthofllayroad** and the enclosed notice details how you can comment on the plans.

In the meantime, if you have any queries, or would like to discuss the proposals, please contact us on 0800 089 0362 or emily@royalpilgrim.com.

Yours sincerely

EParkin

Emily Parkin

Enclosed site notice under - Schedule 1B: Publicity and consultation before applying for planning permission notice under articles 2c and 2d - Town and Country Planning (Development Management Procedures) (Wales) Order 2012

Appendix 3: Cover email & Notice – Specialist Consultees

Annwyl Ymgynghorai,

Ymgynghoriad cyn gwneud cais am ganiatâd cynllunio – Datblygiad arfaethedig ar dir i'r de o Ffordd Llai, Cefn-y-Bedd, Wrecsam

Ysgrifennaf atoch ar ran Mr Clint Shaw i'ch hysbysu o'r bwriad i gyflwyno cais cynllunio am ddatblygiad defnydd cymysg (amaethyddiaeth a hamdden awyr agored) ar dir i'r de o Ffordd Llai, Cefn-y-Bedd, Wrecsam.

Amgaeaf Atodlen 1C: *Erthygl 2D - cyflwyno hysbysiad i gynnal ymgynghoriad cyn gwneud cais am ganiatâd cynllunio i ymgyngoreion arbenigol, fel y'i diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.*

Mae'r hysbysiad amgaeedig yn rhoi gwybodaeth am sut i weld dogfennau'r cais cynllunio drafft, sut i gyflwyno sylwadau ar y datblygiad arfaethedig a'r dyddiad cau ar gyfer derbyn eich sylwadau.

Gellir lawrlwytho a gweld dogfennau'r cais cynllunio ar **www.online-consultations.co.uk/landsouthofllayroad**

Dear Consultee

I am writing on behalf of Mr Clint Shaw to inform you of the intention to submit a planning application to for a mixed use (agriculture and outdoor recreation) development on land to the south of Llay Road, Cefn-y-Bedd, Wrexham.

I enclose a *Schedule 1C: Article 2D - consultation before applying for planning permission notice to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012*.

The enclosed notice provides information on how to view the draft planning application documents, how to make representations on the proposed development and the deadline for the receipt of your comments.

The planning application documents can be viewed and downloaded from **www.online-consultations.co.uk/landsouthofllayroad**

Gorchymyn Cynllunio Gwlad a Thref
(Gweithdrefn Rheoli Datblygu) (Cymru) 2012
Atodlen 1C: Erthygl 2D - ymgynghoriad cyn ymgeisio am ganiatâd gynllunio

Datblygiad defnydd cymysg arfaethedig (amaethyddiaeth a hamdden awyr agored), tir i'r de o Ffordd Llai, Cefn-y-Bedd, Wrecsam

Diben yr hysbysiad hwn: Mae'r hysbysiad hwn yn gais ffurfiol am ymateb ymgynghori cyn gwneud cais o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig ar y **tir i'r de o Ffordd Llai, Cefn-y-Bedd, Wrecsam**

Rhoddir rhybudd bod Mr Clint Shaw yn bwriadu gwneud cais i ddefnyddio'r tir i'r de o Ffordd Llai a'r gogledd-ddwyrain o Park Road fel defnydd cymysg ar gyfer amaethyddiaeth (Fferm Coed Nadolig) a hamdden awyr agored i gynnwys canolfan ceirw, padlfyrddio, gweithgareddau sy'n gysylltiedig â dŵr, gweithrediadau peirianyddol i ymestyn y llyn presennol, creu llwybr troed rhisgl, codi adeilad amaethyddol â chladin cedrwydd i ddarparu swyddfa, storfa peiriannau ac offer, storfa gwair/gwellt, cornel i anifeiliaid sâl a man mamolaeth ar gyfer ceirw, creu maes parcio, creu mynediad newydd i Ffordd Llai a gwaith tirlunio newydd.

Gellir lawrlwytho copi o'r cais arfaethedig; y cynlluniau; a dogfennau ategol eraill drwy fynd i **www.online-consultations.co.uk/landsouthofllayroad**

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at emily@royalpilgrim.com erbyn **28 Chwefror 2022**

Llofnod: EParkin

Emily Parkin

Dyddiad: 1 Chwefror 2022

Town and Country Planning
(Development Management Procedure) (Wales) Order 2012
Schedule 1C: Article 2D - consultation before applying for planning permission

Proposed mixed use (agriculture and outdoor recreation) development, land south of Llay Road, Cefn-y-Bedd, Wrexham

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 the **land south of Llay Road, Cefn-y-Bedd, Wrexham**

I give notice that that Mr Clint Shaw is intending to apply for the use of the land to the south of Llay Road and north-east of Park Road as a mixed use for agricultural (Christmas Tree Farm) and outdoor recreation to include a reindeer centre, paddle boarding, water related activities, engineering operations to extend the existing lake, creation of bark footpath, erection of cedar clad agricultural building to provide office, machine and equipment store, hay/straw storage, sick bay and maternity bay space for reindeer, creation of a car park, creation of a new access onto Llay Road and landscaping.

A copy of the proposed application; plans; and other supporting documents can be downloaded via **www.online-consultations.co.uk/landsouthofllayroad**

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to emily@royalpilgrim.com by **28 February 2022**

Signed: EParkin

Emily Parkin

Date: 1 February 2022

Appendix 4: Specialist Consultees Responses

Cadw

Royal Pilgrim Communications

By email: emily@royalpilgrim.com

Eich cyfeirnod Your reference	
Ein cyfeirnod Our reference	LC
Dyddiad Date	15 February 2022
Llinell uniongyrchol Direct line	0300 0256004
Ebost Email:	cadwplanning@gov.wales

Dear Madam

Pre-Planning Application - A mixed use (agricultural and outdoor recreation) development, Land to the south of Llay Road, Cefn-y-Bedd, Wrexham

Thank you for your letter of 1 February inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

Our records show that there are no scheduled monuments or registered historic parks and gardens within the vicinity of the proposed development that would be affected by the proposed development.

We therefore have no comments to make on the proposed development.

The national policy and Cadw's role in the planning process is set out in Annex A.

Assessment

This planning application is for a mixed-use development, Land south of Llay Road, Cefn-y-Bedd, Wrexham.

Located within a 3km buffer of the application area are:

Scheduled Monuments

DE057 Bryn Alyn Camp
DE059 Bryn Alyn Round Barrow
DE112 Offa's Dyke: Section S from Pen y Coed

DE151 Wat's Dyke: Section W of Ty-Gwyn
DE202 Brymbo Ironworks: Early Blast Furnace, Cast House & Foundry
DE222 Offa's Dyke: Mountain View Section
FL020 Caergwrle Castle
FL066 Caer Estyn Hillfort
FL118 Wat's Dyke: Section N of Bryn Estyn
FL119 Wat's Dyke: Section N of Rhydyn Farm
FL120 Wat's Dyke: Section E of Hope
FL132 Bridge 157m E of Ffrith Village
FL133 Caergwrle Packhorse Bridge
FL164 Ffrith Roman Site
FL171 Wat's Dyke: Section N of the Rectory, Hope
FL203 Plas Maen Cottage round barrow

Registered Park and Garden

PGW(C)6(FLT) Bryn Iorcyn

Intervening topography, buildings and vegetation mean it is unlikely that the proposal will be inter-visible with the scheduled monuments or the registered park and garden. Therefore it is unlikely that there will be any effect on the settings of the scheduled monuments or the registered park and garden.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Gwynedd Archaeological Trust www.heneb.co.uk

Yours sincerely,

Laura Cooper
Policy and Protection

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW planning-policy-wales-edition-11.pdf explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

Technical Advice Note 24: The Historic Environment elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development

on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

Wrexham Environmental Health & Housing Standards

I have received this pre-app planning consultation and am responding as a statutory consultee on behalf of the Environmental Health and Housing Standards team. I do not foresee any environmental of public health implications associated with this planning application. However, in line with the Welsh Governments decarbonisation targets, Welsh Government published the Electric Vehicle Charging Strategy, setting out its plans for charging electric cars and vans in Wales. In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, and to comply with the aims and objectives of the Electric Vehicle Charging Strategy. We would encourage the provision of electric vehicle charge points and recommend the following minimum standard for numbers and power output:

- One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of parking spaces
- A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof.
- For developments where some or all of the parking is likely to be used for shorter stay parking (30mins to 4 hours) then Fast (7-23kW) or Rapid (43kW+) charging points may be more appropriate. If Fast or Rapid charging points are proposed together with restrictions on the times that vehicles are allowed to be parked at these points then a lower number of charging points may be sufficient.
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.
- The installation must comply with all applicable electrical requirements in force at the time of installation.

Welsh Government Transport

Thank you for the attached consultation. I can confirm that the Welsh Government Transport department do not have any comments regarding the proposal as it is remote from the Trunk Road Network.

Welsh Water

Royal Pilgrim Communications
One Embankment
Neville Street
Leeds
Leeds
LS1 4DW

Date: 22/02/2022
Our Ref:
PPA0006429

Dear Sir/Madam

Grid Ref: 331827 355604
Site Address: land south of Llay Road Cefn-y-Bedd Wrexham
Development: 2D mixed use (agriculture and outdoor recreation) development on land to the south of Llay Road, Cefn-y-Bedd, Wrexham.

We refer to the letter received and your formal request for a pre-application consultation response from Dwr Cymru Welsh Water, as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, before applying for planning permission. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

SEWERAGE

Firstly, we have considered the impact of foul flows generated by the proposed development and concluded that flows from the office can be accommodated within the public sewerage system.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site.

Surface Water Drainage

With respect to surface water flows, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with Wrexham County Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

Please note that the Natural Resources Wales have recently released Planning Advice relating to increased phosphate levels in several river Special Areas of Conservation (SAC). Applications for new development in these areas need to consider the requirements set out in the planning advice and should form part of the local planning authority's decision making when determining planning applications.' The flows from this development would eventually drain to our Gresford Wastewater Treatment Works which has a phosphate consent.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections

to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at **developer.services@dwrcymru.com**

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Owain George
Planning Liaison Manager
Developer Services

***Please Note** that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.*

The Coal Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119
E: planningconsultation@coal,gov.uk
www.gov.uk/coalauthority

For the attention of Emily Parkin – Account Director

Royal Pilgrim Communications

[By email: emily@royalpilgrim.com]

04 February 2022

Dear Emily

Schedule 1C Article 2D - Consultation before applying for planning permission

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020

Proposed development at the Land South of Llay Road, Cefn-y-Bedd, Wrexham

Thank you for your notification of 01 February 2022 seeking the pre-application views of the Coal Authority on the above.

I have checked the site location plan against our coal mining information and can confirm that, whilst the proposed development site falls within the coalfield, it is located outside the Development High Risk Area as defined by the Coal Authority. Therefore, there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability at this site.

Accordingly, there is no requirement for the applicant to submit a Coal Mining Risk Assessment in support of any formal planning application for the redevelopment of this site and / or for the Local Planning Authority (LPA) to consult the Coal Authority on any planning

application for this site. The LPA should add our Standing Advice on any planning permission granted.

I trust that the above is helpful, however please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

D Roberts

Deb Roberts *M.Sc. MRTPI*

Planning & Development Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

Natural Resources Wales

Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-180856-Y4G2
Eich cyf/Your ref: Emily Parkin/ CYB

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL57 2DW

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

Emily Parkin, Account Director
Royal Pilgrim Communications
One Embankment,
Neville Street,
Leeds,
LS1 4DW

04/03/2022

Dear Sir/Madam,

STATUTORY PRE-APPLICATION CONSULTATION - TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED.

PROPOSAL: Mixed use for agricultural (Christmas tree farm) and outdoor recreation to include a reindeer centre, paddle boarding, water related activities, engineering operations to extend the existing lake, creation of bark footpath, erection of cedar clad agricultural building to provide office, machine and equipment store, hay/ straw storage, sick bay and maternity bay space for reindeer, creation of a car park, creation of a new access onto Llay road and landscaping.

LOCATION: LAND SOUTH OF LLAY ROAD, CEFN-Y-BEDD, WREXHAM

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 01/02/2022.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding protected species and protected sites. If this information is not provided, we would object to this planning application. Further details are provided below.

Croesewir gohebiaeth yn y Gymraeg a'r Saesneg
Correspondence welcomed in Welsh and English

Protected Species

Great Crested Newts (GCN)
Bats
Otter
Water Vole

We note that the ecological report submitted in support of the above application (Cefn-y-Brith, Llay Road, Cefn-y-Bedd, Wrexham: Draft Preliminary Ecological Appraisal. Leigh Ecology Ltd. 2021).) has identified that GCN, Bats, Otter and Water Vole may be present at the application site. These species and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.

Although the report has been submitted, we advise that there is insufficient information to assess potential effects on protected species, and how any effects will be avoided or mitigated.

We advise that further information is required to assess the extent of adverse effects on the protected species, and any avoidance or mitigation measures required. This must demonstrate that the proposed development would not be likely to be detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range.

We note that no attempt has been made to collate existing information from the National Biodiversity Network (NBN) and the local records centre (Cofnod). Consequently, existing information concerning protected species in the local area is not included in the ecological report.

We advise that further information is required in relation to GCN, Bats, Otter and Water Vole including:

- Further survey and assessment.
- Reasonable Avoidance Measures.
- Mitigation/Compensation Measures.
- Measures required to prevent or reduce accidental capture or killing.

In the meantime, we are unable to give you any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Protected Sites

Special Areas of Conservation

We note the site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC).

On the 21st January 2021, NRW published an evidence package outlining phosphate levels for all river SACs across Wales. As part of this package, we issued a Planning Position Statement, in which we advised that any proposed development that might increase the amount of phosphate within the catchment could lead to damaging effects to the SAC. Therefore, such proposals should be screened through a Habitats Regulations Assessment (HRA) by the Local Planning Authority (LPA) to determine whether they are likely to have a significant effect on the SAC.

The suitability of foul drainage arrangements for the proposed development is a matter for the LPA to determine. We therefore advise that as part of any future planning application submission, you provide the LPA with sufficient details to confirm whether or not any additional wastewater would be discharged from the site.

It is unclear from the submission whether the development includes the installation of toilets, kitchens or washrooms. If additional wastewater is to be discharged, it is likely the LPA will require further information from you to inform their HRA.

Any future application should also include details of the number and type of existing livestock on the land, details of proposed numbers of reindeer, and details of proposed manure management and storage arrangements and disposal of bedding

For further information, please refer to the Planning Advice on our website.

Sites of Special Scientific Interest (SSSI)

We have concerns that insufficient information has been submitted to demonstrate how likely damage to the Llay Bog SSSI will be avoided. Planning permission should only be granted if information is provided which demonstrates that the proposed development will not unacceptably damage the features by reason of which the SSSI is of special interest.

We advise that no information has been submitted in the Draft Preliminary Ecological Appraisal which considers the above named SSSI. We therefore cannot assess whether the proposed development will avoid damaging the special interest features of the SSSI.

Paragraph 6.4.14 of *Planning Policy Wales* states that proposals must be carefully assessed to ensure that effects on those nature conservation interests which the designation is intended to protect are clearly understood; development should be refused where there are adverse impacts on the features for which a site has been designated.

Although the design and access statement states that 'the [ecological] appraisal assesses the impact on… the adjoining Llay Bog which is a Site of Special Scientific Interest (SSSI)', in fact the submitted ecological appraisal has not considered the Llay Bog Site of Special Scientific Interest (SSSI) at all. The appraisal does not assess potential impacts upon the features of the site and does not consider how the proposed development could impact the hydrology of the site.

The scope of the ecological appraisal did not extend to the entire proposed development area and does not include the eastern boundary. The ecological appraisal has therefore not

identified the watercourse/ditch system on the eastern boundary of the site which flows downslope to the SSSI.

We recommend that further assessment of the potential impacts to the Llay Bog SSSI are undertaken and that this assessment includes impacts to the hydrology of the site, noting the comments in the Flood Consequence Assessment (Betts Hydro October 2021) that the channel flowing towards the SSSI has previously been diverted.

Currently, there is not enough information to conclude that the proposal would not have a significant adverse impact on the features of the SSSI. Therefore, we recommend that planning permission should only be granted if information is provided which demonstrates that the proposed development will not damage features for which the SSSI is of special interest.

Environmental Management

All works at the site must be carried out in accordance with PPG6: 'Working at construction and demolition sites' which are available on the following website:
http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/

The activity of importing waste into the site for use as, for example hardcore, must be registered with Natural Resources Wales as an exempt/permittable activity under the Environmental Permitting Regulations 2016. The developer should contact Natural Resources Wales to discuss the necessity for an exemption/permit for any material imported to and exported from the site.

If during construction/excavation works any contaminated material is revealed, then the movement of such material either on or off site should be done in consultation with Natural Resources Wales. Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes.

We also advise that the following advice is adhered to:
GPP 4: Treatment and disposal of wastewater where there is no connection to the public foul sewer
GPP 24: Stables, kennels, catteries (this is also applicable for a reindeer centre)

Flood Risk

The site lies within Zone A of the Development Advice Maps (DAM) contained within Technical Advice Note 15 Development and Flood Risk (July 2004), and the Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls into Flood Zone 1.

TAN15 advises that for development located in Zone A the justification test is not applicable and surface water requirements apply. The acceptability criteria is for no increase in flooding

elsewhere to occur as a result of the development. Given the location of development in Zone A, we advise that surface water requirements should be assessed. We note it is for the Authority's Land Drainage Department to comment on the suitability of these proposals.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

Yn gywir / Yours faithfully

Rhys Jones
Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales