

PRE-APPLICATION COMMUNITY CONSULTATION REPORT

Land at Stansty Fields, Mold Road, Gwersyllt, Wrexham

Prepared on behalf of

The Applicant – Castle Green Homes

January 2023

 Address:

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Tarporey, Cheshire, CW6 9DL

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07506 279 147

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enquiries@grimsterplanning.co.uk

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1 INTRODUCTION

- 1.1. This Report has been prepared by Grimster Planning on behalf of our Client, Castle Green Homes, (hereafter referred to as the “Applicant”).
- 1.2. The Report is submitted in support of a detailed planning application (hereafter referred to as the “Application”) submitted to Wrexham County Borough Council for the proposed development of Land at Stansty Fields, Mold Road in Gwersyllt, Wrexham (hereafter referred to as the “Site”).
- 1.3. The description of development for which detailed planning permission is sought comprises the following:

***“Residential development at Land at Stansty Fields, Mold Road, Gwersyllt,
Wrexham, LL11 4AX”***

- 1.4. The purpose of this Report is to set out the pre-application community consultation which has been undertaken by the Applicant prior to the submission of the Application to Wrexham County Borough Council.
- 1.5. Accordingly, this Report is structured as follows:
 - Details of Applicant’s Pre-Application Consultation Strategy
 - Pre-Application Responses from Community Consultees
 - Pre-Application Responses from Specialist Consultees
 - Response to Pre-Application Responses
 - Conclusions
- 1.6. There are a number of Appendices attached to this Report, which contain the following:
 - **Appendix 1** – Site Notice (English and Welsh) and Photos
 - **Appendix 2** – Example letter to adjoining landowners/occupiers
 - **Appendix 3** – Template letter issued to Community Council, Ward Councillor and Specialist Consultees, and the Responses received
- 1.7. The Applicant has had full regard to the legislative requirements set out in Section 61Z of the Town and Country Planning Act 1990, the Planning (Wales) Act 2015, and the Town and Country Planning (Development Management Procedure) (Wales) Order (“DMWPO”) 2012 to inform their pre-application consultation strategy. This includes satisfying the requirements of Schedules 1B and 1C (and Articles 2C and 2D).

- 1.8. Reference has also been had to the guidance set out in the “*Pre-Application Community Consultation: Best Practice Guidance for Developers*” document published by the Welsh Government.

2 PRE-APPLICATION CONSULTATION STRATEGY

- 2.1. This Section of the Report provides details of the pre-application community consultation strategy which has been adopted by the Applicant prior to the submission of the Application to Wrexham County Borough Council.

Site Notice

- 2.2. In accordance with Schedule 1B: *Publicity and Consultation before Applying for Planning Permission under Articles 2C and 2D* of the DMWPO, 2 no. site notices were displayed on Wrexham Road to advise the local community of the Applicant's pre-application community consultation.
- 2.3. A copy of the site notice, as well as photographs and a location plan of the 2 no. notices, are provided in **Appendix 1** of this Report.
- 2.4. As required by the legislation, the 2 no. site notices were easily visible and legible by members of the public, and were displayed for no less than 28 days between 12th December 2022 and 9th January 2023.
- 2.5. The site notices included all of the required information, including details of the Applicant and how members of the public/individuals could view the pre-application consultation documents online.

Letter to Adjoining Properties

- 2.6. Adjoining occupiers/landowners received a notice on Monday 12th December 2022 advising them of the pre-application community consultation. A copy of the notice sent to residents can be found in **Appendix 2** of this Report, together with a plan showing the properties consulted close to the Site.

Letter to Gwersyllt Community Council

- 2.7. A letter and notice were issued to Gwersyllt Community Council on 9th December 2022 advising of the pre-application consultation that was to run between 12th December 2022 and 9th January 2023 (marked for the attention of The Clerk of the Council).

Letters to Ward Councillor

- 2.8. A letter and notice were issued to County Councillor Pete Howell on 9th December 2022 advising of the pre-application consultation that was to run between 12th December 2022 and 9th January 2023.

Letters to Specialist Consultees

- 2.9. Given the nature of the proposed development, the Applicant notified the following specialist consultees listed in *Table 1* on the 9th December 2022 about the pre-application consultation that was to run between 12th December 2022 and 9th January 2023:

Table 1: Specialist Consultees

SPECIALIST CONSULTEE DETAILS	
Local Planning Authority planning@wrexham.gov.uk The Planning Department WCBC 16 Lord Street, Wrexham, LL11 1LG.	
Local Highway Authority highwaysplanning@wrexham.gov.uk Highways WCBC 16 Lord Street, Wrexham, LL11 1LG.	
Wrexham Council Ecologist emma.broad@wrexham.gov.uk FTAO Emma Broad WCBC 16 Lord Street, Wrexham, LL11 1LG.	
Wrexham Council Tree Officer jon.brewin@wrexham.gov.uk FTAO Jon Brewin WCBC 16 Lord Street, Wrexham, LL11 1LG.	
Wrexham Council Public Protection healthandhousing@wrexham.gov.uk Public Protection WCBC 16 Lord Street,	

SPECIALIST CONSULTEE DETAILS
Wrexham, LL11 1LG.
Wrexham Council Contaminated Land contaminatedland@wrexham.gov.uk Contaminated Land WCBC 16 Lord Street, Wrexham, LL11 1LG.
North Wales Fire and Rescue Authority flintshire.wrexham@nwales-fireservice.org.uk FTAO Tim Owen Wrexham & Flintshire County Office, Ambulance and Fire Services Resource Centre, Croesnewydd Road, Wrexham, LL13 7YU
The Coal Authority planningconsultation@coal.gov.uk The Coal Authority 200 Lichfield Lane Berry Hill Mansfield Nottinghamshire NG18 4RG DX716176 Mansfield 5
Welsh Water developer.services@dwrcymru.com DCWW Developer Services Wholesale Business Services Linea Cardiff CF3 0LT
National Resources Wales northplanning@naturalresourceswales.gov.uk Natural Resources Wales Chester Rd Buckley Flintshire CH7 3AJ
CPAT trust@cpat.org.uk

SPECIALIST CONSULTEE DETAILS
FTAO Mark Walters The Clwyd-Powys Archaeological Trust 41 Broad Street WELSHPOOL Powys SY21 7RR
Community Council gwersylltcommunitycouncil@outlook.com The Clerk, Gwersyllt Community Centre, Second Avenue, Gwersyllt, LL11 4ED.
Ward Councillor pete.howell@wrexham.gov.uk Cllr Pete Howell 6 Station Row Old Mold Road Gwersyllt

2.10. The letter sent to the Specialist Consultees, the Community Council and the Ward Councillor was the same as that found in **Appendix 3** of this Report (addressed to The Planning Department), together with the responses received from the following:

- Dwr Cymru Welsh Water;
- The Coal Authority;
- North Wales Fire and Rescue Authority; and
- County Councillor Pete Howell;
- Wrexham Council Public Protection Team; and
- Wrexham Council Contaminated Land Team.

Pre-Application Pack/Material

2.11. The pre-application consultation pack/material published by the Applicant comprised the following:

- Site Location Plan
- Proposed Site Layout x 2
- Housetypes (elevations and floorplans)
- Landscape Layout (showing hard and soft landscaping proposals)
- Planting Plan

- Transport Statement
- Arboricultural Impact Assessment
- Flood Consequences Assessment
- Drainage Strategy
- Ecology Report
- Topographical Survey
- Planning, Design and Access Statement

Consultation Website

- 2.12. The pre-application consultation pack/material was made available to view online via Castle Green Homes dedicated consultation website at <https://planning.castlegreenhomes.uk>.

3 PRE-APPLICATION RESPONSES FROM COMMUNITY CONSULTEES AND APPLICANT RESPONSE

- 3.1. In total, 12 responses/feedback forms were received from the local community.
- 3.2. Given that a number of the responses addressed similar issues and matters, we have set out the Applicant's response to these in Table 1 below on a topic basis.

Table 2: Community Consultee Responses

TOPIC	COMMENT AND RESPONSE
Accessibility/Connectivity, Highway Impacts and Road Safety	The key points and questions raised by consultees on these matters are set out below, grouped into categories: ➤ A development of 2/3 car parking space per dwelling is a position. Please provide data where a similar proposal has been completed; ➤ Questionable whether there is sufficient car parking, and this could lead to congestion and on-road parking. Could some open access parking areas be provided? ➤ The accident survey data is not considered to be correct with multiple incidents each year on the roundabout at St Giles Park. The data was also collated in a year that Covid-19 lockdowns were still in place; ➤ The proposed access arrangements appear limited. They could lead to u-turns on Mold Road and the roads in this area are already very busy. There isn't much provision for pedestrians at the existing junctions nearby. Castle Green Homes has completed a number of housing scheme across North Wales in the past few years. As with all planning permissions, each scheme has been built out in accordance with the approved plans listed on each Decision Notice; failure to do so would be a planning contravention. Recent housing schemes in North Wales that Castle Green Homes have developed, with parking spaces of 2 to 3 dwellings per house, include: - Croesnewydd Road, Wrexham (P/2015/0890) (under the former guise of Macbryde Homes); - Wrexham Road, Holt, Wrexham (P/2018/0009 (under the former guise of Macbryde Homes); and - Rhos Road, Penyffordd, Flintshire (061981)

TOPIC	COMMENT AND RESPONSE
	The car parking that is proposed has taken account of the Council's parking standards. The Highways Authority will be consulted on the planning application/proposed development, and will comment if they do not consider this to be the case. Open parking areas are not provided, with off-street parking provided outside/adjacent to properties. Open access parking areas are not considered desirable nor suited to persons of all abilities having to travel back and forth from their property. The accident survey data is based on reported incidents over a 5-year period ending on 31st December 2021; naturally, not all incidents are reported. It is reasonable to rely on the accident data provided by CrashMap. The footpath widths of 3m (cycle and footway) are considered to be acceptable and compliant with standards. The proposed access arrangements have been fully assessed as part of the Transport Statement. The proposed increase in traffic is not anticipated to have a material impact on the operation or safety of the local highway network. The Highways Authority will be consulted on the planning application/proposed development, and will comment if they do not consider this to be the case.
Design and Residential Amenity	The key points and questions raised by consultees on these matters comprised the following: ➤ Concerns over the loss of sunlight from rear gardens on St Giles Park during the summer owing to the presence of new properties and new landscaping; ➤ Concerns regarding overlooking into properties on St Giles Park, particularly from Plots 1, 14, 15 and 16 owing to difference in levels; ➤ Concerns regarding noise and car headlight movement affecting properties on St Giles Park owing to difference in levels. Particular concerns over the car parking spaces between Plots 1 and 15 The proposed layout has taken account of the Council's spacing standards from habitable room to habitable room and exceeds them.

TOPIC	COMMENT AND RESPONSE
	In respect of overlooking concerns arising from the difference in levels, and car headlight movements, these concerns are not shared by Castle Green Homes taking account of the position on the ground and the proposed layout.
Need for Housing / Type of Housing	The key points and questions raised by consultees on these matters are set out below, grouped into categories: ➤ Please provide details of recent Castle Green Homes schemes with details of the affordable housing proposed and completed; ➤ Objection to the principle of the housing being built; and ➤ The development of these homes is fully supported, The planning permissions referenced above have all required the delivery of affordable housing. The affordable housing that was approved by the Local Planning Authority in question has been delivered on each respective site by Castle Green Homes. As set out in the accompanying Planning, Design and Access Statement, the Site has been proposed for allocation in the emerging Wrexham Replacement LDP; this is considered to weigh heavily in favour of the proposed development. The scale of the proposed development, at 96 no. dwellings, would be consistent with this emerging allocation under Policy H1 of the Replacement LDP (Site Reference 7). It will make a valuable and much-needed contribution to market and affordable housing delivery in Wrexham in line with the Replacement LDP housing trajectory, and the proposed development of 96 no. dwellings would not be premature to that very emerging Replacement LDP. The support for the proposed development is noted.
Drainage	The key points and questions raised by consultees on these matters are set out below, grouped into categories: ➤ Please advise of the estimated duration of work to link the new site with the existing foul network in St Giles Park. Details of the proposed drainage measures are set out in Section 4 of the accompanying Planning, Design and Access Statement. At the time of writing, it is anticipated that the foul water will be discharged into the foul gravity network within St Giles Park to the north, with a pumping station required within the Site. This work will be completed between the commencement of development on the Site and the completion of the development.

TOPIC	COMMENT AND RESPONSE
Infrastructure and Services	The key points and questions raised by consultees on these matters are set out below, grouped into categories: ➤ There is the need for a dedicated bus stop on the A541. The bus stop on the Old Mold Road is inadequate and too far and too unsafe to walk to. The Applicant is committed to engaging in discussions with Officers at Wrexham County Borough Council in relation to securing planning obligations where these satisfy the requirements set out in UDP Policy GDP2, emerging Replacement LDP Policy SP6, and Regulation 122 of the Community Infrastructure Levy Regulations which require that: ➤ The obligations must be necessary to make the proposed development acceptable in planning terms; ➤ The obligation must be directly related to the proposed development; and ➤ The obligations must be fairly and reasonably related in scale and kind to the proposed development. Any requests for financial contributions consistent with the aforementioned policy tests must be justified by up-to-date evidence. This includes off-site highways improvements. In terms of wider local services, the Applicant can only make infrastructure contributions where they satisfy the above tests.

TOPIC	COMMENT AND RESPONSE
Play Area	The key points and questions raised by consultees on these matters are set out below: ➤ There is a lack of play provision for children as part of the development, who would have to access the nearby provision via the 50mph Mold Road. As documented in the accompanying Planning, Design and Access Statement, 0.36 hectares of public open space will be provided towards the eastern edge of the Site. This will include an attenuation basin as part of the surface water drainage strategy. An existing landscape and buffer zone will also be provided extending to 0.06 hectares. The nearest existing equipped area of play to the Site can be found to the immediate north-east, accessible on foot off St Giles Park within a short walking distance via Mold Road. This will complement the public open space to be provided as part of the proposed development. It is the Applicant's position that the play provision off St Giles Park is within a safe and accessible walking distance from the Site such that no provision is required as part of the proposed development. This will be a matter for consideration by the Council in the determination of the planning application.

- 3.3. Some additional matters were raised by some respondents, albeit these did not constitute material planning matters and thus have not been reported within this Statement.
- 3.4. Expressions of interest in some of the proposed property types were also submitted to Castle Green Homes.
- 3.5. No response was received from Gwersyllt Community Council.

4 PRE-APPLICATION RESPONSES FROM SPECIALIST CONSULTEES AND APPLICANT RESPONSE

- 4.1. Details of the responses received from specialist consultees are documented in *Table 3* below, together with the Applicant's response.

Table 3: Specialist Consultee Response

DATE	CONSULTEE COMMENT (BOLD) AND RESPONSE
Wrexham Council Public Protection 15/12/2022	A series of planning conditions are required to make the development acceptable. These relate to measures including the burning of waste, dust management, hours of construction, the requirement for a noise survey, and the requirement for an air quality assessment. Comments noted, and no further action required.
The Coal Authority 16/12/2022	The Site lies outside the Development High Risk Areas defined by The Coal Authority. There are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability at the Site. There is no requirement to submit a Coal Mining Risk Assessment in support of any planning application. Comments noted, and no further action required.
North Wales Fire and Rescue Authority 21/12/2022	No objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation. Comments noted, and no further action required.
Dwr Cymru Welsh Water 30/12/2022	It is unlikely that sufficient capacity exists to accommodate the proposed development without detriment to existing services. At this stage, it is not possible to provide a point of adequacy on the network. It is recommended that a Hydraulic Modelling Assessment (HMA) be undertaken of the local public sewerage network. The outcomes of the Assessment can be controlled by way of planning condition. Alternatively, independent survey works can be undertaken. The flows from the proposed development would drain to the Gresford Wastewater Treatment Works which has a phosphate consent. No issues are anticipated with the Wastewater Treatment Works for the treatment of domestic discharges from the Site.

	The proposed development requires approval of SuDS features. Disposal should be made through the hierarchical approach, through consultation with Wrexham County Borough Council as the SuDS Approval Body. Comments noted. The Site is draft allocated in the emerging LDP and DCWW have not objected to this. The potential need for a HMA was discussed with them previously at meetings that took place in 2019 and 2020 and at that time they confirmed a HMA had been completed on the local network in 2017 which identified that local network capacity is already available. Castle Green Homes will discuss this matter further with DCWW and commission a further HMA should that now prove to be necessary. In respect of surface water discharge, the Applicant will engage with Wrexham County Council as the determining SAB to present and agree surface water drainage proposals to support the proposed development.
Wrexham Council Contaminated Land 29/12/2022	A series of planning conditions are required to make the development acceptable. These relate to a phased investigation of contaminated land and a verification report. Comments noted, and no further action required.
County Councillor Pete Howell (Gwersyllt South Ward) 03/01/2023	Advised of concerns that had been raised by a number of local residents in relation to the proposed access arrangements into the Site, and an on-line petition which had gathered nearly 200 signatures at the time of writing. Comments noted.

5 CONCLUSIONS

- 5.1. This Report has documented the pre-application community consultation which has been undertaken by the Applicant to inform their development proposals prior to the submission of the Application to Wrexham County Borough Council.
- 5.2. The Applicant's approach to consultation with the community and specialist consultees has been transparent throughout, and has satisfied the statutory requirements set out in legislation.
- 5.3. The comments received during the pre-application consultation period have been afforded full and proper consideration by the Applicant, and where deemed necessary (and capable), any changes/updates have been made to the proposed development/supporting technical information, including the commissioning of additional technical reports/surveys. This will also include additional discussions between Castle Green Homs and DCWW regarding the Hydraulic Modelling Assessment, if required.

PUBLIC CONSULTATION

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

Publicity and Consultation before applying for Planning Permission
Notice Under Articles 2C and 2D

This Notice is to inform you that Castle Green Homes are intending to apply for planning permission for the following:

Proposal **Erection of circa 100 Dwellings and Associated Works.**

Site **Land at Stansty Fields, Mold Road, Gwersyllt, Wrexham, LL11 4AX.**

This notice provides the opportunity to comment directly to Castle Green Homes on the scheme prior to the submission of a planning application to Wrexham County Borough Council.

Any subsequent planning application will be publicised by the Council and any comments provided in response to this notice will not prejudice your ability to make representations to the Council on the planning application.

Your submitted comments will be considered by Castle Green Homes prior to the submission of the planning application and may be placed on the public file.

You may inspect copies of the proposed application, the plans, and other supporting documents online at planning.castlegreenhomes.uk. This website contains a facility to allow you to provide comments on the proposals.

Should you require paper copies of any or all the consultation information please contact us at:

Castle Green Homes,
Unit 20,
St Asaph Business Park,
Denbighshire,
LL17 0LJ

Telephone: 01745 536677
Email: info@castlegreenhomes.uk

The consultation commences at 9am on Monday 12th December 2022 and closes for comments at 5pm on Monday 9th January 2023.





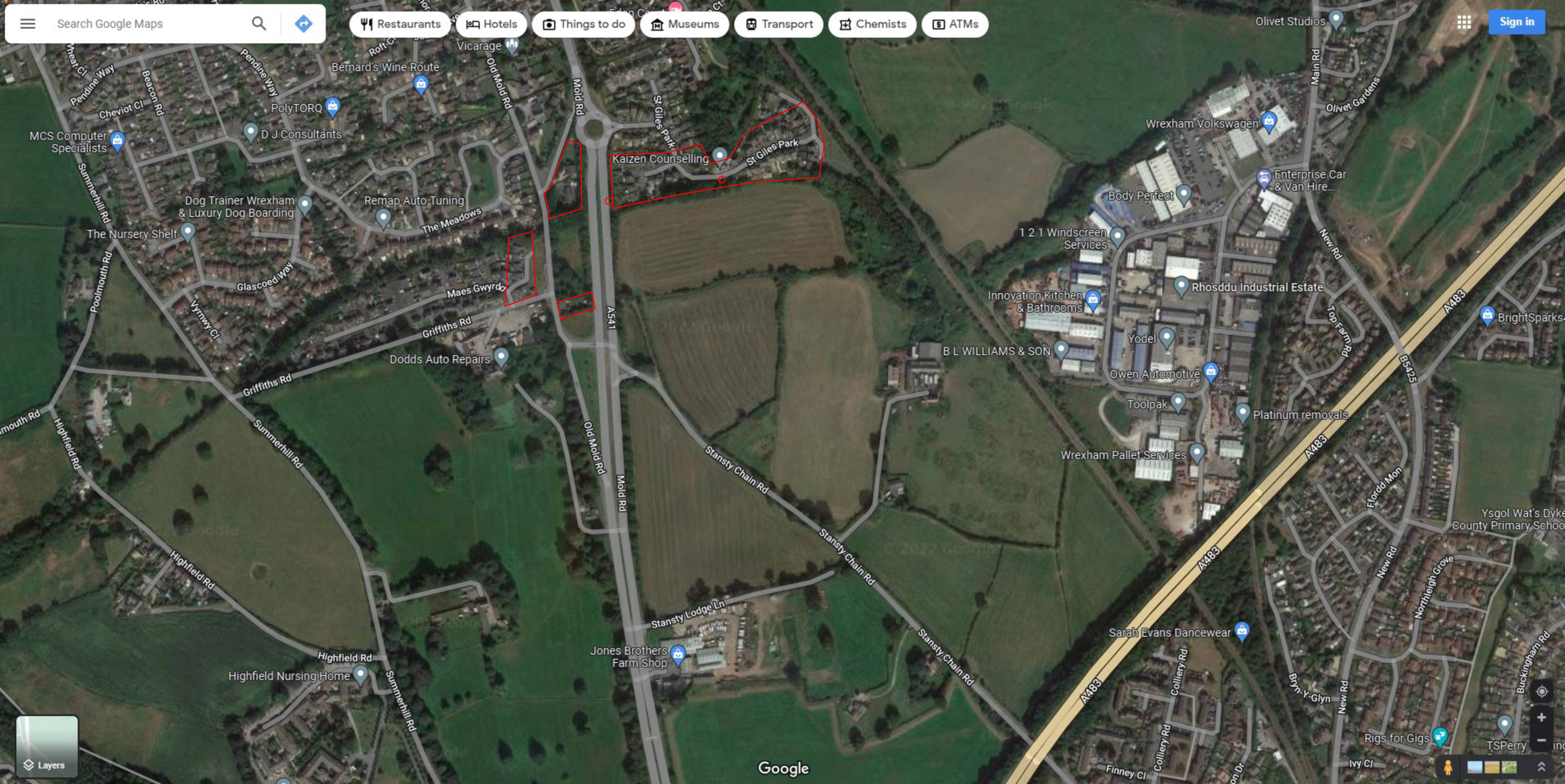


8

Public Safety Notice
This notice is to inform you that the utility pole is being replaced. The replacement will be completed by the end of the month. We apologize for any inconvenience caused by this work.







Search Google Maps



Restaurants

Hotels

Things to do

Museums

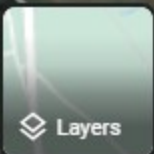
Transport

Chemists

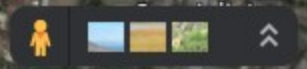
ATMs



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CONSULTATION PRIOR TO **APPLICATION** **FOR PLANNING PERMISSION**

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

Publicity and Consultation before applying for Planning Permission
Notice Under Article 2D

This Notice is to inform you that Castle Green Homes are intending to apply for planning permission for the following:

Proposal **Erection of circa 100 Dwellings and Associated Works.**

Site **Land at Stansty Fields, Mold Road, Gwersyllt, Wrexham, LL11 4AX.**

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.

This notice provides the opportunity to comment directly to Castle Green Homes on the scheme prior to the submission of a planning application to Wrexham County Borough Council.

Any subsequent planning application will be publicised by the Council and any comments provided in response to this notice will not prejudice your ability to make representations to the Council on the planning application.

Your submitted comments will be considered by Castle Green Homes prior to the submission of the planning application and may be placed on the public file.

You may inspect copies of the proposed application, the plans, and other supporting documents online at planning.castlegreenhomes.uk.

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 Castle Green Homes via the website above or by email to phil.hargreaves@castlegreenhomes.uk by 5pm on Monday 9th January 2023.





09th December 2022

The Planning Department
WCBC
16 Lord Street,
Wrexham,
LL11 1LG.

Dear Sir/Madam,

Proposal: Erection of circa 100 Dwellings and Associated Works.
Site: Land at Stansty Fields, Mold Road, Gwersyllt, Wrexham, LL11 4AX.

I write with reference to the above and seek your comments on the proposed development prior to submission of a planning application.

I attach for your reference the formal consultation notice which gives you information on the ways that you can view and make comments on the scheme.

This consultation commences on Monday 12th December 2022 at 9am and lasts for 28 days. Please provide any response either on-line via the details provided within the attached notice or by email to phil.hargreaves@castlegreenhomes.uk before 5pm Monday 9th January 2023.

Yours Faithfully,

Phil Hargreaves
Design Manager
Castle Green Homes

Phil Hargreaves

From: contaminatedland <contaminatedland@wrexham.gov.uk>
Sent: 29 December 2022 15:23
To: Phil Hargreaves
Subject: RE: Pre-Application Consultation (PACs) for Residential Development at Stansty Fields, Gwersyllt, Wrexham

Dear Phil,

Re: Pre-application Consultation (PACs) for Residential Development at Stansty Fields, Gwersyllt, Wrexham

Based on the information that has been provided I can advise that should an application be submitted we would recommend to the Planning Department that the following conditions are applied to any future consent that may be granted. This is due to our records indicating that a water fill is present on the proposed development site and that the site is within 250m of a former landfill known as Holmes Plant Hire.

Conditions

ZP01B CONTAMINATED LAND – PHASED INVESTIGATION

No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

ZP02A VERIFICATION REPORT - CONTAMINATED LAND

Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

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

Kind regards
Stacey

Stacey Inglis MA (Hons) MSc
Contaminated Land Officer
Swyddog Tir wedi ei Halogi
Economi a Chynllunio/Economy and Planning

Please note that I am in the office Wednesday to Friday, I will respond to your email on my return. If the matter is urgent and you require further assistance please contact Angela Guy (01978 298771).



01978 298773
Cyngor Bwrdeistref Sirol Wrecsam, Stryt y Lampint, Wrecsam LL11 1AR
Wrexham County Borough Council, Lambpit Street, Wrexham LL11 1AR
wrexham.gov.uk | wrecsam.gov.uk
twitter.com/wrexhamcbc | twitter.com/cbswrecsam
facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam

To make a Contaminated Land Report Payment, please click on the link below:

www.wrexham.gov.uk/BCpayments

www.wrecsam.gov.uk/taliadauRA

From: Stuart Andrew <stuart.andrew@castlegreenhomes.uk>

Sent: 09 December 2022 14:25

To: contaminatedland <contaminatedland@wrexham.gov.uk>

Cc: Technical Enquires <technical.enquires@castlegreenhomes.uk>

Subject: FW: Pre-Application Consultation (PACs) for Residential Development at Stansty Fields, Gwersyllt, Wrexham

Dear Sirs,

Please find attached details of a Pre-Application Consultation taking place in respect of the above land, which is draft allocated for housing in the emerging WCBC Local Development Plan.

Regards,



Stuart Andrew
Design & Planning Director

t: 01745 536677 | ddi: 01745 536675 | m: 07712 889986

w: www.castlegreenhomes.uk

a: Unit 20, St Asaph Business Park, St Asaph, Denbighshire, LL17 0LJ



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Registered offices at Unit 20, St Asaph Business Park, St Asaph, Denbighshire, LL17 0LJ



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

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

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

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

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

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

Phil Hargreaves

From: Paul Campini <Paul.Campini@wrexham.gov.uk>
Sent: 15 December 2022 12:14
To: Phil Hargreaves
Subject: RE: Pre-Application Consultation (PACs) for Residential Development at Stansty Fields, Gwersyllt, Wrexham

Good Afternoon

I email in response to the above consultation from the Public Protection Service at Wrexham County Borough Council. Should this proceed to a full planning application I would look to make the following recommendations to the Planning Department:

- Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
 - Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
 - Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
 - Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything

that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

- No part of the development shall commence until an appropriate Dust Management Scheme has been submitted to, and approved in writing by, the Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase.
- All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

- No part of the development shall commence until a noise survey has been carried out, and a detailed report of the survey findings has been submitted to, and approved in writing by, the Local Planning Authority. The noise survey shall determine noise levels for both Day (07:00 – 23:00 hours) and Night (23:00 – 07:00 hours), having regard to Planning Policy Wales (PPW) Guidance, Technical Advice Note (TAN) 11 – Noise. The report of the noise survey findings shall include:
 - a) Noise levels arising from day / night time activities in the vicinity of the proposed development site and the impact upon the proposed accommodation, and
 - b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of the future occupants of the proposed accommodation hereby approved.

The measures as are approved shall be fully implemented prior to the first occupation / use of the development.

- No part of the development shall commence until an air quality assessment for the traffic pollutants Nitrogen Dioxide and Fine Particles has been carried out and a report of the findings submitted to, and approved in writing by, the Local Planning Authority. The assessment shall:
 - a) Use appropriate modelling methods, as described in 'Local Air Quality Management Technical Guidance LAQM TG (16)', and
 - b) Provide a detailed scheme so as to comply with objective levels in the Air quality (Wales) regulations.

The approved scheme shall be fully implemented prior to first occupation / use of the development and shall thereafter be permanently retained in an effective condition.

Should you wish to discuss any of the above points further please do not hesitate to contact me.

Regards

Paul Campini

Swyddog Gorfodaeth / Enforcement Officer
Economi a Chynllunio / Economy and Planning



☎ 07800 688713

📍 Economi a Chynllunio, Guildhall, Wrexham, LL11 1AY | Economy and Planning, Guildhall, Wrexham, LL11 1AY

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🐦 twitter.com/cbcwrecsam | twitter.com/wrexhamcbc

📘 facebook.com/cyngorwrecsam | facebook.com/wrexhamcouncil

From: Stuart Andrew <stuart.andrew@castlegreenhomes.uk>

Sent: 09 December 2022 14:24

To: HealthandHousing <HealthandHousing@wrexham.gov.uk>

Cc: Technical Enquires <technical.enquires@castlegreenhomes.uk>

Subject: FW: Pre-Application Consultation (PACs) for Residential Development at Stansty Fields, Gwersyllt, Wrexham

Dear Sirs,

Please find attached details of a Pre-Application Consultation taking place in respect of the above land, which is draft allocated for housing in the emerging WCBC Local Development Plan.

Regards,



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

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

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

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

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

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

Phil Hargreaves

From: Kath Grives <Kath.Grives@northwalesfire.gov.wales>
Sent: 21 December 2022 14:48
To: Phil Hargreaves
Subject: 20221221-100 dwellings Stansty Fields-T&C
Attachments: 20221221-100 dwellings Stansty Fields-T&C.pdf

Kind Regards

*Ynghlwm ceir llythyr ynglŷn â'r cyfeiriad uchod.
Dylid anfon unrhyw ohebiaeth bellach i fllint.wrecsam@tangogleddcymru.llyw.cymru
Ni allwn dderbyn negeseuon gyda mwy na 20mb o gynnwys.*

Find attached letter re the above address.
Future correspondence may be emailed to flintshire.wrexham@northwalesfire.gov.wales
We can only accept a limit of up to 20mb per email or multiples thereof.



Diogelwch Tân Busnes - Gwasanaeth Tân ac Achub Gogledd Cymru
Business Fire Safety - North Wales Fire & Rescue Service
Ambulance and Fire Services Resource Centre
Croesnewydd Road
Wrexham LL13 7YU

Ffon / Telephone: 0300 123 3249

Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg - byddwn yn ymateb yn gyfartal i'r ddwy ac yn ateb yn eich dewis iaith heb oedi.
We welcome correspondence in Welsh and English - we will respond equally to both and will reply in your language of choice without delay.

Gwnewch yn siŵr eich bod yn profi'ch larwm mwg yn rheolaidd. Os nad oes gennych larwm, neu os ydy'ch larwm wedi torri, ffoniwch 0800 169 1234, anfonwch e-bost i dtc@tangogleddcymru.llyw.cymru neu ewch i www.tangogleddcymru.llyw.cymru am gyngor ynglŷn â beth i'w wneud nesaf.

Please make sure that you regularly check your smoke alarm. If you do not have one, or find that the one that you do have is not working, call 0800 169 1234, e-mail cfs@northwalesfire.gov.wales or visit www.northwalesfire.gov.wales for advice on what to do next.

Cyfrinachedd: Mae'r neges e-bost hon ac unrhyw ffeiliau a drosglwyddir gyda hi, yn breifat ac fe allent fod yn cynnwys gwybodaeth sy'n gyfrinachol neu'n gyfreithiol-freintiedig. Os byddwch yn derbyn y neges hon trwy gamgymeriad, a fyddech mor garedig â rhoi gwybod inni a chael gwared arni o'ch system ar unwaith.

Ymwadiad: Fe allai e-bostio trwy'r We fod yn agored i oedi, rhyng-gipio, peidio â chyrraedd, neu newidiadau heb eu hawdurdodi. Felly, nid yw'r wybodaeth a fynegir yn y neges hon yn cael cefnogaeth GTAGC oni bai fod cynrychiolydd awdurdodedig, yn annibynnol ar yr e-bost hwn, yn hysbysu ynghylch hynny. Ni ddylid gweithredu o ddibynnu ar gynnwys yr e-bost hwn yn unig.

Monitro: Bydd GTAGC yn monitro cynnwys e-byst at ddiben atal neu ddarganfod troseddau, a hynny er mwyn sicrhau diogelwch ein systemau cyfrifiadurol a gwirio cydymffurfiaid â'n polisiau.

Gwasanaeth Tân ac Achub Gogledd Cymru
Parc Busnes Llanelwy, Sir Ddinbych. LL17 0JJ

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North Wales Fire and Rescue Service
St Asaph Business Park, Denbighshire. LL17 0JJ

Phil.hargreaves@castlegreenhomes.uk

Eich Cyf/Your Ref:

Ein Cyf/Our Ref:

SB/KG/80/000848

Dyddiad/Date:

21st December 2022

Gofynner am/Ask for:

Sharon Bouckley

To whom it may concern,

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

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

RE: Pre-planning Statutory Consultation for 100 dwellings, Stansty Fields, Wrexham. LL11 4AX

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

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

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

The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links:

<https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/>

The nearest existing hydrant is shown on North Wales Fire and Rescue plans as being some considerable distance from the proposed site.

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

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

The plan/s has been retained for record purposes.

Yours faithfully

Sharon Bouckley

On behalf of North Wales Fire and Rescue Authority

Phil Hargreaves

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 20 December 2022 10:28
To: Phil Hargreaves
Cc: Lewis, Garmon
Subject: Stansty Fields LL11 4AX NRW:02260083
Attachments: 0687_001.pdf

Dear Mr Hargreaves,

We are currently processing your request regarding the letter attached, but it would be useful if you could save the relevant documents in the following sharefile link: <https://naturalresourceswales.sharefile.eu/r-r8e87c60d7162477cabf6c664f66c3829>

Thank you in advance,

Ceri-Anne Evans
Cynllunio Datblygu / Development Planning Assistant
Cyfoeth Naturiol Cymru / Natural Resources Wales
[Siaradwr Cymraeg](#)

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy. Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

[cyfoethnaturiol.cymru](#) / [naturalresources.wales](#)
[Twitter](#) | [Facebook](#) | [LinkedIn](#) | [Instagram](#)

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi. Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

----- Original Message -----

From: Wrexhamflintshire environment team
<wrexhamflintshireenvironmentteam@cyfoethnaturiolcymru.gov.uk>;
Received: Tue Dec 20 2022 09:10:21 GMT+0000 (Greenwich Mean Time)
To: North planning <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning Mailbox Queue <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning <northplanning@cyfoethnaturiolcymru.gov.uk>;
Subject: FW: Post

Hi
Is this for you?
Thanks
Carol

From: Morris, Emma <Emma.Morris@cyfoethnaturiolcymru.gov.uk>
Sent: 19 December 2022 15:09
To: Environment Team Wrexham & Flintshire / Tim Amgylchedd Wrecsam a Sir Fflint <WrexhamFlintshireEnvironmentTeam@cyfoethnaturiolcymru.gov.uk>
Subject: Post

Hi all,
The attached has been delivered to Buckley, original is in the post tray.

Thanks Em

Emma Morris MIWFM

Aelod Tîm 4, Cyfleusterau, Gogledd Cymru / Team Member 4, Facilities, North Wales

Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn/ Phone: 03000 65 3830

Symudol / Mobile: 07789922813

Ffordd Caer, Bwcle, Sir y Fflint, CH7 3AJ / Chester Road, Buckley, Flintshire, CH7 3AJ

Member of IWFM

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy.

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cyfoethnaturiol.cymru / naturalresources.wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi.

Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

From: P-BUC-G-C <p-buc-g-c@cyfoethnaturiolcymru.gov.uk>

Sent: 19 December 2022 15:00

To: Morris, Emma <Emma.Morris@cyfoethnaturiolcymru.gov.uk>

Subject: Scan From P-BUC-G-C

Phil Hargreaves

From: donotreply@dwrcymru.com
Sent: 30 December 2022 12:31
To: Phil Hargreaves
Cc: BPMCopies@dwrcymru.com
Subject: Re.PPA0007446. Notification
Attachments: PPA0007446.doc

[You don't often get email from donotreply@dwrcymru.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Customer,

Please find attached important information relating to your application.

Should you wish to contact us for any reason, you must use the contact information shown on the attachment(s).

Please do not reply directly to this message.

Best regards,

Developer Services
Dwr Cymru Welsh Water

Dwr Cymru Welsh Water is firmly committed to water conservation and promoting water efficiency. Please log on to our website <https://eur01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.dwrcymru.com%2Fwaterefficiency&data=05%7C01%7Cphil.hargreaves%40castlegreenhomes.uk%7C899be8ad6b844a825b0108daea61c5ea%7Cd665ffca5a494c509df66828addf924f%7C1%7C0%7C638080003829019123%7CUnknown%7CTWFPbGZsb3d8eyJWljojMC4wLjA%7C%7C%7C&sdata=xwpgV8fKRASeiSOB%2Fp%7C%7C%7C&reserved=0> to find out how you can become water wise. Mae Dwr Cymru Welsh Water wedi ymrwymo i warchod adnoddau dwr a hyrwyddo defnydd dwr effeithiol. Mae cyngor i' ch helpu i ddefnyddio dwr yn ddoeth yn <https://eur01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.dwrcymru.com%2Fwaterefficiency&data=05%7C01%7Cphil.hargreaves%40castlegreenhomes.uk%7C899be8ad6b844a825b0108daea61c5ea%7Cd665ffca5a494c509df66828addf924f%7C1%7C0%7C638080003829019123%7CUnknown%7CTWFPbGZsb3d8eyJWljojMC4wLjA%7C%7C%7C&sdata=xwpgV8fKRASeiSOB%2Fp%7C%7C%7C&reserved=0>

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Castle Green
unit 20
St Asaph Business Park
St Asaph
Denbighshire
LL17 0LJ

Date: 23/12/2022
Our Ref: PPA0007446

Dear Sir/Madam,

Site Address: Site Land at Stansty Fields, Mold Road, Gwersyllt.
Development: 2D: Erection of circa 100 Dwellings and Associated Works Site Land at Stansty Fields, Mold Road, Gwersyllt, Wrexham, LL11 4AX.

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 the foul flows generated by the proposed development upon the local public sewerage system and concluded that it is unlikely that sufficient capacity exists to accommodate your development without causing detriment to the existing services we provide to our customers, or in regard to the protection of the environment. Accordingly, we are unable at this stage to provide you with a point of adequacy on the network.

In light of the above our recommendation is that you instruct us to undertake a Hydraulic Modelling Assessment of the local public sewerage network. This Assessment will examine the existing network and consider the impact of the introduction of flows from your development upon its performance. Where required and appropriate, the Assessment will then identify solutions and points of communication to ensure that your site can be accommodated within the system.

Please note that we will seek to control the outcomes of the Hydraulic Modelling Assessment via appropriate planning conditions. However, in the absence of known solutions to accommodate your site we not be able to support your development through the planning process. We therefore recommend that the Assessment is undertaken in advance of the planning application being submitted in order to avoid any subsequent delays. Further information on Hydraulic Modelling Assessments as well as any implications on the planning process is provided in the attached Advice & Guidance note.

The costs for undertaking this assessment must be paid for by the developer. Should you wish to obtain a quotation for the Hydraulic Modelling Assessment, we will require a fee of £250 + VAT to engage our consultants, this fee is non-refundable.

Alternatively, you may wish to carry out your own survey works to identify surface water contributing areas that are currently connected to the local foul network. It may be possible for you to remove surface water contributing areas to offset the anticipated foul flows associated with the proposed development.

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.

SEWERAGE TREATMENT

Please note that the Natural Resources Wales have recently released Planning Advice relating to increased phosphate levels in several river Special Areas of Conservation (SAC). Applications for new development in these areas need to consider the requirements set out in the planning advice and should form part of the local planning authority's decision making when determining planning applications. The flows from this development would eventually drain to our Gresford Wastewater Treatment Works which has a phosphate consent. Notwithstanding this no problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

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



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dwr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

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 Flintshire 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.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application.

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.

Phil Hargreaves

From: The Coal Authority-Planning <TheCoalAuthority-Planning@coal.gov.uk>
Sent: 16 December 2022 09:05
To: Phil Hargreaves
Subject: Land at Stansty Fields, Mold Road, Gwersyllt, Wrexham, LL11 4AX
Attachments: Land at Stansty Fields, Mold Road, Gwersyllt, Wrexham, LL11 4AX.docx

Dear Mr Hargreaves

Please find attached as requested, our comments on the above pre-application enquiry.

Kind regards

Deb Roberts



Deb Roberts *M.Sc. MRTPI*
Planning & Development Manager
T : (01623) 637 281
M: 07769 876 387
E : planningconsultation@coal.gov.uk
W: gov.uk/government/organisations/the-coal-authority

My pronouns are: she / her

How to pronounce my name (phonetic spelling): Deb Roh-berts

Resolving the impacts of mining. Like us on [Facebook](#) or follow us on [Twitter](#) and [LinkedIn](#).



**The Coal
Authority**

Resolving the **impacts** of mining

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119

E: planningconsultation@coal.gov.uk
www.gov.uk/coalauthority

For the attention of Phil Hargreaves – Design Manager
Castle Green Homes

[By email: phil.hargreaves@castlegreenhomes.uk]

16 December 2022

Dear Mr Hargreaves

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

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

**Erection of circa 100 Dwellings and Associated Works at Land at Stansty Fields, Mold
Road, Gwersyllt, Wrexham, LL11 4AX**

Thank you for your notification of 09 December 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.

Phil Hargreaves

From: Pete Howell <Pete.Howell@wrexham.gov.uk>
Sent: 03 January 2023 17:48
To: Stuart Andrew
Cc: Technical Enquires; Phil Hargreaves
Subject: RE: Pre-Application Consultation (PACs) for Residential Development at Stansty Fields, Gwersyllt, Wrexham

Hello Stuart

Thanks for your email, and sorry for the delay in my response.
I have already had several local residents contacting me about this proposed development, and they have highlighted a few serious concerns regarding the access road into and out of the proposed Estate among other things.
I have encouraged them to contact Paul directly as per the attached letter, but they are also keen to raise objections locally too.
An on-line petition has already received nearly 200 signatures.

Regards
Pete

Councillor Pete Howell MSc
Wrexham County Borough Councillor - Gwersyllt South Ward
Tel : 07543 287919
Email : pete.howell@wrexham.gov.uk

Sent with BlackBerry Work
(www.blackberry.com)

From: Stuart Andrew <stuart.andrew@castlegreenhomes.uk>
Date: Friday, 09 Dec 2022 at 2:17 pm
To: Pete Howell <Pete.Howell@wrexham.gov.uk>
Cc: Technical Enquires <technical.enquires@castlegreenhomes.uk>
Subject: FW: Pre-Application Consultation (PACs) for Residential Development at Stansty Fields, Gwersyllt, Wrexham

Dears Cllr Howell,

Please find attached details of a Pre-Application Consultation taking place in respect of the above land, which is draft allocated for housing in the emerging WCBC Local Development Plan.

Regards,



Stuart Andrew
Design & Planning Director

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

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

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

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

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