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PRE-APPLICATION CONSULTATION REPORT (PAC)

Conversion of the Wheatsheaf workshops and outbuildings into 16 No one and two bedroom apartments at
Wheatsheaf Workshops. High Streets, Rhosymedre, Wrexham, LL14 3YE.



Client: Finchfield Homes Ltd
Design team: HDS Architectural services LTD

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1 - Introduction

This report has been prepared by HDS Architectural on Behalf of Finchfield Homes Ltd.
The report relates to the proposals for the conversion of the existing buildings, known as 'Wheatsheaf Workshops', into 16 No one and two-bedroom apartments.

2 – Statutory Requirements

The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (the 2016 Order) sets out the requirements to undertake pre-application consultation in respect of all planning applications for major development.

Major development is defined in Article 2 of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2012 (DMPWO) as follows:
"major development" means development involving any one or more of the following:
(a) the winning and working of minerals or the use of land for mineral-working deposits);
(b) waste development;
(c) the provision of dwellinghouses where —
(i) the number of dwellinghouses to be provided is 10 or more; or
(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
(d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
(e) development carried out on a site having an area of 1 hectare or more

As the proposals are for more than 10 dwellings in total, then the proposed development would be classed as 'major development' in accordance with the above.

The 2016 Order requires all applicants for major development to undertake pre-application consultation through making available a final draft version of the application at least 28 days before the submission of the formal planning application.

This application has been subject to pre-application consultation prior to the formal submission of the application. The consultation responses have been considered and form part of the PAC Report. The consultation ran for 29 days from the 20th March 2025 to 18th April 2025.

In line with the requirements of the order, the following draft application documents were made available to the public;

- Draft Application Forms
- Draft Design and Access Statement
- Draft Green Infrastructure Form
- 01 – Ground Floor Plan as Existing
- 02 – First Floor Plan As Existing
- 01 – Outbuilding As Existing Floor Plans and Elevations
- 02 – Outbuilding Proposed Floor Plans and Elevations
- 03 – Elevations As Existing
- 04a – Ground Floor Plan as Proposed
- 05 – First Floor Plan as Proposed
- 06a – Proposed Elevations
- 07 – Site Location Plan and As Existing Site Plan
- 08a – Proposed Site Plan

- Arbtech – Bat Emergence and Re-Entry Surveys (BERS)
- Arbtech – Preliminary Roost Assessment (PRA)
- Kane Design – Drainage Layout and General Arrangement
- Waterco – Flood Consequences Assessment
- Welsh Water – Public Sewer Map
- Wayne Evans Surveying – Topographical Survey

Two site notices (Notice 1B) were posted on or near the development site for no less than 28 days.

Consultation letters and notices (Notice 1B), in English and Welsh, to all adjacent owners or occupiers were hand delivered on 19th March 2025. A copy of the letter and plan indicating the properties notified are contained within Appendix A.

Consultation letters and notices (Notice 1B), were emailed to the Community Council and Local member on the 20th March 2025. A copy of the letter is contained within Appendix B.

Consultation letters and notices (Notice 1C), were emailed to Statutory Consultees on the 20th March 2025. Copies of the letters and Notice 1C are contained within Appendix C.

3 – Responses

This section provides information on the responses received and any comments made by the applicant/agent.

1. Highways Authority – No response received

2. Coal Authority – No action required

3. Welsh Water – Confirmation that WCBC should Laise with the agent to obtain SAB Approval. Confirmation of point of connection to existing sewer. Confirmation that there is suitable capacity within the public sewerage system to accommodate the foul flows from the development.

4. Natural Resources Wales -Confirmation that the development should be discussed with WCBC to determine the effect on water quality within the SAC.

5. Local Councillor – Meetings were held on site between Carl Hughes from HDS Architectural and Councillors Derek Wright, Karen Benfield, Phil Vaughan and Trina Nicholls Smith. They were completely in support of the development and were grateful that the site was going to be retained and developed.

6. Adjacent Occupiers – An adjacent occupier has raised concerns with regards to parking. The applicant intends to provide a parking space for each apartment which is deemed sufficient in accordance with WCBC Guidelines.

A copy of all of the responses are contained within Appendix D.

The pre application consultation was undertaken from 20th March 2025 to 18th April 2025, allowing the relevant owner/occupiers, community and specialist consultees the opportunity to comment on the proposed development.