Cefn Park

Land east of Cefn Road, Wrexham



PAC Report – Appendices Only

Prepared on behalf of Harworth Group

February 2025

Ref. J10-HE-PACA-RevB

Appendix A: Site Notices & Locations

SCHEDULE 1B Articles 2C & 2D

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLES 2C AND 2D

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

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the formal submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at **land off Cefn Road, Erlas Park, Wrexham, LL13 9TT**

I give notice that **Harworth Estates Investments Ltd** is intending to apply for outline planning permission to Wrexham County Borough Council for the **Proposed phased residential development for the construction of up to 900 residential dwellings with associated infrastructure (primary school, playing fields, open space and SUDs attenuation) with all matters reserved except for detailed means of primary highway access**

You may inspect copies of the proposed application, the plans and other supporting documents online and leave comments by visiting : https://erlasparkconsultation.co.uk/

Computer facilities are available locally to view this information online at **Wrexham Library, Rhosddu Road, Wrexham, LL11 1AU** between the hours of:

Monday to Friday : 9am to 6pm
Saturday : 9am to 4pm

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at justin@j10planning.com or at **J10 Planning Ltd, 2 Wrexham Road, Chester, CH4 7QR**; alternatively comments can be left online by using the website links above.

By: **6th May 2024**

Signed: **Justin Paul** (on behalf of **Harworth Estates Investments Ltd**)

Dated: **5th April 2024**

***Additional Note*: This pre-application consultation stage provides you with the opportunity to review the forthcoming planning application and formally comment on proposals for this new residential development. We are keen to listen to you and welcome any feedback.**

ATODLEN 1B Erthyglau 2C a 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgynghoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLl"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLl perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLl ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig ar **tir oddi ar Cefn Road, Parc Erlas, Wrecsam, LL13 9TT**

Rwyf yn hysbysu bod **Harworth Estates Investments Ltd** yn bwriadu gwneud cais am ganiatâd cynllunio Cyngor Bwrdeistref Sirol Wrecsam ar gyfer **Datblygiad preswyl graddol arfaethedig ar gyfer adeiladu hyd at 900 o anheddau preswyl gyda seilwaith cysylltiedig (ysgol gynradd, caeau chwarae, mannau agored a gwanhau SDCau) gyda'r holl faterion wedi'u cadw'n ôl ac eithrio mynedfeydd priffyrdd cynradd manwl.**

Gallwch archwilio copïau o'r cais arfaethedig, y cynlluniau a dogfennau ategol eraill ar-lein a gadael sylwadau trwy ymweld https://erlasparkconsultation.co.uk/

ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn **Canolfan Wrecsam, Rhosddu Road, Wrexham, LL11 1AU** rhwng yr oriau canlynol:

Dydd Llun - dydd Gwener : 9am i 6pm
Dydd Sadwrn : 9am i 4pm

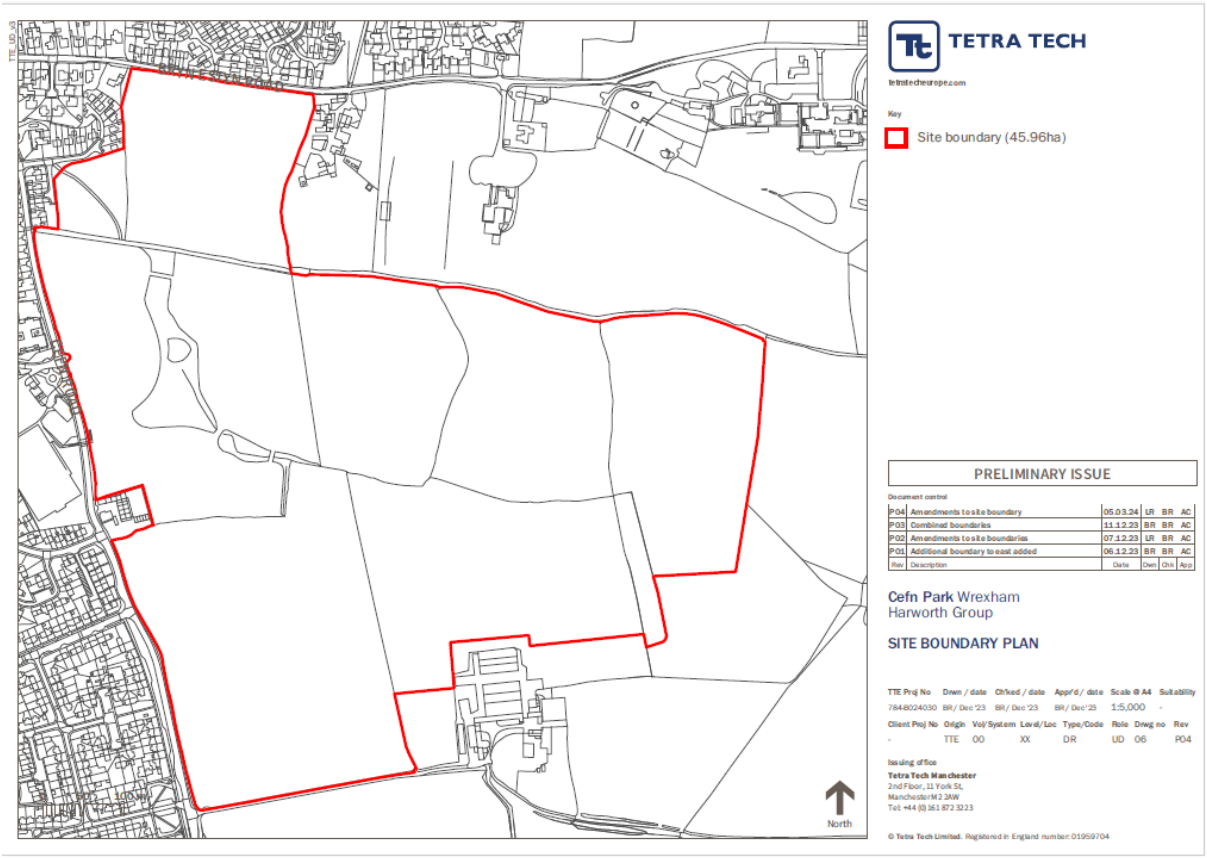
Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn justin@j10planning.com neu **J10 Planning Ltd, 2 Wrexham Road, Chester, CH4 7QR**; fel arall gellir gadael sylwadau ar-lein trwy ddefnyddio'r dolenni gwefan uchod.

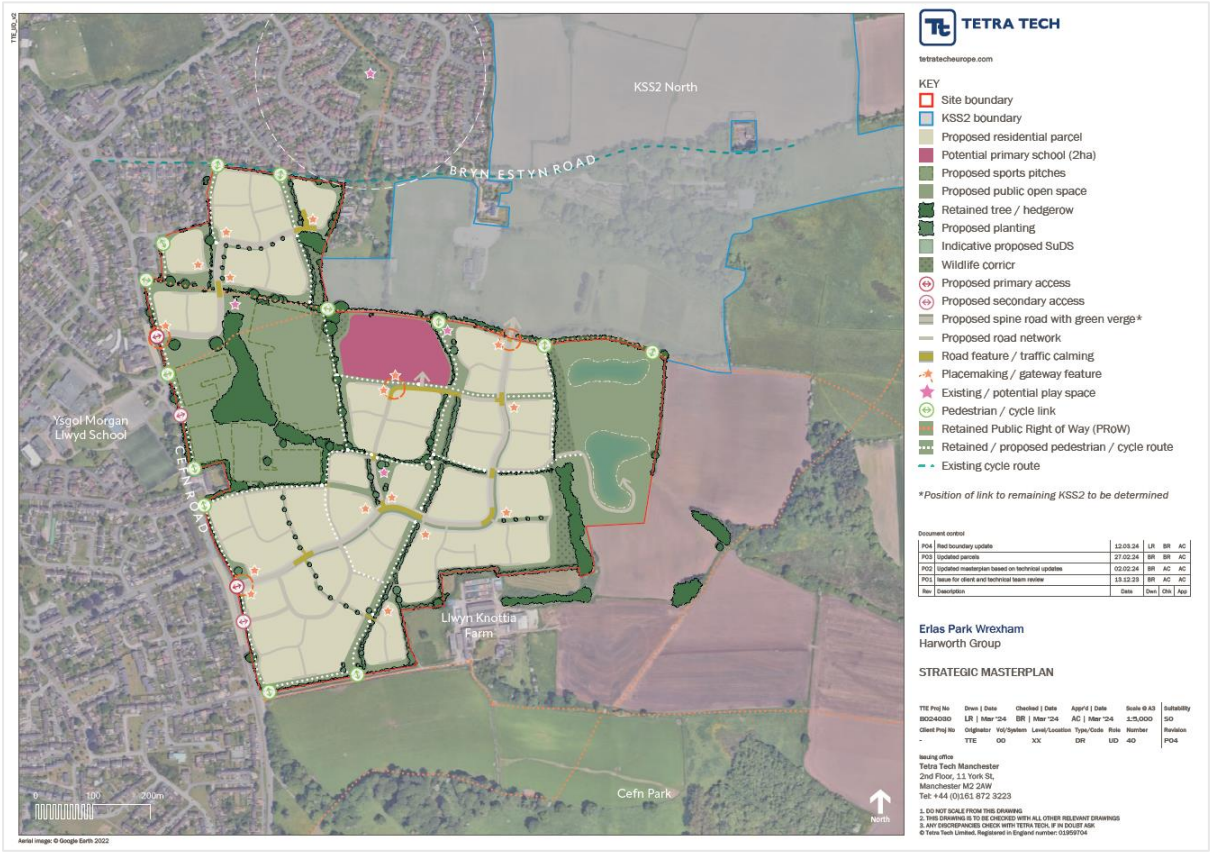
Erbyn **6 Mai 2024**.

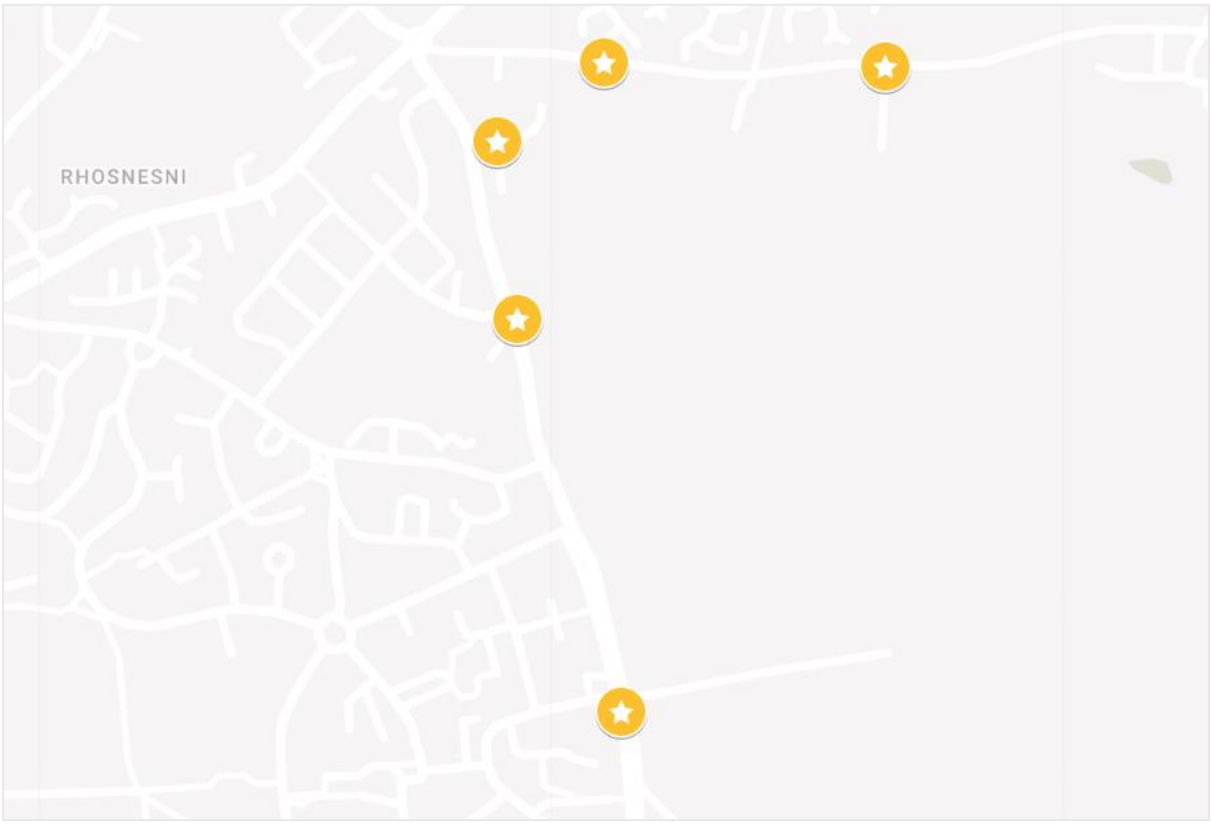
Llofnod: **Justin Paul (ar ran Harworth Estates Investments Ltd)**

Dyddiad: **5 Ebrill 2024**

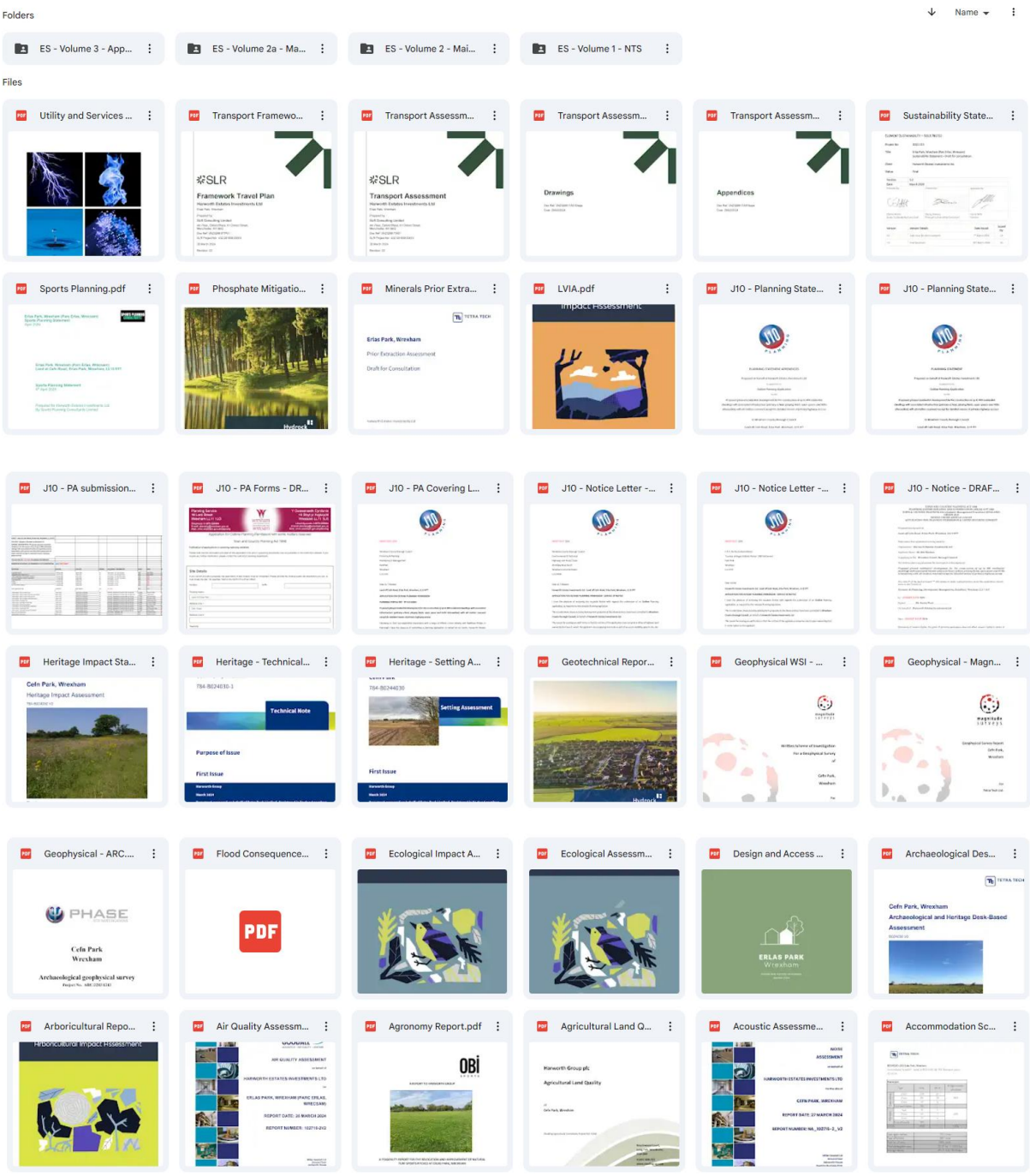
Nodyn Ychwanegol: Mae'r cam ymgynghori yn cael ei gynnal cyn gwneud y cais, ac mae'n gyfle i chi adolygu'r cais cynllunio sydd ar y gweill ac i roi sylwadau ffurfiol ar y cynigion ar gyfer y datblygiad preswyl hwn. Rydym yn awyddus i wrando arnoch chi ac rydym yn croesawu pob adborth.

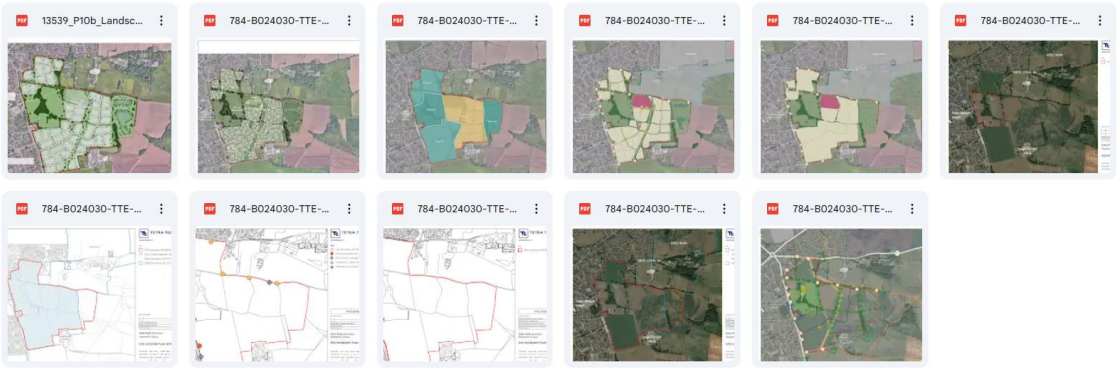

TETRA TECH
tetratecheurope.com
Key
Site boundary (45.96ha)
PRELIMINARY ISSUE
Document control
P04 Amendments to site boundary 05.03.24 LR BR AC
P03 Combined boundaries 11.12.23 BR BR AC
P02 Amendments to site boundaries 07.12.23 LR BR AC
P01 Additional boundary to east added 06.12.23 BR BR AC
Rev Description Date Dwn Chk App
Cefn Park Wrexham
Harworth Group
SITE BOUNDARY PLAN
TTE Proj No Dwn / date Ch'ked / date App'd / date Scale @ A4 Suitability
784-B024030 BR / Dec '23 BR / Dec '23 BR / Dec '23 1:5,000 -
Client Proj No Origin Vol/System Level/Loc Type/Code Role Dwg no Rev
- TTE 00 XX DR UD 06 P04
Issuing office
Tetra Tech Manchester
2nd Floor, 11 York St,
Manchester M2 2AW
Tel: +44 (0) 161 872 3223
© Tetra Tech Limited. Registered in England number: 01959704
North


KSS2 North
BRYN ESTYN ROAD
Ysgol Morgan Llwyd School
CEFN ROAD
Llwyn Knottia Farm
Cefn Park
0 100 200m
Aerial image: © Google Earth 2022
TETRA TECH
tetratecheurope.com
KEY
Site boundary
KSS2 boundary
Proposed residential parcel
Potential primary school (2ha)
Proposed sports pitches
Proposed public open space
Retained tree / hedgerow
Proposed planting
Indicative proposed SuDS
Wildlife corricr
Proposed primary access
Proposed secondary access
Proposed spine road with green verge*
Proposed road network
Road feature / traffic calming
Placemaking / gateway feature
Existing / potential play space
Pedestrian / cycle link
Retained Public Right of Way (PRoW)
Retained / proposed pedestrian / cycle route
Existing cycle route
*Position of link to remaining KSS2 to be determined
Document control
P04 Red boundary update 12.03.24 LR BR AC
P03 Updated parcels 27.02.24 BR BR AC
P02 Updated masterplan based on technical updates 02.02.24 BR AC AC
P01 Issue for client and technical team review 13.12.23 BR AC AC
Rev Description Date Dwn Chk App
Erlas Park Wrexham
Harworth Group
STRATEGIC MASTERPLAN
TTE Proj No Dwn | Date Checked | Date App'd | Date Scale @ A3 Suitability
B024030 LR | Mar '24 BR | Mar '24 AC | Mar '24 1:5,000 S0
Client Proj No Originator Vol/System Level/Location Type/Code Role Number Revision
- TTE 00 XX DR UD 40 P04
Issuing office
Tetra Tech Manchester
2nd Floor, 11 York St,
Manchester M2 2AW
Tel: +44 (0)161 872 3223
1. DO NOT SCALE FROM THIS DRAWING
2. THIS DRAWING IS TO BE CHECKED WITH ALL OTHER RELEVANT DRAWINGS
3. ANY DISCREPANCIES CHECK WITH TETRA TECH, IF IN DOUBT ASK
© Tetra Tech Limited. Registered in England number: 01959704
North


RHOSNESNI

Appendix B: Documents Page




13539_P10b_Landsc...
784-B024030-TTE-...
784-B024030-TTE-...
784-B024030-TTE-...
784-B024030-TTE-...
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784-B024030-TTE-...
784-B024030-TTE-...
784-B024030-TTE-...
784-B024030-TTE-...
784-B024030-TTE-...

Appendix C: Letter to neighbouring properties

Harworth

Occupier and/or Owner

Address1

Address2

Postcode

Friday 5th April 2024

To whom it may concern,

Proposals for Erlas Park: a new landscape-led development on land east of Cefn Road, Wrexham

Harworth Group is bringing forward proposals for a residential development comprising 900 new homes, to be known as 'Erlas Park', on land east of Cefn Road in Wrexham.

We previously consulted on the first phase of plans back in May 2022, and since then we have taken on board feedback, revised the scheme, and have decided to come back with a more comprehensive scheme for this strategic housing allocation, which will deliver up to 900 new homes (180 of which would be affordable), space for a primary school, sports facilities, highway upgrades and accompanying green space.

Ahead of submitting an outline planning application to Wrexham County Borough Council, we are launching a formal public consultation on the plans and want to hear about what you think.

As a site adjacent neighbour, please find enclosed a site notice. You will receive a leaflet which provides further details and explains how you can view our proposals, ask questions and submit your feedback in the post shortly. The consultation is live until Tuesday 7th May 2024.

If you have any further questions or if you would like to speak to a member of the development team, please contact us by calling our community information line on 0333 358 0502 (Monday to Friday, 9am-5.30pm) or emailing erlaspark@havingyoursay.co.uk.

Yours faithfully,

Rob Haslam

Regional Head of Planning,
Harworth Group

Please turn over to read this letter in Welsh.

Harworth

Dydd Gwener 5 Ebrill 2024

I bwy bynnag a fynno wybod,

Cynigion ar gyfer Parc Erlas: datblygiad newydd sy'n ystyriol o'r dirwedd, ar dir i'r dwyrain o Ffordd Cefn, Wrecsam

Mae Grŵp Harworth yn cyflwyno cynigion ar gyfer datblygiad preswyl sy'n cynnwys 900 o gartrefi newydd, o'r enw 'Parc Erlas', ar dir i'r dwyrain o Ffordd Cefn yn Wrecsam.

Roeddem wedi ymgynghori'n flaenorol ar gam cyntaf y cynlluniau yn ôl ym mis Mai 2022. Ers hynny, rydym wedi ystyried adborth, wedi diwygio'r cynllun, ac wedi penderfynu dod yn ôl gyda chynllun mwy cynhwysfawr ar gyfer y dyraniad tai strategol hwn, a fydd yn darparu hyd at 900 o gartrefi newydd (180 ohonynt yn fforddiadwy), lle ar gyfer ysgol gynradd, cyfleusterau chwaraeon, mannau gwyrdd cysylltiedig, a gwaith uwchraddio priffyrdd.

Cyn cyflwyno cais cynllunio amlinellol i Gyngor Bwrdeistref Sirol Wrecsam, rydym yn lansio ymgynghoriad cyhoeddus ffurfiol ar y cynlluniau ac rydym yn awyddus i glywed eich barn.

Gan eich bod yn gymydog cyfagos i'r safle, rydym wedi amgáu hysbysiad safle. Bydd yr ymgynghoriad yn fyw tan ddydd Mawrth 7 Mai 2024.

Os oes gennych chi ragor o gwestiynau neu os hoffech chi siarad ag aelod o'r tîm datblygu, mae croeso i chi gysylltu â ni drwy ffonio ein llinell wybodaeth gymunedol ar 0333 358 0502 (dydd Llun i ddydd Gwener, 9am-5.30pm) neu anfon e-bost at erlaspark@havingyoursay.co.uk.

Yn gywir,

Rob Haslam

Pennaeth Cynllunio Rhanbarthol,
Grŵp Harworth

Trowch y dudalen i ddarllen y llythyr hwn yn Saesneg.

Appendix D: Letter to Community Councils

From: Justin Paul <Justin@j10planning.com>
Sent: 05 April 2024 10:07
To: abenburyclerk@gmail.com; clerk@actoncommunitycouncil.gov.uk; clerk@caiapark.gov.uk; clerkforholtcc@outlook.com
Cc: [redacted]
Subject: Erlas Park - Planning Consultation
Attachments: Binder2 - Community Council Notice - 1C.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Serena, Carole, Andrea and Graham

I am sending the attached correspondence, given your positions as Clerks to Abenbury, Acton, Caia Park and Holt Community Councils respectively.

As required by the relevant planning legislation please find attached formal Notices with respect the proposed residential and community infrastructure development by Harworth on the Wrexham LDP Policy SP4 housing allocation site (KSS2 south : land off Cefn Road, Wrexham).

This, however, is the formal notification as required by the planning legislation. We have gone beyond the statutory requirements by notifying all neighbouring Community Council and Ward Cllrs whose wards are most immediately adjacent the site.

Under separate cover we have also notified all immediate neighbours (residents and businesses) within the immediate proximity of the site with a formal notice drop / flyer to advise them of the proposal and site notices have also been erected.

We are holding a couple of Webinars on Thursday 11th and Tuesday 23rd April at 6pm and Members and residents may sign up to attend this via the website link.

The notice (and this email) provides a link to the consultation website where a full suite of documents and plans associated with this proposal can be found; to make life easier I provide the hyperlink here by visiting:

www.erlasparkconsultation.co.uk

The closing date for all responses to this formal pre-application consultation is Tuesday 7th May 2024. We look forward to hearing from you.

Yours sincerely
Justin Paul

1

Abenbury Community Council
Acton Community Council
Caia Park Community Council
Holt Community Council

F.A.O. Clerk

SCHEDULE 1C : Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D (to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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

Proposed development at **land off Cefn Road, Erlas Park, Wrexham, LL13 9TT**

I give notice that **Harworth Estates Investments Ltd** is intending to apply for outline planning permission to Wrexham County Borough Council for the **Proposed phased residential development for the construction of up to 900 residential dwellings with associated infrastructure (primary school, playing fields, open space and SUDs attenuation) with all matters reserved except for detailed means of primary highway access.**

You may inspect copies of the proposed application, the plans and other supporting documents online and leave comments by visiting https://erlasparkconsultation.co.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 justin@j10planning.com by **6th May 2024**.

Signed: **Justin Paul** (on behalf of **Harworth Estates Investments Ltd**)

Dated: **5th April 2024**

J10 Planning Ltd 2 Wrexham Road Chester CH4 7QR
Tel 01244 349400 Mob 07971 446630
justin@j10planning.com www.j10planning.com
Chartered Town Planning Company Registration No. 6000409

Cyngor Cymuned Abenbury
Cyngor Cymuned Acton
Cyngor Cymuned Parc Caia
Cyngor Cymuned Holt

F.A.O. Clerc

ATODLEN 1C : Erthygl 2D
YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGL 2D (i'w gyflwyno i ymgynghoreion arbenigol, fel y'u diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cynymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad Arfaethedig ar **tir oddi ar Cefn Road, Parc Erlas, Wrecsam, LL13 9TT**

Rwyf yn hysbysu bod **Harworth Estates Investments Ltd** yn bwriadu gwneud cais am ganiatâd cynllunio Cyngor Bwrdeistref Sirol Wrecsam ar gyfer **Datblygiad preswyl graddol arfaethedig ar gyfer adeiladu hyd at 900 o anheddau preswyl gyda seilwaith cysylltiedig (ysgol gynradd, caeau chwarae, mannau agored a gwanhau SDCau) gyda'r holl faterion wedi'u cadw'n ôl ac eithrio mynedfeydd priffyrdd cynradd manwl.**

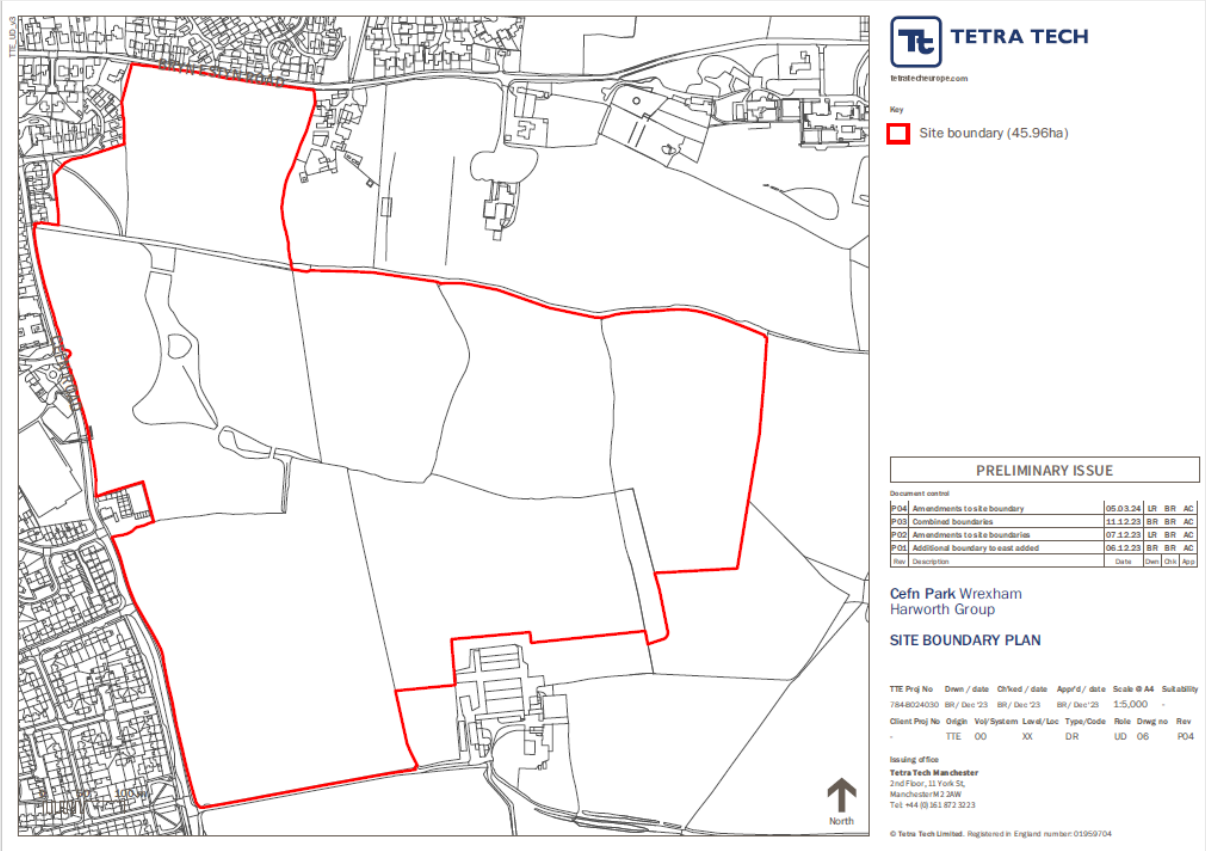
Gallwch archwilio copïau o'r cais arfaethedig, y cynlluniau a dogfennau ategol eraill ar-lein a gadael sylwadau trwy ymweld https://erlasparkconsultation.co.uk/

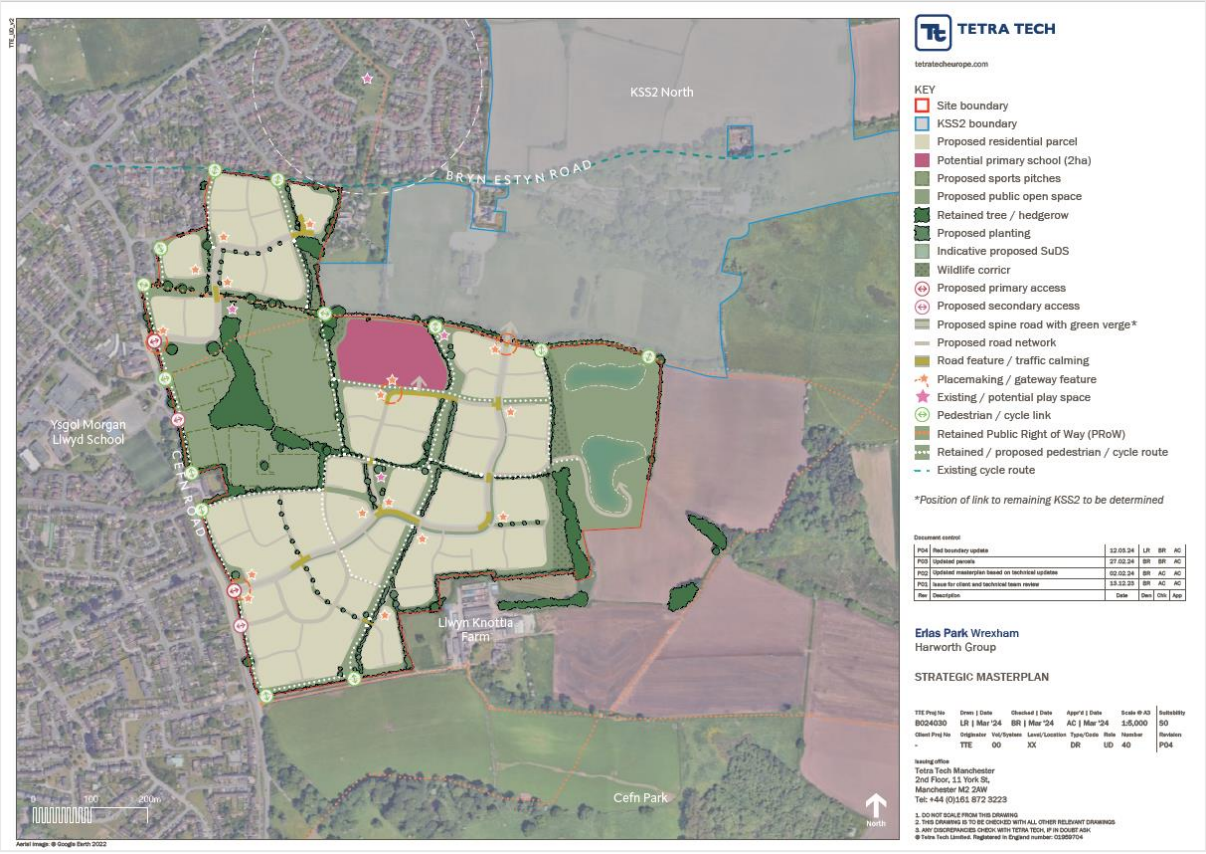
Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at justin@j10planning.com erbyn **6 Mai 2024**.

Llofnod: **Justin Paul (ar ran Harworth Estates Investments Ltd)**

Dyddiad: **5 Ebrill 2024**

J10 Planning Ltd 2 Wrexham Road Chester CH4 7QR
Tel 01244 349400 Mob 07971 446630
justin@j10planning.com www.j10planning.com
Chartered Town Planning Company Registration No. 6000409


TETRA TECH
tetratecheurope.com
Key
Site boundary (45.96ha)
North
PRELIMINARY ISSUE
Document control
P04 Amendments to site boundary 05.03.24 LR BR AC
P03 Combined boundaries 11.12.23 BR BR AC
P02 Amendments to site boundaries 07.12.23 LR BR AC
P01 Additional boundary to east added 06.12.23 BR BR AC
Rev Description Date Dwn Chk App
Cefn Park Wrexham
Harworth Group
SITE BOUNDARY PLAN
TTE Proj No Dwn / date Ch'ked / date Appr'd / date Scale @ A4 Suitability
7848024030 BR / Dec '23 BR / Dec '23 BR / Dec '23 1:5,000 -
Client Proj No Origin Vol/System Level/Loc Type/Code Role Dwg no Rev
- TTE 00 XX DR UD 06 P04
Issuing office
Tetra Tech Manchester
2nd Floor, 11 York St,
Manchester M2 2AW
Tel: +44 (0) 161 872 3223
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TETRA TECH
tetratecheurope.com
KSS2 North
BRYN ESTYN ROAD
Ysgol Morgan Llwyd School
CEFN ROAD
Llwyn Knottia Farm
Cefn Park
North
KEY
Site boundary
KSS2 boundary
Proposed residential parcel
Potential primary school (2ha)
Proposed sports pitches
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Retained tree / hedgerow
Proposed planting
Indicative proposed SuDS
Wildlife corrior
Proposed primary access
Proposed secondary access
Proposed spine road with green verge*
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Placemaking / gateway feature
Existing / potential play space
Pedestrian / cycle link
Retained Public Right of Way (PRoW)
Retained / proposed pedestrian / cycle route
Existing cycle route
*Position of link to remaining KSS2 to be determined
Erlas Park Wrexham
Harworth Group
STRATEGIC MASTERPLAN
Issuing office
Tetra Tech Manchester
2nd Floor, 11 York St,
Manchester M2 2AW
Tel: +44 (0)161 872 3223

Appendix E: Notification Pack for Specialist Consultees

From: Justin Paul <Justin@j10planning.com>
Sent: 05 April 2024 10:07
To: Matthew Phillips; highwaysplanning@wrexham.gov.uk; sab@wrexham.gov.uk; Emma Broad ; Danielw.jones@wrexham.gov.uk; healthandhousing@wrexham.gov.uk; Chris.Smith@wrexham.gov.uk; Lee.bruce@wrexham.gov.uk; Donna.tait@wrexham.gov.uk; rightsofway@wrexham.gov.uk; Jon Brewin ; Ian Jones; Charlie.pope@flintshire.gov.uk; Hannah.parish@flintshire.gov.uk; Sport Wales FIT - Angela Lewis; planningconsultation@coal.gov.uk; Mark Walters; contact@traffic-wales.com; NorthandMidWalesDevelopmentControlMailbox@gov.wales; lqas@gov.wales; james.cooke@gov.wales; Arwel.Williams@gov.wales; AmAdminPlanning@gov.wales; will.davies@cymru.gsi.gov.uk; nicholas.segust@gov.wales; NorthPlanning@cyfoethnaturiolcymru.gov.uk; Welsh Water developer services
Cc: [redacted]
Subject: Erlas Park, Wrexham - Planning Consultation
Attachments: Binder4 - Consultees Notice - 1C.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning

As required by the relevant planning legislation please find attached formal Notices with respect the proposed residential and community infrastructure development by Harworth on the Wrexham LDP Policy SP4
housing allocation site (KSS2 south : land off Cefn Road, Wrexham).

This is the formal notification as required by the planning legislation for statutory consultees.

Separate notices have been issued under separate cover to Ward Councillors and Community Councils and immediate local residents and formal site notices have also been erected.

The notice provides a link to the consultation website where a full suite of documents and plans associated with this proposal can be found; to make life easier I provide the hyperlink here by visiting:

www.erlasparkconsultation.co.uk

The closing date for all responses to this formal pre-application consultation is Tuesday 7th May 2024.
We look forward to hearing from you.

Yours faithfully
Justin Paul

1

Statutory Consultee (Welsh Water / NRW / CADW / CPAT / Coal Authority / Welsh Government Rural Affairs / Sport Wales / NMWTRA Traffic Wales)

Council Consultee (Planning / Highways / Environmental Protection / Drainage / Ecology / Trees / Conservation / Education / Housing / Minerals / PROW)

SCHEDULE 1C : Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D (to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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Proposed development at **land off Cefn Road, Erlas Park, Wrexham, LL13 9TT**

I give notice that **Harworth Estates Investments Ltd** is intending to apply for outline planning permission to Wrexham County Borough Council for the **Proposed phased residential development for the construction of up to 900 residential dwellings with associated infrastructure (primary school, playing fields, open space and SUDs attenuation) with all matters reserved except for detailed means of primary highway access.**

You may inspect copies of the proposed application, the plans and other supporting documents online and leave comments by visiting https://erlasparkconsultation.co.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 justin@j10planning.com by **6th May 2024**.

Signed: **Justin Paul** (on behalf of **Harworth Estates Investments Ltd**)

Dated: **5th April 2024**

J10 Planning Ltd 2 Wrexham Road Chester CH4 7QR
Tel 01244 349400 Mob 07971 446630
justin@j10planning.com www.j10planning.com
Chartered Town Planning Company Registration No. 6000409

Ymgynghoreion Statudol (Dŵr Cymru / Cyfoeth Naturiol Cymru / CADW / CPAT / Awdurdod Glo / Materion Gwledig Llywodraeth Cymru / Chwaraeon Cymru / NMWTRA Traffig Cymru)

Ymgynghoreion y Cyngor (Cynllunio / Priffyrdd / Gwarchod yr Amgylchedd / Draenio / Ecoleg / Coed / Cadwraeth / Addysg / Tai / Mwynau / Hawliau Tramwy Cyhoeddus)

ATODLEN 1C : Erthygl 2D
YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGL 2D (i'w gyflwyno i ymgynghoreion arbenigol, fel y'u diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cynnymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad Arfaethedig ar **tir oddi ar Cefn Road, Parc Erlas, Wrecsam, LL13 9TT**

Rwyf yn hysbysu bod **Harworth Estates Investments Ltd** yn bwriadu gwneud cais am ganiatâd cynllunio Cyngor Bwrdeistref Sirol Wrecsam ar gyfer **Datblygiad preswyl graddol arfaethedig ar gyfer adeiladu hyd at 900 o anheddau preswyl gyda seilwaith cysylltiedig (ysgol gynradd, caeau chwarae, mannau agored a gwanhau SDCau) gyda'r holl faterion wedi'u cadw'n ôl ac eithrio mynedfeydd priffyrdd cynradd manwl.**

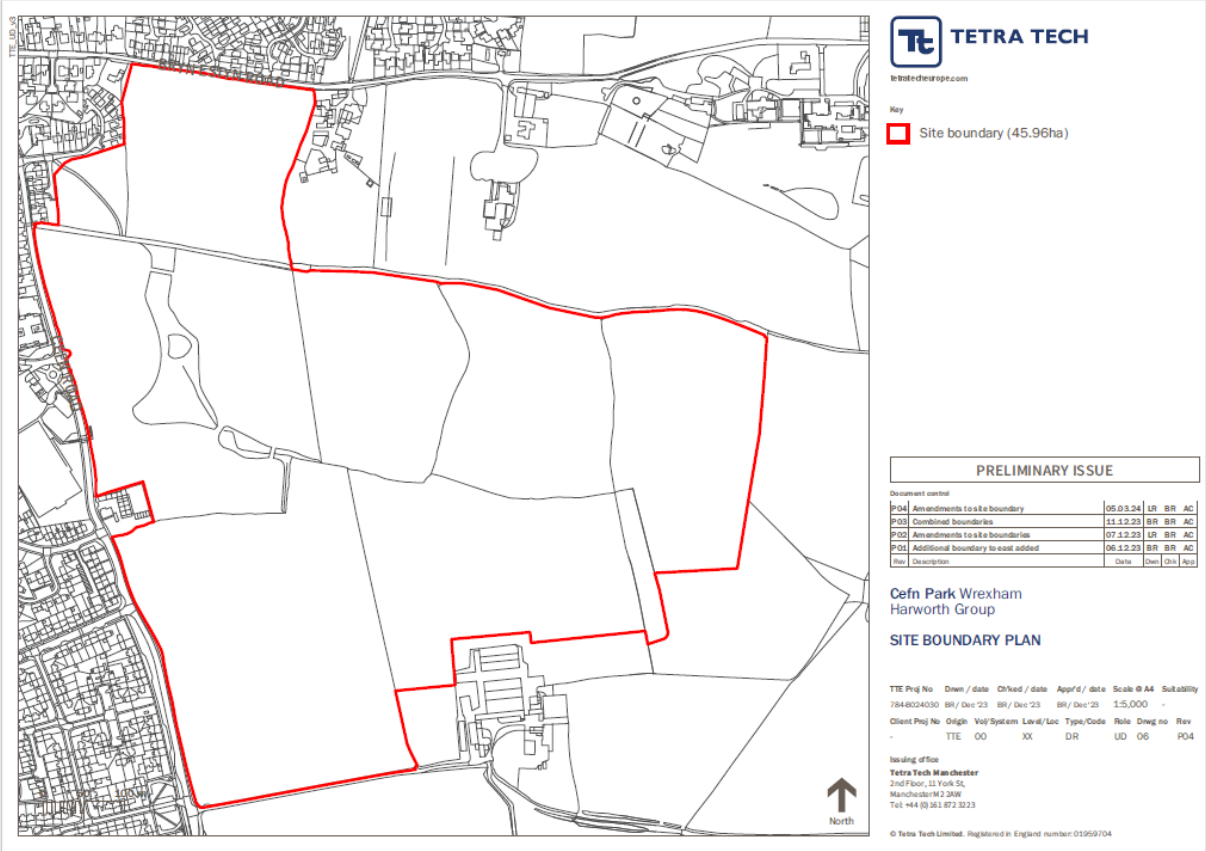
Gallwch archwilio copïau o'r cais arfaethedig, y cynlluniau a dogfennau ategol eraill ar-lein a gadael sylwadau trwy ymweld https://erlasparkconsultation.co.uk/

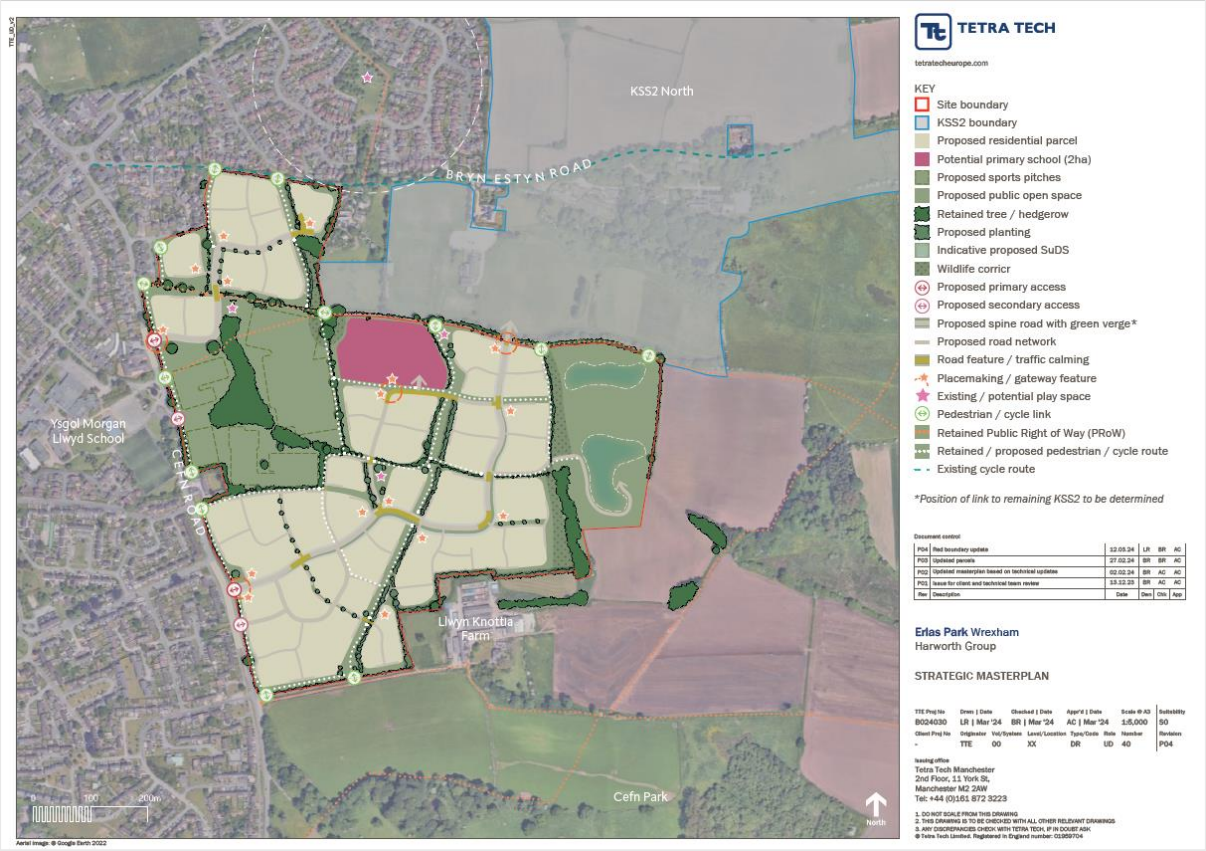
Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at justin@j10planning.com erbyn **6 Mai 2024**.

Llofnod: **Justin Paul** (ar ran **Harworth Estates Investments Ltd**)

Dyddiad: **5 Ebrill 2024**

J10 Planning Ltd 2 Wrexham Road Chester CH4 7QR
Tel 01244 349400 Mob 07971 446630
justin@j10planning.com www.j10planning.com
Chartered Town Planning Company Registration No. 6000409


TETRA TECH
tetratecheurope.com
Key
Site boundary (45.96ha)
North
PRELIMINARY ISSUE
Document control
P04 Amendments to site boundary 05.03.24 LR BR AC
P03 Combined boundaries 11.12.23 BR BR AC
P02 Amendments to site boundaries 07.12.23 LR BR AC
P01 Additional boundary to east added 06.12.23 BR BR AC
Cefn Park Wrexham
Harworth Group
SITE BOUNDARY PLAN
TTE Proj No 7848024030
Drwn / date BR / Dec '23
Ch'ked / date BR / Dec '23
Appr'd / date BR / Dec '23
Scale @ A4 1:5,000
Suitability -
Client Proj No -
Origin TTE
Vol/System 00
Level/Loc XX
Type/Code DR
Role UD
Dwg no 06
Rev P04
Issuing office
Tetra Tech Manchester
2nd Floor, 11 York St,
Manchester M2 2AW
Tel: +44 (0) 161 872 3223
© Tetra Tech Limited. Registered in England number: 01959704


KSS2 North
BRYN ESTYN ROAD
Ysgol Morgan Llwyd School
CEFN ROAD
Llwyn Knottia Farm
Cefn Park
North
TETRA TECH
tetratecheurope.com
KEY
Site boundary
KSS2 boundary
Proposed residential parcel
Potential primary school (2ha)
Proposed sports pitches
Proposed public open space
Retained tree / hedgerow
Proposed planting
Indicative proposed SuDS
Wildlife corrior
Proposed primary access
Proposed secondary access
Proposed spine road with green verge*
Proposed road network
Road feature / traffic calming
Placemaking / gateway feature
Existing / potential play space
Pedestrian / cycle link
Retained Public Right of Way (PRoW)
Retained / proposed pedestrian / cycle route
Existing cycle route
*Position of link to remaining KSS2 to be determined
Erlas Park Wrexham
Harworth Group
STRATEGIC MASTERPLAN
Issuing office
Tetra Tech Manchester
2nd Floor, 11 York St,
Manchester M2 2AW
Tel: +44 (0)161 872 3223

Appendix F: Consultation Leaflet and Distribution Area

PUBLIC CONSULTATION

Have your say on proposals for new homes at Erlas Park, Wrexham



Harworth Group, a leading regeneration company in the UK, is bringing forward proposals for a landscape-led residential development at Erlas Park, Wrexham.

We first consulted on plans for the first phase of the scheme in May 2022 but following feedback and revisions to the proposals, we now want to hear your thoughts on a more comprehensive scheme for this strategic housing allocation.

If approved, the revised plans would deliver a landscape-led development of 900 high-quality new homes (of which 180 would be of an affordable tenure), space for the provision of new primary school, several new sports pitches, and highways upgrades, complemented by enhanced green space and new pedestrian and cycling links.

We want to deliver a neighbourhood with place-making and excellence at its core and that means working together with our communities to make sure any future development reflects the needs of those who live and work in the local area. During the last consultation, we were delighted to hear from more than 200 of you, and your feedback has informed how we developed our masterplan for this new application.

Before we submit a planning application to Wrexham Council, we want to hear from you again.

Our public consultation is launching on Friday 5th April, closing on Tuesday 7th May 2024. Please make sure all comments, questions and suggestions are submitted before this.

Cyn i ni gyflwyno cais cynllunio i Gyngor Wrecsam, rydym eisiau clywed gennych chi eto.

Bydd ein hymgynghoriad cyhoeddus yn cael ei lansio ddydd Gwener 5 Ebrill, ac yn dod i ben ddydd Mawrth 7 Mai 2024. Cofiwch gyflwyno pob sylw, cwestiwn ac awgrym cyn hyn.

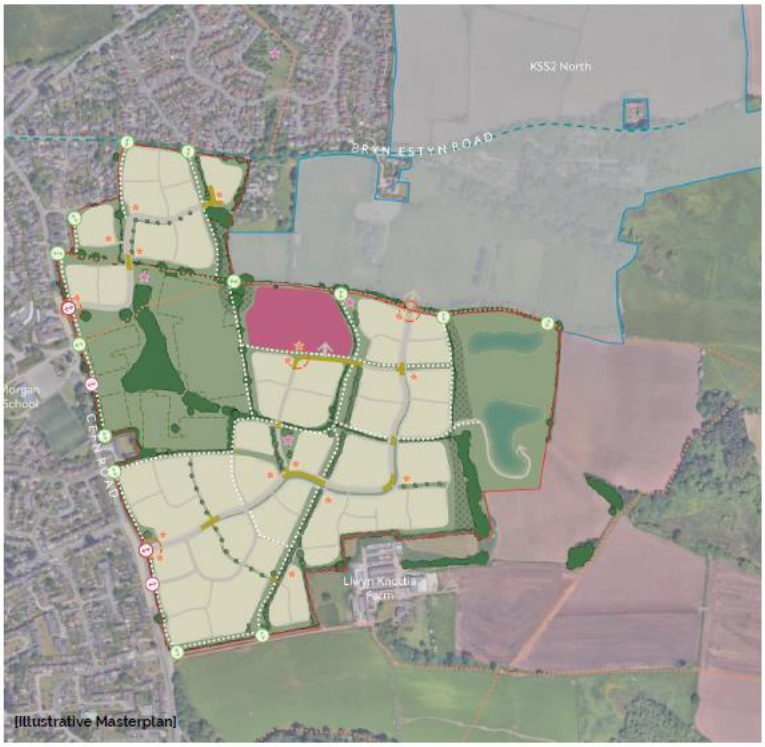
Please turn over for more details on the proposals, and information on how you can have your say.

Trowch drosodd i gael rhagor o fanylion am y cynigion, a gwybodaeth am sut gallwch chi ddweud eich dweud.

www.erlasparkconsultation.co.uk

Harworth

THE MASTERPLAN / YR UWCHGYNLLUN



[Illustrative Masterplan]

Please note, larger versions of both the masterplan and the site location map are available on our website **www.erlasparkconsultation.co.uk**

Sylwch fod fersiynau mwy o'r uwchgynllun a'r map o leoliad y safle ar gael ar ein gwefan **www.erlasparkconsultation.co.uk**

www.erlasparkconsultation.co.uk

Harworth



THE PROPOSALS

Harworth is proposing to deliver a new residential community for Wrexham.

Our proposals include:

- A sustainable residential development, carefully designed to deliver quality place-making and offering public open spaces and opportunities for recreational activity.
- Around 900 high-quality, sustainable new homes in a variety of styles and sizes to meet local demand.
- 20% affordable homes (up to 180 no.); helping local people to secure housing in their hometown and meeting a known acute need.
- Providing a location for a new 420-place primary school, positioned adjacent to the retained green space and accessible via the existing Public Rights of Way network.
- A policy compliant scheme that reflects the aims and aspirations of Policy SP4 of the Adopted Wrexham Development Plan
- Retention of existing playing fields with a scheme for drainage improvement works and additional sports pitch provision.
- A package of highway improvement works to improve capacity in the network with associated Active Travel measures and Public Transport links.
- Homes located in a convenient location, capitalising on the proximity of nearby shops and services by promoting pedestrian and cycle links.
- Homes which utilise renewable energy sources, as well as low carbon materials and modern methods of construction.
- Retention of existing trees and hedgerows and the creation of green corridors throughout the site to protect Biodiversity but also deliver net gains.

Want to know more?

SCAN ME

www.erlasparkconsultation.co.uk

Harworth



Your chance to shape plans for Erlas Park
Cyfle i chi siapio cynlluniau ar gyfer Parc Erlas

Ahead of submitting an outline planning application to the Council, we want to know your views to help us shape our final proposals. You can tell us what you think by:

Calling our community information line / Yn ffonio ein llinell wybodaeth gymunedol:

0333 358 0502
(Mon-Fri - 9.00am - 5.30pm)

Visiting our website and virtual exhibition / Ymweld â'n gwefan ac arddangosfa rithwir:

www.erlasparkconsultation.co.uk

Emailing us with your comments, questions or feedback / E-bostio ni gyda'ch sylwadau, cwestiynau neu adborth:

erlasparkconsultation@havingyoursay.co.uk

Registering to participate in one of our webinars / Cofrestru i gymryd rhan yn un o'n gweminarau

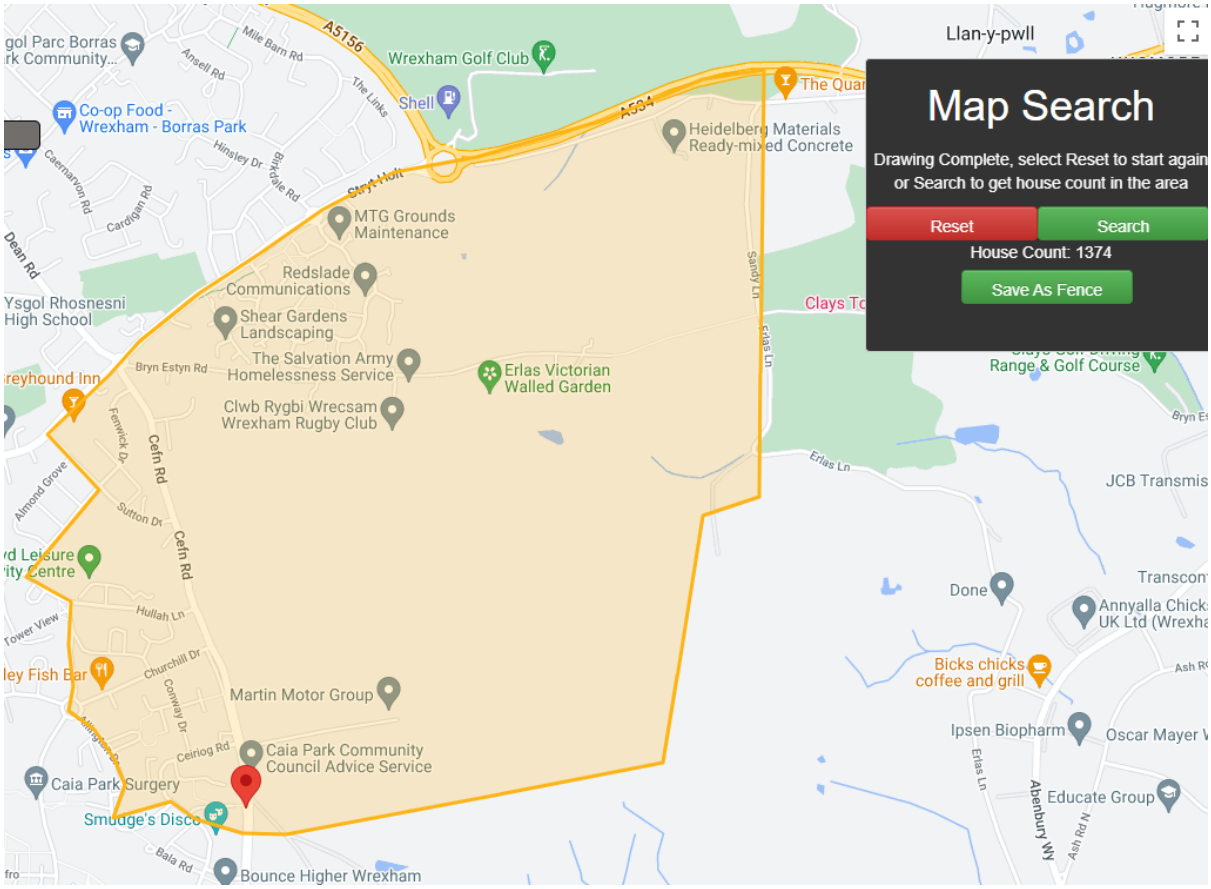
www.erlasparkconsultation.co.uk

All feedback we receive will help shape the final plans for Erlas Park.

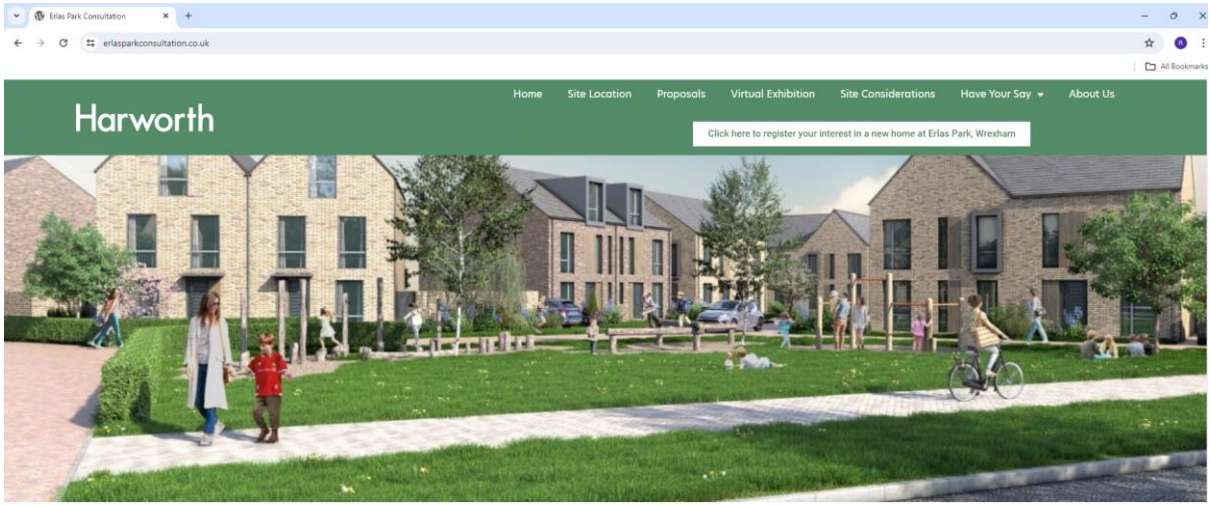
Please make sure all comments are submitted no later than **Tuesday 7th May 2024** to ensure that they are taken into consideration before the plans are submitted to the Council.

We look forward to hearing from you!

www.erlasparkconsultation.co.uk Harworth


Map Search
Drawing Complete, select Reset to start again
or Search to get house count in the area
Reset
Search
House Count: 1374
Save As Fence
A5156
A534
Wrexham Golf Club
Shell
Co-op Food - Wrexham - Borras Park
Heidelberg Materials Ready-mixed Concrete
MTG Grounds Maintenance
Redslade Communications
Shear Gardens Landscaping
The Salvation Army Homelessness Service
Erlas Victorian Walled Garden
Clwb Rygbi Wrecsam Wrexham Rugby Club
Ysgol Rhosnesni High School
Greyhound Inn
Cefn Rd
Martin Motor Group
Caia Park Community Council Advice Service
Caia Park Surgery
Smudge's Disco
Bounce Higher Wrexham
Llan-y-pwll
Range & Golf Course
JCB Transmis
Done
Bicks chicks coffee and grill
Ipsen Biopharm
Oscar Mayer
Educate Group
Abenbury Wy

Appendix G: Consultation Website



Welcome

Building better neighbourhoods and stronger communities

Thank you for taking the time to visit our website for the proposed landscape-led residential development at Erlas Park, located east of Cefn Road in Wrexham.

This website has been created to provide more information on our proposals, as well as to provide local people with an opportunity to provide feedback on the scheme.

We first consulted on plans for the first phase of the scheme in May 2022 but following feedback and revisions to the proposals, we now want to hear your thoughts on a more comprehensive scheme for this strategic housing allocation.

If approved, the revised plans would deliver a landscape-led development of around 900 high-quality new homes, space for the provision of new primary school, several new sports pitches, and highways upgrades, complemented by enhanced green space and new pedestrian and cycling links.

Please view our virtual exhibition boards to find out more about the plans for Erlas Park.

We also held two webinars for the public, on Thursday 11th April and Tuesday 23rd April where the project team presented the proposed plans, followed by a Question and Answer session.

Your views are very important to us as we want to ensure that our proposals are delivered in the right way so they can deliver the right benefits for Wrexham.

Please take the time to look around the website to learn more about the plans submit your feedback no later than **Tuesday 7th May 2024**.

Your feedback will help shape the plans before an application is submitted to Wrexham Council.

Site Location

The site, located to the east of Cefn Road and sits below the Rugby Club, forms part of the wider Cefn Road allocation in the Council's Local Development Plan, and has been identified for up to 1,680 new homes.

Harworth is tasked with providing up to 900 on the southern parcel of the site, south of Bryn Estyn Road.

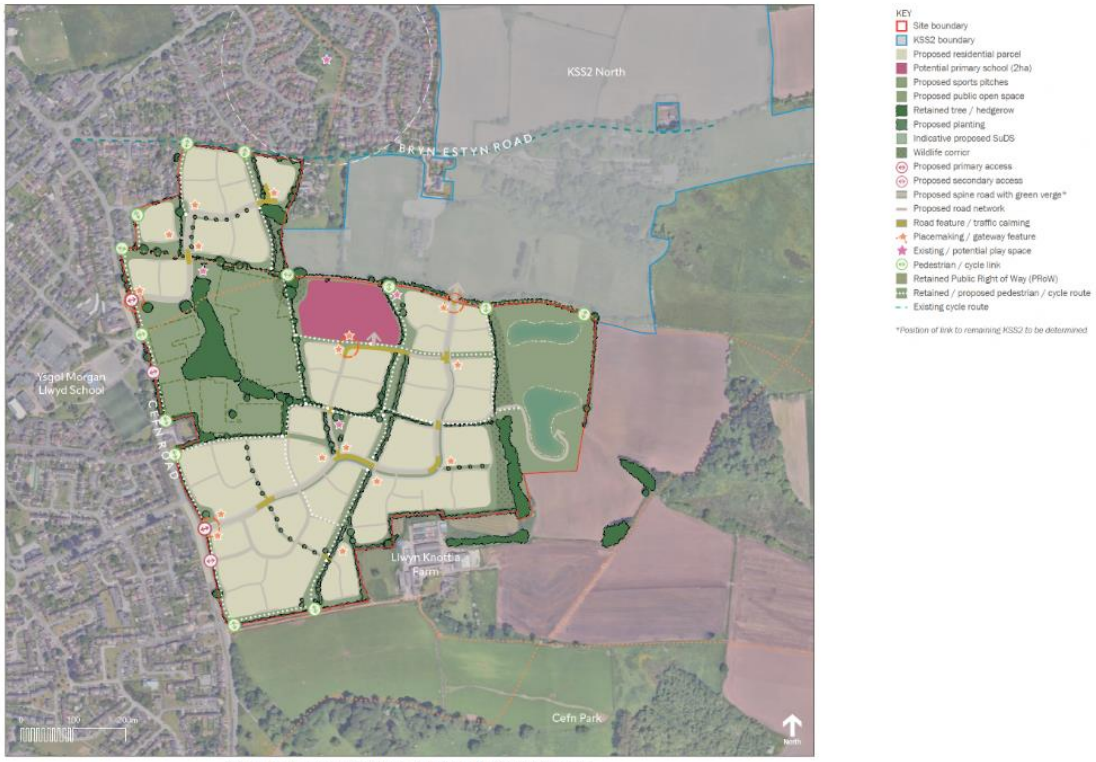


Site Location

The Proposals

Our scheme will deliver:

- A sustainable residential development, carefully designed to deliver quality placemaking and offering public open spaces and opportunities for recreational activity;
- Around 900 high-quality, sustainable new homes in a variety of styles and sizes to meet local demand, with 20% affordable (up to no. 180) helping people to secure housing in their hometown and meeting a known acute local need;
- Providing a location for a new 420-place primary school, positioned adjacent to the retained green space and accessible via the existing Public Rights of Way network;
- Retention of existing playing fields with a scheme for drainage improvement works and additional sports pitch provision;
- A package of highway improvement works to improve capacity in the network with associated Active Travel measures and Public Transport links;
- Homes located in a convenient location, capitalising on the proximity of nearby shops and services by promoting pedestrian and cycle links;
- Homes which utilise renewable energy sources, as well as low carbon materials and modern methods of construction;
- Retention of existing trees and hedgerows and the creation of green corridors throughout the site to protect Biodiversity but also deliver net gains.



Illustrative Masterplan of Erlas Park Proposals

Virtual Exhibition

Find out more about our proposals by viewing the boards in our Virtual Exhibition. You can click and drag anywhere in the room to navigate around the room. To view the boards, please click on the green numbers.


Harworth
1

Site Considerations

A considered approach

The initial proposals have evolved based technical assessment undertaken to ensure the plans for Erlas Park deliver a sustainable development that meets the aspirations of the Borough. You can find out more about each aspect that has been considered by reviewing the information provided below.

A copy of all required technical documents can be found at the end of this section.

- Design
- Planning
- Trees, Hedgerows & Landscaping
- Ecology
- Traffic & Highways
- Sustainability
- Flood Risk & Drainage
- Archaeology & Heritage
- Ground Conditions & Minerals
- Air Quality

You can view all of the draft planning documents for this proposal by clicking the button below.

View Documents

Have Your Say

More than 200 pieces of feedback were received during the community consultation back in 2022. We have now updated our plans, and we want to hear what you think about our revised proposals.

We welcome all feedback to help shape the future of this new neighbourhood before we submit our planning application to Wrexham County Borough Council. You can do that by filling in the form below, attending a webinar, or contacting us directly.

1 — 2 — 3 — 4 — 5 — 6

Name

Name

Email

Email

Postcode

Postcode

Next

We look forward to hearing from you, but please ensure all feedback is provided by **Tuesday 7th May 2024** to make sure your comments can be taken into consideration in the final plans.

Let us know your views and be part of shaping Wrexham's future!

Join a webinar

The project team will be holding two webinars during the consultation period to allow plenty of opportunity for you to learn more about the scheme. Please register for one by clicking the link below.

Thursday 11 April from 6pm - click to register

Tuesday 23 April from 6pm - click to register

Get in touch

You can contact the project team, ask questions or submit your feedback by:

Calling us: 0333 358 0502 (Mon - Fri between 9am and 5.30pm)

Emailing us: erlasparkconsultation@havingyoursay.co.uk

Writing to us: Erlas Park Consultation c/o Lexington, Queens House, Queen Street, Manchester, M2 5HT



About Us - Harworth Group

Transform. Regenerate. Revitalise.

Harworth Group plc is one of the leading land and property regeneration companies in the UK, owning and managing approximately 14,000 acres on around 100 sites in the North of England and the Midlands.

We create sustainable places for people to live and work, delivering thousands of new jobs and homes in the regions.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of regeneration in the UK.

Click here to find out more information about our values, our approach and our people.

Appendix H: Virtual Exhibition Room and Boards



Harworth Group | Erlas Park, Wrexham



Welcome to our virtual exhibition

Harworth is excited to share our revised proposals for Erlas Park, a high-quality landscape-led residential development that will deliver up to 900 much-needed homes on land east of Cefn Road, Wrexham.

As you may recall, Harworth consulted on a first phase in preparation for the submission of an outline planning application for up to 425 new homes.

Harworth has spent a significant amount of time reviewing the feedback received during the last consultation, from both stakeholders and members of the public. This period has allowed us to identify areas in which we can enhance the proposals and deliver the best possible scheme for the people of Wrexham. Harworth has also engaged with Officers and other statutory consultees to ensure acceptable and appropriate technical solutions are presented.

As a result, Harworth has decided to come back out to public consultation on a more comprehensive scheme for this strategic housing allocation - for up to 900 much needed new homes; of which 180 will be of an affordable tenure.

Please take some time to read the information provided on these boards. Should you have any questions, you can find contact details for the project team on the final board. Make sure your feedback is with us by Tuesday 7 May 2024 for us to take it into consideration ahead of submitting an outline planning application to Wrexham Council!

Harworth

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Harworth Group | Erlas Park, Wrexham



Evolution of Design

Land east of Cefn Road forms part of the Key Strategic Site 2 (KSS2) within Wrexham Council's recently adopted Local Development Plan, which has allocated the land to deliver up to 1,680 new homes to help address the growing demand for housing in Wrexham.

Our site is proposing to develop the southern section of KSS2, by bringing forward plans for up to 900 new high-quality homes on land immediately to the east of Cefn Road. It is our ambition to deliver a vibrant and accessible new community within this space, with the proposed housing accompanied by extensive green areas and spaces for leisure.

Harworth has spent a significant amount of time reviewing the feedback received during the last consultation, from both stakeholders and members of the public. This period has allowed us to identify areas in which we can enhance the proposals and deliver the best possible scheme for the people of Wrexham.

These improvements include:

- **Provision for a new 420 place entry primary school**
- **Enhanced sports playing pitch provision**
- **Advanced sustainable urban drainage systems**
- **Additional play areas and recreational green space**
- **Wildlife corridors and net biodiversity benefit areas**
- **Additional vehicular access points**
- **Improved cycle access and retained Public Rights of Way**

What are your thoughts on these additional features? Are there any areas in which we can improve further?

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Harworth Group | Erlas Park, Wrexham

Illustrative Masterplan



Harworth

www.erlasparkconsultation.co.uk

Harworth Group | Erlas Park, Wrexham



Creating a vibrant and inclusive community

Harworth will help address the housing shortage in Wrexham whilst creating a vibrant and accessible community at Erlas Park for new and existing residents alike.

Wrexham, like much of the UK, is facing a housing crisis. Quite simply, not enough homes are being built and supply is much lower than demand, so it is important that Wrexham receives the high-quality housing it deserves.

We are only submitting plans for an outline planning application - which means that certain details will be decided through future detailed plans, but we want to make sure that we deliver a wide range of homes in a variety of tenures and sizes that meet the needs of the local area.

Of the 900 homes to be delivered, 20% (up to 180) will be allocated as affordable housing, supported by a local housing association- helping local people to secure housing in their hometown.

It is our ambition to create a community which residents can be proud of and have placed a significant amount of effort into the designs of our homes and neighbourhoods.

Sustainable, energy efficient homes

At Harworth we aspire to deliver the highest-quality homes possible. All our homes will utilise renewable energy sources, as well as being constructed using modern methods and low carbon materials.

Street scenes

The homes at Erlas Park will be located in a convenient location, capitalising on the proximity of nearby shops and services by promoting pedestrian and cycle links, as well as being built from materials that blend into the local vernacular.

Recreation space

Our homes will be supported by over 16.72 hectares of public open space, alongside provision for several sports pitches and dedicated play areas for everyone in the community to enjoy. Erlas Park will benefit from strong green infrastructure in the way of tree planting and retained hedgerows, as well as new wildlife corridors and open green space.

Harworth

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Harworth Group | Erlas Park, Wrexham

Delivering benefits for all

Proposed school provision

Included within the plans is provision for a 420-place primary school, located towards the centre of the site. Working alongside Wrexham Council, Harworth will look to support the delivery of the school to match the needs of the local community. The positioning of the school has been chosen to allow enhanced access for pedestrians, utilising the retained Public Rights of Way, and is supported by traffic calming measures to ensure the safety of future students.

Sports and recreation

The plans, if approved, will deliver a provision of sports pitches and recreational space for local people. We are committed to providing high-quality leisure space for the community and it is envisaged that this will come in the form of play and recreational spaces for local families and sports fields for everyone to enjoy.

Local spend

The Erlas Park proposals will represent a £200m investment in Wrexham, its residents and their future.

New homes at Erlas Park will bring more people to the area spending more money. Whether new residents of the development just want to pop out for a loaf of bread or bottle of milk, pick up a newspaper or order a takeaway, existing businesses will benefit from more people living in the local area.

The Local Authority will also benefit from new homes being delivered at Erlas Park, with additional council tax payments on the new properties which could be spent on local services in and around Wrexham.

Job creation

The construction of the development will deliver significant investment in the local area, which will create more than a hundred skilled jobs during construction, including opportunities for apprenticeships, and much more through the local supply chain. Harworth is also committed to using local suppliers and contractors, wherever possible, to maximise opportunities for local people.



Harworth

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Harworth Group | Erlas Park, Wrexham

A Considerate Development

The initial proposals have evolved based technical assessments undertaken so that Erlas Park can deliver a sustainable development that meets the aspirations of the Borough. You can find out more about each aspect that has been considered by viewing the technical documents that are available on the project website under the section 'Site Considerations'.

Highways & Access

A Transport Assessment has been undertaken to consider the impacts from the Erlas Park development on the local highway network and to encourage use, as well as provide a choice, of public transport, walking and cycling options.

The initial two vehicular access points for the site off Cefn Road proposed during the first consultation will remain in place. These are known as the 'primary access points' and are expected to carry the bulk of vehicular traffic entering and leaving the site. They are located at the north-western end of the site (northern access) and at the south-western end (southern access). However, we are now proposing the addition of two more 'secondary' access points also off Cefn Road, to help reduce pressure and control the flow of traffic more effectively. Improvements will also be made to the A534 / A5156 roundabouts to accommodate increased demand on the local highway network.

Connectivity

The plans also capitalise on the site's accessibility to local shops, services and schools, with the development only a short journey from the town centre and the majority of the nearby Wrexham Industrial Estate can be reached within 30 minutes. There are several bus routes that frequent nearby roads, such as the 5 and 35 on Styrt Holt and the 8 on Sutton Drive / Hullah Lane. This provides convenient access to major providers of both services, amenities and employment.

It is envisaged that the spine road which will run through the site would present a fantastic opportunity for a new / rerouted bus route and Harworth will work with local bus operators and the Council to achieve this.

The plans include new cycle routes and pedestrian access points around the site – stitching into the wider area including the Rugby Club, Cefn Park and east over Cefn Road and towards the town centre. Existing Public Rights of Way will also be maintained through the site.

Landscaping

Erlas Park is a landscape-led development - not only delivering much needed new homes, but also an exemplary designed scheme that will complement and enhance the local area and green spaces.

Retention of existing trees and hedgerows will be prioritised, wherever possible, whilst additional landscaping will be provided using various types and sizes to create variety. Native species will also be incorporated, where practical, to integrate the site with the wider landscape. This will soften the effect of the new development, as well as create a quality setting. Species-rich wildflower meadow mixes to increase interest, pollinate species and provide soft edges to the development are also proposed to ensure the scheme delivers net biodiversity gains.

Harworth

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Harworth Group | Erlas Park, Wrexham

A Considerate Development

The initial proposals have evolved based technical assessments undertaken so that Erlas Park can deliver a sustainable development that meets the aspirations of the Borough. You can find out more about each aspect that has been considered by viewing the technical documents that are available on the project website under the section 'Site Considerations'.

Air Quality

An Air Quality Report has assessed the potential impact on air quality due to the construction and operation of new homes on land to the east of Cefn Road. Mitigation measures will be needed during construction to ensure dust does not have a detrimental impact on people residing locally which is why Harworth will adopt considerate construction measures, if the site is consented.

Flood Risk & Drainage

The site is located within Flood Zone 1, which is the lowest level of risk. There are several existing ponds on the site which will be retained and have been incorporated into the Drainage Strategy to provide habitats to support local biodiversity at the site.

The scheme will also incorporate Sustainable Urban Drainage Systems (SUDS) which are designed to create new habitats for wildlife and sympathetic to the local environment, whilst slowing surface run off and helping to reduce the risk of localised flooding.

The layout proposes several landscaped areas, allowing the development to be divided into three catchment areas, each being served by an infiltration basin to ensure site drainage.

Ground Conditions and Archaeology

A Minerals Safeguarding & Prior Extraction Assessment has been provided in compliance with Policy MW1 of the adopted Local Development Plan.

We have also undertaken a number of surveys to identify any archaeological and built heritage assets in the area, to assess their importance and impact from the proposed development.

ERLAS PARK
Wrexham

Harworth

www.erlasparkconsultation.co.uk

Harworth Group | Erlas Park, Wrexham

Have your say!

Thank you for taking the time to view our virtual exhibition and look at our proposals for Erlas Park.

We are committed to listening to local people as the plans develop and this public consultation provides an opportunity for the community to have their say. We welcome all feedback from those interested in helping to shape the future of the local community before we submit our planning application to Wrexham County Borough Council.

You can tell us what you think by:

Calling our community information line

0333 358 0502 (Monday to Friday - 9.00am to 5.30pm)

Completing a feedback form on the website:

www.erlasparkconsultation.co.uk

Emailing us with your comments

erlasparkconsultation@havingyoursay.co.uk

Participating in one of our webinars on:

Thursday 11 April from 6pm
Tuesday 23 April from 6pm

We look forward to hearing from you, but please ensure all feedback is provided by **Tuesday 7th May 2024** to make sure your comments can be taken into consideration in the final plans.

Let us know your views and be part of shaping Wrexham's future!

Harworth

www.erlasparkconsultation.co.uk

[ENDS]

Appendix I: Stakeholder Letters

Harworth

7 St. Giles House
Rhosnesni Lane
Wrexham
LL12 7NJ

SENT BY EMAIL

Tuesday 2 April 2024

Dear Councillor Gallanders

Update on proposals for Erlas Park - a high-quality, landscape-led development on land east of Cefn Road

I am writing to inform you about Harworth Group's updated proposals for Erlas Park since the initial consultation in May 2022.

As you may recall, Harworth consulted on a first phase in preparation for the submission of an outline planning application for up to 425 new homes.

Harworth has spent a significant amount of time reviewing the feedback received during the last consultation, from both stakeholders and members of the public. This period has allowed us to identify areas in which we can enhance the proposals and deliver the best possible scheme for the people of Wrexham. Harworth has also engaged with Officers and other statutory consultees to ensure acceptable and appropriate technical solutions are presented.

As a result, Harworth has decided to come back out to public consultation on a more comprehensive scheme for this strategic housing allocation – for up to 900 much needed new homes; of which 180 will be of an affordable tenure.

The updated plans and benefits

The updated scheme includes plans for the delivery of up to 900 new high-quality homes, provision for a 420 place Primary School, an enhanced sports playing pitch provision, sustainable urban drainage systems and retained Public Rights of Way and net biodiversity benefit areas.

The previous highways strategy has also been revised, incorporating several secondary access roads to accompany the previous proposed primary access points off Cefn Road. These vehicular access points would be supported by a number of dedicated pedestrian/cycle access points. These changes will improve traffic flow whilst also encouraging active travel methods for future and existing residents. Improvements will also be made to the A534 / A5156 roundabouts to accommodate increased demand on the local highway network.

The Erlas Park proposals will represent a £200m investment in Wrexham, its residents and their future. The delivery of high-quality homes will make a significant contribution towards addressing the local housing need, delivering a wide range of dwellings to meet demand from residents in the area. Some 180 homes will be brought forward as affordable, supported by a local housing association.

From: Justin Paul <Justin@j10planning.com>
Sent: 05 April 2024 10:07
To: Cllr Michael Morris; Mike1.Davies@wrexham.gov.uk; andy.gallanders@wrexham.gov.uk; ron.prince@wrexham.gov.uk
Cc: [redacted]
Subject: Erlas Park - Planning Consultation
Attachments: Binder3 - Ward Councillor Notice - 1C.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Cllrs Morris, Prince, Davies and Gallanders

Given your community leadership role as Ward Councillor locally you will have hopefully already received a "courtesy letter" notifying you about this proposal over the past few days.

The attached correspondence is the formal notice required by the legislation with respect the proposed residential and community infrastructure development by Harworth on the Wrexham LDP Policy SP4 housing allocation site (KSS2 south – land off Cefn Road, Wrexham).

This, however, is the formal notification as required by the planning legislation. We have gone beyond the statutory requirements by notifying all neighbouring Community Council and Ward Cllrs whose wards are most immediately adjacent the site.

Under separate cover we have also notified all immediate neighbours (residents and businesses) within the immediate proximity of the site with a formal notice drop / flyer to advise them of the proposal and site notices have also been erected.

We are holding a couple of Webinars on Thursday 11th and Tuesday 23rd April at 6pm and Members and residents may sign up to attend either of these via the website link.

The notice (and this email) provides a link to the consultation website where a full suite of documents and plans associated with this proposal can be found; to make life easier I provide the hyperlink here by visiting:

www.erlasparkconsultation.co.uk

The closing date for all responses to this formal pre-application consultation is Tuesday 7th May 2024. We look forward to hearing from you.

Yours sincerely
Justin Paul

1

Ward Councillor Michael Morris (Holt)
Ward Councillor Mike Davies (Rhosnesni)
Ward Councillor Andy Gallenders (Rhosnesni)
Ward Councillor Ronnie Prince (Cartrefle)

SCHEDULE 1C : Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D (to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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

Proposed development at **land off Cefn Road, Erlas Park, Wrexham, LL13 9TT**

I give notice that **Harworth Estates Investments Ltd** is intending to apply for outline planning permission to Wrexham County Borough Council for the **Proposed phased residential development for the construction of up to 900 residential dwellings with associated infrastructure (primary school, playing fields, open space and SUDs attenuation) with all matters reserved except for detailed means of primary highway access.**

You may inspect copies of the proposed application, the plans and other supporting documents online and leave comments by visiting : https://erlasparkconsultation.co.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 justin@j10planning.com by **6th May 2024**.

Signed: **Justin Paul** (on behalf of **Harworth Estates Investments Ltd**)

Dated: **5th April 2024**

J10 Planning Ltd 2 Wrexham Road Chester CH4 7QR
Tel 01244 349400 Mob 07971 446630
justin@j10planning.com www.j10planning.com
Chartered Town Planning Company Registration No. 6000409

Cynghorydd Ward Michael Morris (Holt)
Cynghorydd Ward Mike Davies (Rhosnesni)
Cynghorydd Ward Andy Gallanders (Rhosnesni)
Cynghorydd Ward Ronnie Prince (Cartrefle)

ATODLEN 1C : Erthygl 2D
YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGL 2D (i'w gyflwyno i ymgynghoreion arbenigol, fel y'u diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cynymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad Arfaethedig ar **tir oddi ar Cefn Road, Erlas Park, Wrexham, LL13 9TT**

Rwyf yn hysbysu bod **Harworth Estates Investments Ltd** yn bwriadu gwneud cais am ganiatâd cynllunio Cyngor Bwrdeistref Sirol Wrecsam ar gyfer **Datblygiad preswyl graddol arfaethedig ar gyfer adeiladu hyd at 900 o anheddau preswyl gyda seilwaith cysylltiedig (ysgol gynradd, caeau chwarae, mannau agored a gwanhau SDCau) gyda'r holl faterion wedi'u cadw'n ôl ac eithrio mynedfeydd priffyrdd cynradd manwl.**

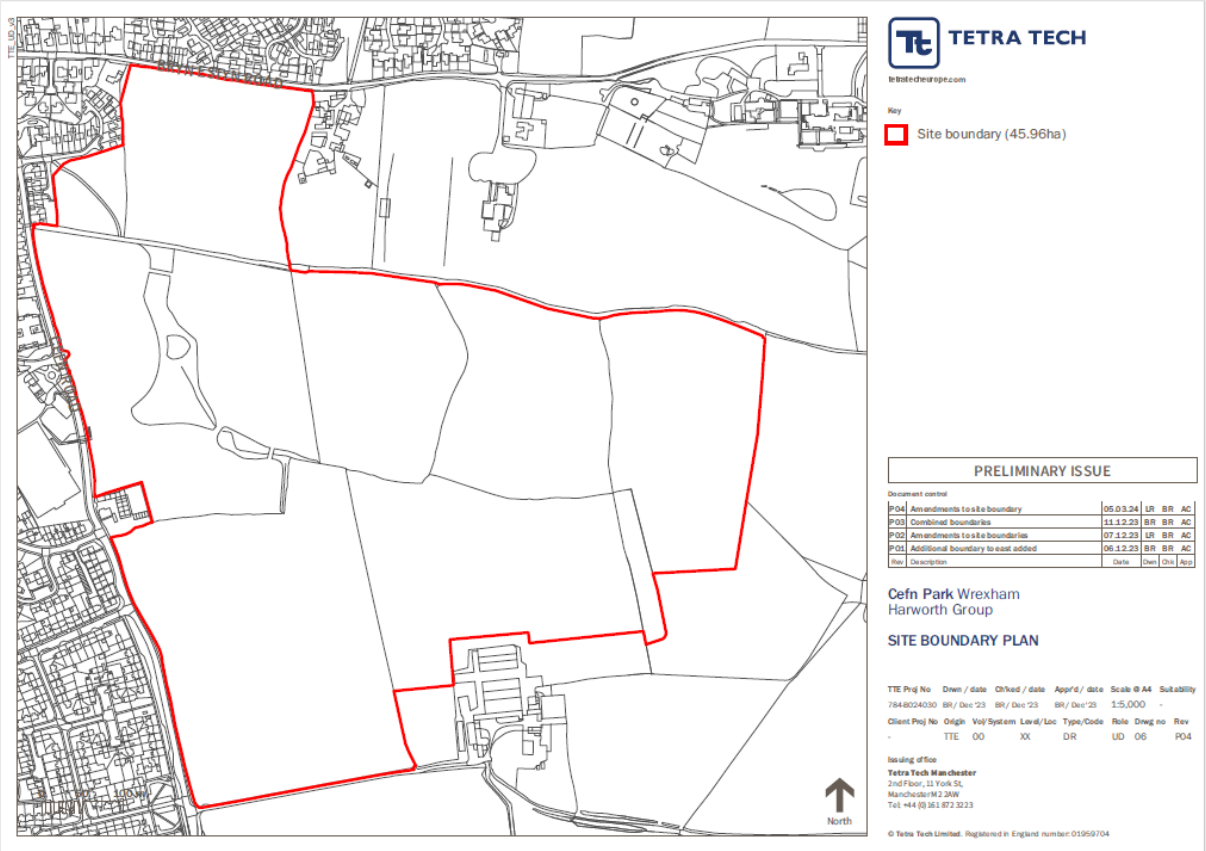
Gallwch archwilio copïau o'r cais arfaethedig, y cynlluniau a dogfennau ategol eraill ar-lein a gadael sylwadau trwy ymweld https://erlasparkconsultation.co.uk/

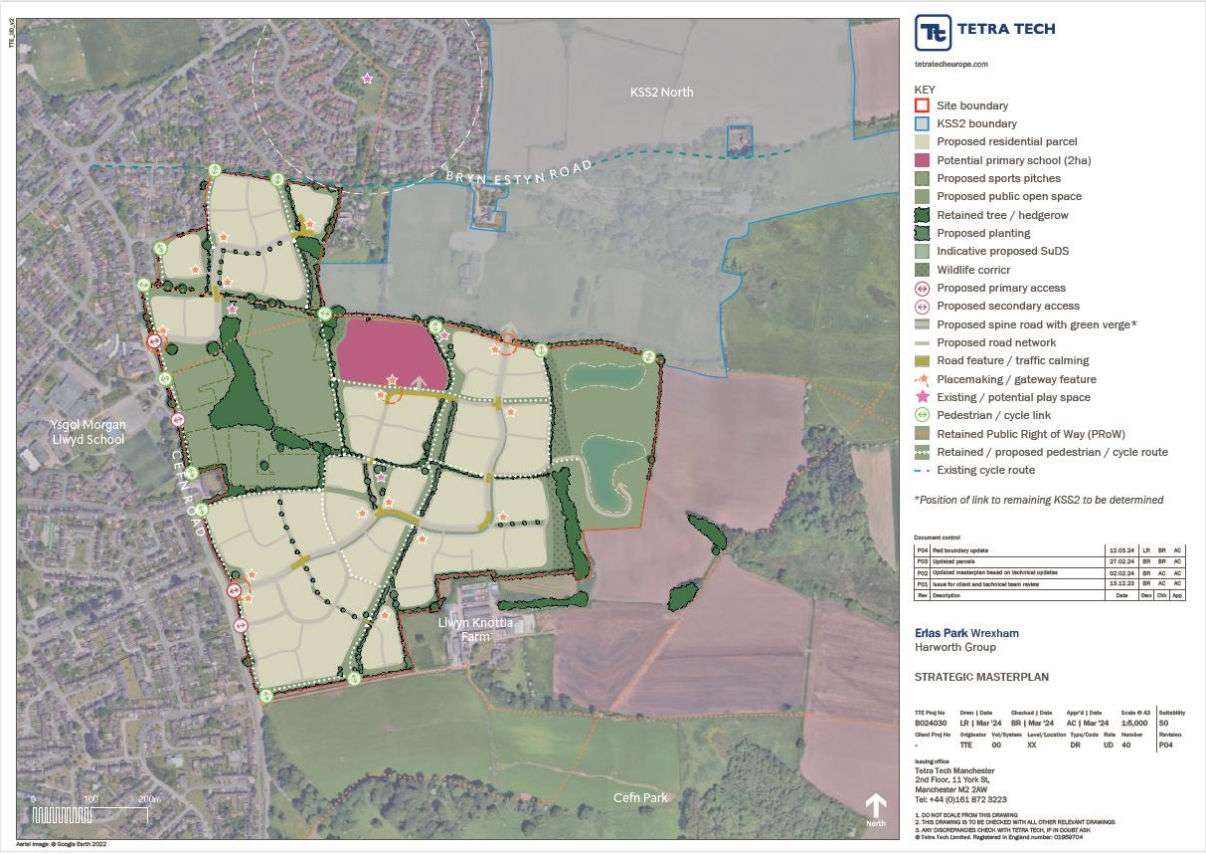
Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at justin@j10planning.com erbyn **6 Mai 2024**.

Llofnod: **Justin Paul** (ar ran **Harworth Estates Investments Ltd**)

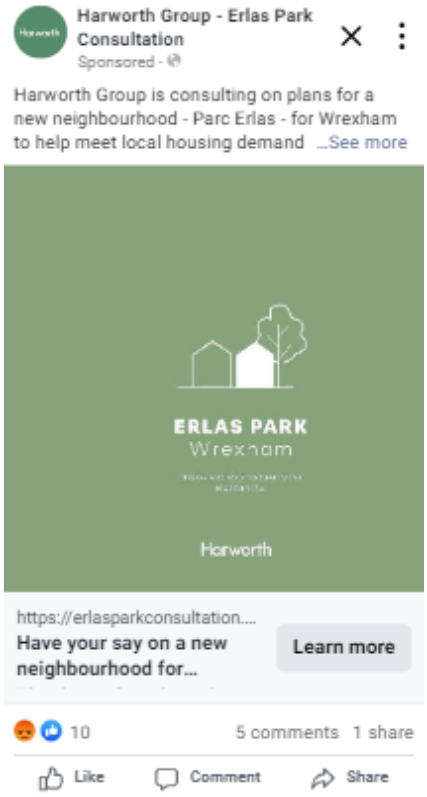
Dyddiad: **5 Ebrill 2024**

J10 Planning Ltd 2 Wrexham Road Chester CH4 7QR
Tel 01244 349400 Mob 07971 446630


TETRA TECH
tetratecheurope.com
Key
Site boundary (45.96ha)
North
PRELIMINARY ISSUE
Document control
P04 Amendments to site boundary 05.03.24 LR BR AC
P03 Combined boundaries 11.12.23 BR BR AC
P02 Amendments to site boundaries 07.12.23 LR BR AC
P01 Additional boundary to east added 06.12.23 BR BR AC
Cefn Park Wrexham
Harworth Group
SITE BOUNDARY PLAN
TTE Proj No 7844024030
Drwn / date BR / Dec '23
Ch'ked / date BR / Dec '23
Appr'd / date BR / Dec '23
Scale @ A4 1:5,000
Suitability -
Client Proj No -
Origin TTE
Vol/System 00
Level/Loc XX
Type/Code DR
Role UD
Dwg no 06
Rev P04
Issuing office
Tetra Tech Manchester
2nd Floor, 11 York St,
Manchester M2 2AW
Tel: +44 (0) 161 872 3223
© Tetra Tech Limited. Registered in England number: 01959704


KSS2 North
BRYN ESTYN ROAD
Ysgol Morgan Llwyd School
CEFN ROAD
Llwyn Knottia Farm
Cefn Park
North
TETRA TECH
tetratecheurope.com
KEY
Site boundary
KSS2 boundary
Proposed residential parcel
Potential primary school (2ha)
Proposed sports pitches
Proposed public open space
Retained tree / hedgerow
Proposed planting
Indicative proposed SuDS
Wildlife corrior
Proposed primary access
Proposed secondary access
Proposed spine road with green verge*
Proposed road network
Road feature / traffic calming
Placemaking / gateway feature
Existing / potential play space
Pedestrian / cycle link
Retained Public Right of Way (PRoW)
Retained / proposed pedestrian / cycle route
Existing cycle route
*Position of link to remaining KSS2 to be determined
Erlas Park Wrexham
Harworth Group
STRATEGIC MASTERPLAN
Issuing office
Tetra Tech Manchester
2nd Floor, 11 York St,
Manchester M2 2AW
Tel: +44 (0)161 872 3223

Appendix J: Social Media Advertisements









Appendix K – Statutory Consultee Responses

K7.1 Acton Community Council

CYNGOR CYMUNED **ACTON** **COMMUNITY COUNCIL**

MRS CAROLE ROBERTS
Clerc/Clerk

c/o Acton Community Resource Centre
Overton Way, Wrexham
LL12 7LB
Ffôn/Telephone : 07913 071470
Ebost/Email: clerk@actoncommunitycouncil.gov.uk

Ref: 161.1/24/CR

3 May 2024

Via email to:-
Justin Paul
J10 Planning
2 Wrexham Road
Chester
CH4 7QR

Dear Mr Paul,

ERLAS PARK - PLANNING CONSULTATION

Acton Community Council at its last meeting considered the information you provided in your email dated 5 April 2024 regarding the above Planning Consultation. I have been asked to submit the following response on behalf of Acton Community Council:-

Acton Community Council recognises the Wrexham LDP has now been approved. All original points made by the Community Council in response to the draft LDP about proposals to build on green field sites are still considered valid. Going forward, the focus of its concerns are upon the peripheral roads and the importance of ensuring a main access road is constructed as part of the base infrastructure and service provision for the whole of the designated development land. There should no direct access on to the Fairways Estate via Thornhurst Drive. The Community Council is concerned that Bryn Estyn Road is unsuitable as a main access road for the traffic volume that will be generated by new development. The proposal is for the northern section to make use Bryn Estyn Road – this is a single track lane in places with protected trees that are subject to Tree Preservation Orders and is not capable of being widened to accommodate the increased volume of traffic.

The Community Council must insist and urge that as part of the development infrastructure for the whole development, the Spine Road is completely built before any housing construction commences with the main junction of the spine road emerging onto the Holt Road/Link Road /Golf Club Roundabout. Without this road, the Community Council has grave concerns there will be a splitting of the whole development land into separate phases with different Developers which will result in a central spine road not being joined up in the middle, and the bulk of newly generated traffic from this significant housing development will be funnelled to emerge onto the Cefn Road/ Holt Road roundabout which is already recognised as being overcapacity and incapable of being improved.

The Community Council draws attention to overcapacity within the Acton and immediate Communities. The Developers should contribute to a new school and provide funding to address problems of GP Surgeries. The Community Council is disappointed the Betsi Cadwaladr Health Board has not responded

to this proposal but feels nonetheless that this overcapacity for schools and GP Surgeries should be highlighted.

In respect of Biodiversity, the Community Council would encourage and strongly recommends that there should be green corridors and green spaces incorporated into the Estate designs and layouts. To mitigate the impact of developing green field land for housing development, where possible existing hedgerows and trees should be incorporated into the design of the development.

I should be grateful if you would confirm the comments of Acton Community Council have been received within the Consultation period and before 7 May 2024.

Yours sincerely,

Carole Roberts

Clerk and Responsible Financial Officer to the Council

K7.2 Caia Community Council

From: Clerk
To: Justin Paul
Subject: RE: DMO pre-application consultation : land off Cefn Road, Wrexham
Date: 09 May 2024 17:21:10
Attachments: image001.png

Good Afternoon,

Thank you for your email.

At this pre-planning consultation stage, Councillors considered the plans and documents for the development at the last Council meeting.

With regard to the development, the Council is extremely concerned about the loss of amenity and the effect on infrastructure and services, including health and education. The Council would like assurances that these issues will be fully considered and addressed in the planning application.

Regards,

Andrea Evans

K7.3 The Coal Authority

The Coal Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Justin Paul
Wrexham County Borough Council

[By email: justin@j10planning.com]

12 April 2024

Dear Justin Paul

Re: PRE-APPLICATION Erlas Park

Proposed phased residential development for the construction of up to 900 residential dwellings with associated infrastructure (primary school, playing fields, open space and SUDs attenuation) with all matters reserved except for detailed means of primary highway access.; LAND OFF, CEFN ROAD, ERLAS PARK, WREXHAM, LL13 9TT

Thank you for your notification of 5 April 2024 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

We have reviewed the site location plan provided and can confirm that the site falls within the Coal Authority's defined Development Low Risk Area. On this basis we have no specific comments to make.

However, in the interest of public safety, it is requested that the Coal Authority's Standing Advice note is drawn to the applicant's attention, where relevant.

Yours

The Coal Authority Planning Team

Making a **better future** for people and the environment **in mining areas**

K7.4 Sport Wales

From: Sport Wales FIT
To: Justin Paul
Subject: Re: [External Email]- RE: Erias Park, Wrexham - Planning Consultation
Date: 07 May 2024 11:05:31
Attachments: image002.png, image003.png, image418517.png, image787968.png, image645302.png

Hi Justin

Here is our response:

On behalf of Sport Wales, thank you for the opportunity to comment as part of the consultation for Erias Park. We commented previously on the Planning Statement and the following points highlight the aspects that we would like to see more detail on in the planning application:

Looking at the Design and Access Statement, on page 38 it talks about bringing 0.8ha back into use and it would be good to get some more detail on how this will be done and by when, and also that there is the committed budget to do it.

Other elements that we would like more details on are:

How the POS exceeds POS standards and which standards are being used in this statement
When the new pitches will be available – in what phase of the development
The ancillary accommodation mentioned on page 38 of the DAS
Whether there will be a loss of pitches during the various phases and if so how this loss will be mitigated

Lastly, we hope that in terms of community use of the new school facilities, that the development takes note of Welsh Government Community Focused Schools Guidance, in particular Annex 4, which sees the wider community able to use the school's assets, sporting and social facilities which may enhance the health and wellbeing of the local community, where possible.

If you have any questions please come back to me.

Kind regards
Angela

Angela Lewis

Sport Wales | Chwaraeon Cymru
Sophia Gardens | Gerddi Sophia
Cardiff | Caerdydd
CF11 9SW

www.sport.wales | www.chwaraeon.cymru

We welcome correspondences in Welsh and English, corresponding in Welsh will not lead to a delay.
Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg, ni fydd gohebu drwy gyfrwng y Gymraeg yn arwain at oedi.

Fedr eich clwb chwaraeon chi elwa o grant gan y Loteri Genedlaethol? Rhagor o wybodaeth am y £1,500 y gallech wneud cais amdano drwy ein Gist Gymunedol.

Sport Wales FIT
Sport Wales | Chwaraeon Cymru
Sophia Gardens | Gerddi Sophia
Cardiff | Caerdydd
CF11 9SW

Tel | Ffôn:
sw.fit@sport.wales
www.sport.wales | www.chwaraeon.cymru

At Sport Wales we work flexibly – so whilst it suits me to email now, I do not expect a response or action outside of your own working hours
Rydym yn gweithio'n hyblyg yn Chwaraeon Cymru– felly, er ei fod yn addas i mi e-bostio nawr, nid wyf yn disgwyl ymateb na gweithred y tu allan i'ch oriau gwaith eich hun.

We welcome correspondence in Welsh and English, corresponding in Welsh will not lead to a delay.
Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg, ni fydd gohebu drwy gyfrwng y Gymraeg yn arwain at oedi.



K7.5 Welsh Government – Highways

From: Whiteley, Lewis
To: Justin Paul
Cc: Helen.Lewis2@gov.wales; Cuddy, Paul; NorthandMidWalesDevelopmentControlMailbox@gov.wales
Subject: Erlas Park, Wrexham - Planning Consultation
Date: 23 April 2024 12:18:02
Attachments: image001.png

Dear Justin,

I write in respect of your recent pre-application consultation dated April 5th relating to the above site.

Having reviewed the supplied information I can advise that the Welsh Government do not wish to comment further.

Regards, on behalf of Welsh Government Transport Division.

Lewis Whiteley
Assistant Engineer – Roads North West (Liverpool)

T: 0151 331 8240

WSP in the UK
1st Floor, Exchange Station
Tithebarn Street,
Liverpool, L2 2QP

wsp.com

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WSP UK Limited, a limited company registered in England & Wales with registered number 01383511. Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

K7.6 Cadw (Heritage in Wales)

Cadw

Llywodraeth Cymru
Ty'r Afon
Heol Bedwas
Caerffili CF83 8WT
03000 256 000
cadw.llyw.cymru

Welsh Government
Ty'r Afon
Bedwas Road
Caerphilly CF83 8WT
Email cadw@gov.wales
cadw.gov.wales

Plas Carew, Unit 5/7 Cefn Coed
Parc Nantgarw, Cardiff CF15 7QQ
Tel 0300 025 6000

Plas Carew, Unit
Parc Nantgarw, C
Tel 0300 025 600
Email cadw@gov
cadw.gov.wales

J10 Planning Ltd

Sent by email:
Justin@j10planning.com

Eich cyfeirnod Your reference	
Ein cyfeirnod Our reference	
Dyddiad Date	18 April 2024
Llinell uniongyrchol Direct line	03000 256007
Ebost Email:	cadwplanning@gov.wales

Dear Sir / Madam,

Stat Pre-App - Construction of up to 900 residential dwellings, Land off Cefn Road, Erlas Park, Wrexham, LL13 9TT

Thank you for your letter of 5 April 2024 inviting our comments on the information submitted for the above pre-planning application.

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.

Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monuments or registered historic parks and gardens listed in our assessment of the application below.

The national policy and Cadw's role in planning are set out an Annex A.

Assessment

Scheduled Monuments

DE151 Wat's Dyke: Section W of Ty-Gwyn
DE158 Wrexham Churchyard Ornamental Wrought Iron Gates and Screen
DE163 Fairy Oak Round Barrow
DE164 Hillbury Round Barrow
DE165 Wat's Dyke: Section South of Ruthin Road
DE173 Wat's Dyke: Sections N & S of the Court
DE191 Wat's Dyke: Section SSW of Wrexham Station, 130m Long
DE221 Wat's Dyke: Garden Village Section
DE286 Wat's Dyke at Crispin Lane, Wrexham

Registered Parks and Gardens

PGW(C)62(WRE) Erddig
PGW(C)67(WRE) Wrexham Cemetery

Llywodraeth Cymru
Welsh Government

Cadw

This response is given in response to a statutory pre-planning application for the construction of up to 900 residential dwellings at land off Cefn Road, Erlas Park, Wrexham, LL13 9T.

The above designated historic assets are located inside 3km of the proposed development.

The application is accompanied by a Settings Assessment produced by the Harworth Group that looks at the effect of the proposed development on the settings of the above designated historic assets. In view of a calculated zone of theoretical visibility and a walk over survey of the application area this report considers a proportionate assessment for the proposed development is one that covers a 1km study area from the application boundary. This results in the scoping out from further assessment all the above designated historic assets. We concur that such an assessment is proportionate and therefore the proposed development will have no impact on the settings of the above designated historic assets.

Yours sincerely,

Nichola Smith
Historic Environment Branch

Llywodraeth Cymru
Welsh Government

Cadw

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

Llywodraeth Cymru
Welsh Government

Cadw

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

Llywodraeth Cymru
Welsh Government

K7.7 Cyfoeth Naturiol Cymru / Natural Resources Wales

Cyfoeth Naturiol Cymru Natural Resources Wales

Ein cyf/Our ref: CAS-253025-Z8M6

Justin Paul (on behalf of Harworth Estates Investments Ltd.)
J10 Planning
By email: justin@j10planning.com

Date: 02 May 2024

Dear Sir,

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

PROPOSAL: Proposed phased residential development for the construction of up to 900 residential dwellings with associated infrastructure (primary school, playing fields, open space and SuDS attenuation) with all matters reserved except for detailed means of primary highway access

LOCATION: Land off Cefn Road, Erlas Park, Wrexham, LL13 9TT

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 05 April 2024.

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding protected species, ornithology, and protected sites / foul drainage. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

We also advise that based on the information submitted to date, we would ask the planning authority to include conditions regarding protected species and a Construction Environmental Management Plan on any planning permission granted. Without the inclusion of these conditions by the planning authority we would be likely to object to the planning application.

Protected Species

Great Crested Newts (GCN)

We have reviewed the following information which has been submitted in support of the application:

- Ecological Assessment; Cefn Park, Wrexham; 8 February 2022; Tyler Grange; TG Report No. 13539_R02a_DM_NC
- Ecological Impact Assessment; 27 March 2024; Tyler Grange; TG Report No. 13539_R05b_EG)
- GCN Survey Plan; February 2024; Tyler Grange

The information has identified that GCN are material to the application site.

The proposal has the potential to kill, injure, disturb GCN, or damage or destroy their breeding sites and resting places at this site. GCN and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981. Where GCN are present and a development proposal is likely to contravene the legal protection, they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:

i. the development works to be authorised are for the purpose of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment;
ii. there is no satisfactory alternative; and
iii. the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

To avoid developments with planning permission subsequently not being granted a licence, the Local Planning Authority should take Planning Policy Wales and Technical Advice Note 5 into account when considering development proposals where a European Protected Species is present. Please note, for the purposes of providing advice at the planning application stage, our comments are limited to compliance with the third test only.

We consider that the current submission is insufficient for the purposes of demonstrating that the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of GCN. We therefore advise that additional information is provided with your planning application to satisfy the following comments.

The surveys confirmed GCN presence in the on-site pond (Pond 6) and three ponds (Ponds 3, 4 and 5) to the north of the site. Detailed survey results for GCN can be found in Appendix 3 and are shown on Plan 13539/P. We also hold records of GCN in Ponds 2, 4 and 5; we consider that Pond 7 may hold water in 2024. The surveys were undertaken on one occasion between 17 - 18 May 2021. In our view, this date is too late to reliably assess GCN abundance at the site. The current GCN survey data is therefore considered to be inadequate for the purposes of assessing GCN population size.

There has been no consideration of current conservation status (CCS) or favourable conservation status (FCS) of GCN. The site layout could create barriers between one sub-population and others at Erlas House, but there is no reference to the importance of the GCN population in the environs or potential GCN habitat loss.

We are concerned that there is currently no dedicated GCN conservation area proposed. We advise that water body creation is proposed as a component measure to demonstrate no detriment to the maintenance of the FCS of the GCN population. We advise that a component of the overall development area includes a dedicated amphibian conservation area. Any SuDS management is likely to be materially informed in the future by EPS licensing requirements. We advise that approximately 50% of the 'Indicative proposed SuDS' zone as shown on the Strategic Master Plan (Tetra Tech Manchester; dated March 2024; ref: B024030) is designed and specifically managed for dedicated GCN conservation purposes.

We advise that the scope of any proposed GCN Management Plan should include:

- defined aims and objectives (including targets that can be used as key performance indicators for monitoring purposes);
- habitat management prescriptions for aquatic and terrestrial habitats;
- appropriate GCN reasonable avoidance measures;
- contingency prescriptions if fish and/or invasive non-native species (INNS) are detected;
- site liaison, wardening, incident reporting and response arrangements;
- detail of the skills and competencies required by those undertaking the works or activities including whether they require European Protected Species licenses for the activities proposed;
- financial resource provision;
- contingency measures that are capable of being implemented in the event of failure to undertake or appropriately implement / correct management or surveillance prescriptions including any required actions arising from unforeseen situations;
- current and proposed changes to tenure of the ecology area (freehold tenure of the ecology area to be approved by the discharging Authority in consultation with Natural Resources Wales) to ensure appropriate control over the land is established and the effective targeted delivery of long-term actions; and
- provision for periodic review mechanism for the Environment Management Plan.

No apparent consideration has been given to the incidental capture or killing of GCN in roadside gully-pots. We advise that further consideration is given to the construction of amphibian-friendly surface water management systems that do not include gully-pots, particularly in respect of all roads within 250m of a pond where GCN has been recorded and between Pond 6 and Ponds 2-7.

We also advise that further information should be submitted with the planning application to address the following GCN monitoring components:

- Post-construction monitoring and record dissemination for a period of not less than 25 years. All ponds to be added to the Wales Great Crested Newt Monitoring Scheme, (see https://www.cofnod.org.uk/LinkInfo?ID=7
- Post-construction monitoring plan. Monitoring plan to include:
  - methodology: The Wales Great Crested Newt Monitoring Scheme shall be used with surveys being carried out on an [annual] basis;
  - duration: Not less than 25 years;
  - surveys shall include abundance counts and habitat quality assessments using Habitat Suitability Index (HSI) scores;
  - identification of individuals/bodies being responsible for monitoring and reporting survey results; and

- each water body [within an identified and dedicated GCN conservation area and within separate SUDS Ponds] shall be individually numbered on site.

We therefore advise that a revised report/mitigation plan is submitted to address the above matters prior to determination, to inform the decision-making process. The submission must demonstrate that the proposed development 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.

Planning Obligation

We would also suggest to the LPA that any future consent is subject to a planning obligation (Section 106 Agreement/Unilateral Undertaking). We would welcome the following provisions in respect of protected species:

- defined commuted sum and/or requirement for *index linked* ground rent service charges to include ecological surveillance, management and wardening in perpetuity [*costed management plan is required to inform costings];*
- [Annual / biennial] liaison meetings;
- production of annual newsletter reporting on ecological works;
- tenure and any proposed changes to tenure shall be carried out to the satisfaction of the LPA in consultation with NRW (to be materially informed and to accord with the definition of a responsible body under Part 7 of the Environment Act 2021); and
- restrictions on the occupation of the Second Phase of the development until all identified long-term actions including changes to tenure of ecology areas have been implemented to the satisfaction of the LPA.

Bats

We note that the Ecology Appendix 7.10 Bat Survey accompanying the Ecological Assessment (undated) submitted in support of the application has identified that bats are present at the application site (Lesser horseshoe and Noctule bats). We advise that the submitted ecological submissions have insufficient information to assess the need for avoidance / mitigation measures in relation to bats.

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to "*demonstration of no detriment to the maintenance of the favourable conservation status of European protected species*".

The Ecological Assessment states: "*The wider site offers roosting potential for bats within the trees and in the buildings associated with the rugby club. Further surveys will be needed to assess the potential of these habitats and possible further once a plan showing loss is generated.*" The Bat Results Plan (February 2024; Tyler Grange) also refers to surveys to be completed in 2024 season (to be added to the ES Addendum) and the Ecological Impact Assessment (dated 27 March 2024; Tyler Grange; TG Report No. 13539_R05b_EG) confirms: "*Some ongoing survey / ecological assessment work is being undertaken in the spring of 2024*". We concur with this approach.

We therefore advise that the above information should be submitted to enable the extent of adverse effects on bats and any avoidance or mitigation measures required, to be assessed. This must demonstrate that the proposed development 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.

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.

Ornithology

We advise that further detail should be provided in Section 3.36 of the Ecological Impact Assessment in relation to the results of the desk top survey to provide context to determine which general and species-specific bird surveys are required. Under this section we note that "*some habitat does exist for nesting Hobby Falco subbuteo*." However, hobby is not considered further within the report. Likewise, the site contains habitat to support breeding/foraging barn owls, but no assessment appears to have been undertaken for this species. Hobby and barn owl are listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended); the birds, their nests, eggs and young are fully protected at all times throughout the UK. It is also an offence to intentionally or recklessly disturb them at an active nest site with eggs or young or before eggs are laid, or to disturb the dependent young.

We therefore advise that any future planning submission considers the potential for barn owl and hobby to be nesting on the site and includes appropriate avoidance/mitigation measures, if applicable.

We note that additional bird surveys are to be undertaken in 2024; the results of these surveys should be included in the planning application.

Section 4.34 states: "*Development within the additional arable fields within the site in later phases would ultimately remove habitat which is known to support breeding lapwing*". However, the recommendations made in Section 4.34 are generic enhancement measures to enable the scheme to deliver net benefit for biodiversity. We do not consider that the implementation of these alone would represent adequate mitigation/compensation for the loss of three pairs of breeding lapwing: a Section 7 species of Principal Importance under the Environment (Wales) Act, 2016. We therefore advise that you consider securing and/or managing suitable areas of land for breeding lapwing or, for example, commuted sums to organisations towards lapwing conservation in the region.

Foul Drainage and Protected Sites

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). On 21 January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. In line with our Planning Advice (August 2023), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments. We would therefore advise that the Local Planning Authority (LPA) should consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

We note from the information submitted that the development has the potential to increase the amount of phosphorus being discharged from the site. As such, we refer you to our Planning Advice and advise you to provide the LPA with further information. We note that information has already been submitted in respect of Five Fords wastewater treatment works within the 'Phosphate Mitigation Strategy Assessment' for Harworth Estates Property Group; Hydrock dated 7 March 2024 (Doc ref.: 17232HYD-XX-XX-RP-C-5001). However, we advise the LPA will need to consult the water company as outlined section 'What does this mean for development proposals involving connection to public wastewater treatment works' of that advice. To clarify, our Planning Advice states:

> *"The Planning Authority should consult with the sewerage undertaker, as statutory consultee, on the potential for a development to connect to a public sewer, and receive a copy of their formal response confirming:*
> - *there is capacity to treat additional wastewater from the proposed development within revised environmental permit limits, or*
> - *the necessary treatment capacity to remain within revised environmental permit limits will be delivered within the agreed Asset Management Plan (AMP) and that when implemented the treatment capacity will ensure that additional wastewater generated in consequence of proposed development will remain within the revised permit limits and*
> - *that the sewer network and associated WwTW has the hydraulic capacity to accommodate additional wastewater without contributing to an increase in frequency or duration of storm overflows."*

Provided this advice is followed and the LPA are able to conclude that the development is not likely to have a significant effect on the SAC, we would have no objection to the proposal. However, should the LPA conclude that the proposed development is likely to have a significant effect on the SAC, we would expect to be consulted by the LPA on their Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), if/when the application is submitted for planning permission.

Construction Environmental Management Plan

Given the scale of the proposals, we would advise the LPA to include the following condition.

Condition: No development or phase of development, including site clearance, shall commence until a site-wide or phased Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed.
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures. The Biosecurity Risk Assessment / Method Statement should consider invasive non-native species and specific diseases (e.g., Chytrid). The risk assessment shall include measures to prevent the introduction of and where present control, removal or for the long-term management of invasive species both during construction and operation. The risk assessment shall consider landscaping and other related plans.

- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use.
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development or phase of development or specified activity and implemented for the protection of the environment during construction.

Ancient Woodland

Part of the eastern area of the site is designated as Ancient Semi Natural Woodland. Please refer to our 'Advice to planning authorities considering proposals affecting ancient woodland' (published 26 Nov 2021) for further information: Natural Resources Wales / Advice to planning authorities considering proposals affecting ancient woodland.

Green Infrastructure

We note that a Green Infrastructure Study has been carried out in the vicinity of the proposed development. Further consideration of how the proposed development may affect the outcomes of this study is therefore advised. The Local Authority should provide further advice on this matter.

Further information is available on our website: Natural Resources Wales / Green Infrastructure Assessments: A guide to key Natural Resources Wales' datasets and how to use them as part of a Green Infrastructure Assessment.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

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.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our website for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our website.

If you have any queries on the above, please do not hesitate to contact us.

Yours faithfully,

Tristan Williams
Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: northplanning@cyfoethnaturiolcymru.gov.uk

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.

K7.8 Wrexham County Borough Council – SuDS Approving Body (SAB)

From: SAB
To: erlaspark consultation@havingyoursay.co.uk
Subject: Comments on the Flood Consequence Assessment
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

Good morning,
I am emailing on behalf of the SuDS Approving Body at Wrexham County Borough Council to make some comments on the Flood Consequence Assessment (hereafter referred to as the FCA). My comments are contained under headings below.

SuDS Approving Body

I noted in my previous correspondence with someone representing the development that Schedule 3 of the Flood and Water Management Act 2010 was implemented in Wales from 7th January 2019. This means that your development will require SAB approval in addition to planning permission. SAB approval must be obtained from the Lead Local Flood Authority before construction can legally begin. This cannot be obtained from planning as SAB approval is a separate process, and it is up to yourselves as developer to contact us regarding this application when you are a stage where you are able to begin this process. We offer both a pre-application advise service in addition to the full application, and we would advise you to engage with the team at the earliest opportunity.

Guidance Used in the Design

We note that FCA references the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems (2018). These are not the standards that we assess against in Wales as these are the policy documents for England. We would expect to see the development design to meet the requirement of the following documents:

- Planning Policy Wales (PPW)
- Statutory Standards for Sustainable Drainage Systems – designing, constructing, operating and maintaining surface water drainage systems. (Welsh Government)
- Sustainable Drainage (SuDS) Statutory Guidance (Welsh Government)

We appreciate that the CIRIA SuDS Manual has been used in the design, and we would encourage you to continue to draw on this resource.

Proposed Surface Water Drainage Strategy

We note that Section 6.2 of the FCA notes that roadside swales and rain gardens are proposed where possible. I am afraid that these will be critical to the SAB approval design as we will not accept one primary SuDS feature to manage the surface water on site, especially on the scale of storage needed for this site. An open management train, rather than below ground tanks, would be preferred where possible to further meet the biodiversity and amenity requirements. This is not currently indicated on the drainage strategy shown in Appendix C, but it is implied in Section 6.5.

We note that if infiltration is not viable on site, that the next preferred discharge location is the ordinary watercourse. We would require the discharge to be limited to greenfield runoff rate. This outfall will also require a separate ordinary watercourse consent from Wrexham County

Borough Council.

Hydraulic Calculations

We would not expect to see significant surcharging of pipes in the 1 in 30 year event, although we would expect some of the storage capacity to be functioning. There should be no flooding in the 1 in 100 year event as we expect the drainage system to manage all of the surface water in this event.

If you have any questions about the above, please do not hesitate to get in touch via this email, or via flooding@wrexham.gov.uk.

Kind regards,

Cathryn Hughes
Swyddog Risg Llifogydd Technegol
Technical Flood Risk Officer

BSc (Hons) Earth and Environmental Science, MSc Sustainable Water Management.

01978 729639 or 07789 745497

Cyngor Bwrdeistref Sirol Wrecsam, Adran Amgylchedd a Thechnegol, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW

Wrexham County Borough Council, Environment & Technical Department, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW

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K7.9 Wrexham County Borough Council – Highways

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Eich Cyf/Your Ref	
Ein Cyf/Our ref	ET/MZ/PRE/2024/004
Dyddiad/Date	06/06/2024
Gofynner am/Ask for	Ms M Zenner
Rhif Cyswllt/Contact No	01978 729687
E-bost/E-mail	michelle.zenner@wrexham.gov.uk

FAO: Justin Paul

Dear Sir

Land Off Cefn Road, Erlas Park, Wrexham, LL13 9TT
Proposed residential development for the construction of upto 900 residential dwellings with associated infrastructure (primary school, playing fields, open space, and SUDS attenuation) with all matters reserved except for detailed means of primary highway access

Further to your email dated 05/04/2024 the LHA can provide the following comments:

It is the LHA's understanding that the proposals are for the provision of 900 residential dwellings with associated infrastructure. The proposed application will initially be for outline permission for detailed means of primary highway access with all other matters reserved.

The submitted information is extensive but the LHA will keep the comments focussed on the most important issues that we feel require further clarification or substantiation as part of a further planning submission.

Scoping

It is noted that a discussion is provided in regards to the scoping with WCBC, the LHA has spoken to those involved in the scoping meetings and have reviewed the minutes and agendas provided but cannot see evidence that the extents of the transport assessment and methodology have been decided within an agreed scoping note. This should be undertaken prior to a formal submission. It is the LHA's view that further assessment should be undertaken at the Gresford interchange to provide a Linsig comparison of existing / base to proposed. The Vissim assessment only provides a % comparison of flows and journey time which doesn't assess the operation of the junction itself. Similarly an Arcady assessment is required for the Greyhound Roundabout.

Modelling

Traffic Surveys

It is noted that updated travel surveys have been undertaken in November 2023, it is not felt that these are extensively different to the surveys that were undertaken as part of the LDP2 modelling previously.

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.
We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

The TA states that the updated travel surveys indicate a reduction of upto 11% in trips at the Greyhound Roundabout, however, it is noted that this reduction isn't experienced on all arms, and the Dean Road and Cefn Road arms actually show marginally increased trips.

Trip Generation & Distribution

Firstly, the outline permission details that the 900 homes will be made up of 20% affordable homes, from a highways perspective there is no way to control that affordable homes will not change to private ownership and therefore the LHA requires all highway assessments to be undertaken using appropriate data for private homes. The figures quoted have been gleaned from the LDP modelling, which unfortunately has been undertaken with lower trip rates than it should have been. The TRICS rates quoted appear to be lower than what we would expect to see for this type of development and therefore the LHA requires these to be undertaken solely for private dwellings.

The supplied trip rates for private dwellinghouses are acceptable and the modelling processes should be re-run using these and removing the affordable housing trip rates for vehicle trip generation.

The assessments have been undertaken for Phase 1 (pre-link road) and Phase 2 (post link road) as outlined in the phasing plan provided.

The Census (2011) Journey to work data has been used to derive a trip distribution for the KSS2 South site. Output areas Wrexham 007 and Wrexham 010 have been used which are the closest super output areas in relation to the site which have provided guidance on the distribution of trips, these indicate 26% of traffic will travel to the west, 12% east towards the industrial estate and 27% north towards the A483 Junction 6.

Methodology

Extensive modelling has been undertaken which appears to be based on the foundations of the LDP2 modelling which was undertaken several years ago. The modelling is exceptionally complex and would benefit from being updated with new future years. The existing modelling focusses on 2023 (which has now passed) and 2028 and a base year of 2018.

The vehicle trip generation has been gleaned from TRICS data for vehicle trips.

Person trips and a multi-modal approach have been used to assess non-car mode trips, these have used both Census data from 2011 and National Travel Survey data to find likely levels of trips for different purposes and different modes of transport.

The junction assessments undertaken compare Do-Nothing, Do-Minimum, Do-Something approaches.

Do-Nothing – No development on KSS2 or KSS3 sites with background growth assumptions in place using TEMPRO

Do-Minimum – Assumes development on KSS2 and KSS3 with background TEMPRO growth assumptions but adjusted to take account of levels of development on strategic sites to reduce the level of double counting.

Do-Something – Uses the same traffic demand as DM but includes highway mitigation measures.

Committed developments are listed but the LHA would recommend the applicant check with planning on any additional approvals that may have been granted recently prior to formal submission.

Link Road & Off-Site Mitigation Measures

Any mitigation measures that affect the Councils adopted highway will require the submission of swept paths, Stage 1-3 Safety Audits and will need to be required through a Section 278 Agreement.

KSS2 North Site Access Junction

The proposals that have been agreed as necessary alongside the provision of the link road previously are the widening of the A5156/A534 – KSS2 North site access roundabout to create three lanes and a widening of the southern section of the circulatory carriageway in the first instance. Works are also required to partly signalise the Industrial Estate Roundabout which then frees up more traffic onto the A534 westbound approach to the extent that a further improvement is required on the A534/A5156 roundabout to widen from two lanes to three on the northern section of the roundabout. It is unclear who is proposing to install this scheme, KSS2 North or KSS2 South, therefore clarification is required.

Industrial Estate Roundabout

Within the Vectos modelling report for LDP2 a scheme for the A534 / Industrial Estate Roundabout was outlined which would provide signalisation to three arms of the junction, all excepting the Borras Hall Lane entrance/exit. It is unclear who is proposing to install this scheme, KSS2 North or KSS2 South, therefore clarification is required.

Link Road

A Link road is proposed to connect from the A534/A5156 KSS2 North site access roundabout connecting through the KSS2 North and KSS2 South sites to Cefn Road.

The Statement of Common Ground stated that 'the traffic modelling has shown that at least 250 dwellings on the Northern Parcel and 460 dwellings on the southern parcel can be accommodated on the highway network prior to the completion of the spine road' and it is the LHA's understanding that for the KSS2 North part of the site, the position now reached with WCBC is that the KSS2 North developers would provide the link road from the A534 / A5156 site access roundabout to the southern boundary of their site before the occupation of the 250th dwelling on their site. This standpoint would mean the delivery of 460 dwellings on the southern parcel can be accommodated prior to the completion of the link road.

The proposals indicate shared cycle / footpaths along the link road that are 3m wide which is acceptable in principle.

The Link road should be designed around the critical width to comply with Active Travel Act guidance.

Concern remains that it is not proposed to deliver the Link Road until the final phase of the development within KSS2 South which will undermine the provision of bus services through the site until a late stage. This will also mean the main active travel route through the site will not be in place until a late stage and will result in all the construction traffic being required to travel on the existing strategic road network.

Greyhound Roundabout

The TA states that the roundabout generally operates ok under free flow conditions although with some occasional queues forming on the Cefn Road and Holt Road North arms. The applicant has stated that it is observed that the queues would clear within a short space of time and would not persist for prolonged periods.

However, the LHA has concerns that there will be an interim impact on the Greyhound Roundabout prior to the installation of the Link Road and will require mitigation as recommended by the Highway Engineer who provided comments on the KSS2 North Application. The Statement of Common Ground stated that 'the traffic modelling has shown that at least 250 dwellings on the Northern Parcel and 460 dwellings on the southern parcel can be accommodated on the highway network prior to the completion of the spine road' and it is the LHA's understanding that for the KSS2 North part of the site, the position now reached with WCBC is that the KSS2 North developers would provide their part of the link road from the A534 / A5156 site access roundabout to the southern boundary of their site before the occupation of the 250th dwelling on their site.

As part of the submitted proposals the applicant proposes some highway improvements for the Greyhound Roundabout which incorporate some carriageway widening to create a two lane approach to the Holt Street North arm of the junction and to the Cefn Road arms of the roundabout. The applicant states that the junction re-design doesn't compromise the delivery of the Councils proposed active travel improvements at the junction, however, the proposed design does not fit with the scheme that Active Travel are progressing. No swept paths have been provided with the proposals.

The applicant states that the 800 dwellings can be delivered on the southern KSS2 parcel with the Greyhound Roundabout improvement scheme in place, and this would deliver a similar level of network performance to that under the scenario for 600 dwellings without the Greyhound Roundabout Improvement scheme in place.

Further tests have been undertaken to demonstrate this based on the VISSIM modelling undertaken. The LHA would request that any new modelling is undertaken using private dwelling TRICS only and the definitive impacts are shown fully. i.e. how many existing vehicles queuing on each arm vs the number proposed, rather than just describing the number of extra vehicles on each arm. Whilst the methodology is based on there being a reduction in traffic flows since the original surveys, the updated surveys did not show reductions on all arms, the Cefn Road and Dean Road arms, for example, did not have a decrease in flows so that argument is a little misleading. The LHA would request an Arcady JUNCTIONS assessment to demonstrate the impact on the junction. Methodology also needs to be provided within the text of the TA to detail the impacts of the delivery of 800 houses on KSS2 South and the full scheme delivery and the impacts of the proposed mitigation on these.

Access arrangements

All of the proposed access routes are taken off Cefn Road which is currently within a 20mph zone.

It is noted that the submitted drawings indicate visibility splays for accesses onto Cefn Road for 20mph roads of 2.4m x 25m, in light of the recent change in stance of the Welsh Government the LHA would request the provision of visibility splays for a 30mph road, of 2.4m x 43m for all the proposed access points.

All accesses off Cefn Road require radius kerbs of 8m

It is proposed to retain the existing surface crossing point on Cefn Road near to the school.

North Access & Pedestrian Crossing

Wrexham County Borough Council require the provision of a second vehicular access point when any areas proposed to serve more than 150 homes. It is noted that the proposed north access is the sole access point for 200 houses which will require an amendment to the design or number of houses accessed or an additional access point being provided.

The proposals shown in the TA for this junction show a simple priority junction of 5.5m width with two number 2m wide footways and 6m radius kerbs which are provided alongside a new footway on the east side of Cefn Road, it would be beneficial if this footway construction could tie into the existing footpath opposite No 44 Cefn Road, the plan indicates a new footway tying into the existing kerbline to the north, but at present this is just grass verge.

Just south of the proposed access, the plans indicated a signal controlled crossing which is proposed to be located infront of Plas Rhosnesni Nursing Home. There are no objections in principle to these works subject to the works being delivered via a Section 278 Agreement. The LHA would recommend the installation of rotating cone devices rather than audibles to ensure noise from the operation of the traffic signals is kept to a minimum for local residents.

Sports Pitch Access

A new vehicular access is proposed next to the playing pitches, whilst it is not shown on the illustrative masterplan it is detailed within the TA and the TA appendix drawings.

No detail has been provided on the trip generation to or from this access but swept paths indicating a minibus passing a car have been demonstrated.

The applicant states that this access serves a limited number of car parking spaces intended for users of the sports pitches only. It is stated that the demand is likely during off-peak periods but there is some concern that parents might use this location for pick up and drop off at school opening and closing time. The TA states that the trips to the sports pitches are not new, but by delivering a new car park this will invariably focus trips to Cefn Road and the car park access.

The proposed access arrangement indicates a 5.5m wide access point with 2m wide footways on either side with 6m radius kerbs. The footways end in close proximity of the access and no clarification has been provided in regards to how this will tie in to the existing frontage which has an extensive length of grass verge at present, the LHA would like to see a continuous footway / cycleway along this frontage and feels this would be to the benefit of users of the playing fields and also will benefit those attending the school in addition to future residents of the site.

South Access Primary

The proposals indicate a signal controlled junction with single lane approaches to the southern end of the site, which is intended to be the southern end of the main link road through the site to provide a potential future link to the KSS2 North site. The signal controlled toucan aspects will provide an adequate crossing facility to both pedestrians and cyclists. The proposed footway on the east side of Cefn Road will tie into the existing footway, however, further work is needed on the west side of the road, The submitted drawing shows a footway / cycleway connection into the existing provision on Cefn Road, but the hard surfacing proposed doesn't actually tie into the existing footway to the west of the verge, dropped kerbs and tactile paving is required to ensure the route is accessible for all.

The junction design is shown to have a 6.75m width, and two 3m wide shared cycle / footpaths and 8m radius kerbs, the proposed junction will tie into the existing footways on the east side of Cefn Road. Swept paths for a single decker bus have been demonstrated negotiating the junction acceptably.

South Secondary Access

The proposed plans also show a secondary south access approximately 74m south of the proposed primary south access. The proposed access arrangement is a simple priority junction with 2 x 2m footways and a 5.5m carriageway and 6m radius kerbs.

In the TA it states that this access will potentially be an emergency access only but they also state it might serve a limited portion of the site. In its current form there is concern that drivers intending north on Cefn Road may use this junction as a way to avoid passing through the signal controlled junction. Careful consideration should be made in regards to the plans for this access and how it is managed.

Bryn Estyn Road

Bryn Estyn Road is to the sites northern boundary and is a rural lane providing limited vehicle access to a number of properties but also serves as an east-west route for pedestrians and cyclists linking to Wrexham Industrial Estate. The submitted TA does state that this could have an emergency access point. The LHA would ask that proposals are firmed up and confirmed so that a thorough assessment of the implications of the proposals can be undertaken at application stage.

At the moment Bryn Estyn Road is an advisory cycle route and there has been a recent audit of this route by the Councils Active Travel Team outlining the issues with the route, the applicant is encouraged to engage with the Councils Active Travel Officer in regards to this review.

Phasing

The proposals set out a phased delivery plan which indicates that the school, the link road and the associated active travel routes will not be delivered until the latter stages of the development. The LHA is concerned that this could leave areas to the east of the site without acceptable access to public transport and that this could potentially undermine active travel across the site as travel patterns will form in advance of the active travel route being provided and it will undermine the potential delivery of a bus route through the site.

This will also have implications for the construction period, as all construction traffic will have to route through the strategic network and onto Cefn Road during the substantial construction period.

Furthermore, the trip generation undertaken shows all trips to school exiting the site to access neighbouring schools (approx. 70% within a mile to access the three existing primary schools and two secondary schools, and 30% outside of that area) as the proposed school won't be constructed until the final phase of the development. But this also means that there is no assessment of the trips of the incoming trips to the new school from outside the site when it opens and the potential impact of these on the proposed access arrangements.

Active Travel

The LHA recommends the applicant engage with Gwen Thomas, the Councils active travel officer to discuss the requirements of the site in further depth. Ms Thomas has recommended that there needs to be a 250m mesh density of walking and cycling routes through the site, although these don't all have to be on segregated paths.

Bus services

In 2.27 of the submitted TA it states that the Chartered Institution of Highways & Transportation (CIHT) guidance indicates that for commuting purposes bus stops should be within a 400 metre walk of residential development. The LHA would ask the applicant to review the distance from

the proposed dwellings on the immediate east of the site as it is considered the services that run in close proximity to Cefn Road appear to be over a 400 metre walk. Although the submitted illustrative masterplan does not appear to scale correctly.

It is the LHA's view that the provision of a bus route on the link road would be preferable and that as such discussions should be held with the relevant parties to ensure this is designed into the scheme.

Walking / Cycling

The submission refers to a pedestrian / cycle link via Thornleigh, which does not appear to be shown on the illustrative masterplan, further clarification is required in this regard.

The proposals indicate shared cycle / footpaths along the link road that are 3m wide which is acceptable in principle, however, it is not proposed to deliver this until the final phase of the development.

Walking and cycling audits are required to be undertaken using the Welsh Government's Active Travel Act guidance and related tools.

The submission states that cyclists will be accommodated in the carriageway on the west side of Cefn Road from north of Churchill Drive to the south shared footway / cycleway which will be linked to the proposed crossing facilities at the signal controlled access junction, which is proposed to be installed with toucan aspects to provide a safe crossing point for both pedestrians and cyclists.

On the east side of Cefn Road it is proposed to have cyclists on the carriageway.

Public Rights of Way

The submission details that one of the Public Rights of Way (PROW) will require diversion. The information provided states that two PROW's lie within the site. Abenbury 1 and 2, more details is required and a clear plan of the proposed and existing PROW extents will be required. The applicant should liase with Sean Hanratty at WCBC over a diversion under Section 257 of the TCPA.

Design Matters

Parking

It is noted that the applicant intends to comply with the Councils car and cycle parking standards set out in Local Planning Guidance Note No.16. It must be noted that garages will not be counted as contributing towards on-site parking provision and driveways should be wide enough to allow pedestrian access alongside parked cars (including wheelchair access).

A brief review of the illustrative layout has resulted in some concerns from an arrangement perspective.

There are concerns that the lengthy shared surface roads shown across the site provide little scope for on-street visitor parking and the applicant might want to consider this further to ensure visitor parking does not obstruct access.

Long lengths of dropped kerbs to provide multiple parking spaces in a row restrict pedestrian visibility from parking spaces that abut other parking spaces. This could compromise pedestrian safety for children walking on footways or shared surfaces to the rear of the spaces. Pedestrian visibility of 2m x 2m with nothing higher than 0.6m should be provided at all driveways. The

provision of extensive lengths of dropped kerb also restricts visitor parking on-street, the LHA would recommend that this is considered carefully.

Whilst the standards do state that parking provision does not always need to be located within the curtilage of individual dwellings, communal parking and courtyards are only seen as appropriate for smaller properties. There are concerns that residents for the sizeable houses proposed to front onto Thornleigh will choose to park on street on Thornleigh rather than accessing and parking in a rear courtyard where they cannot easily overlook their vehicles. Page 108 of Manual for Streets states that spaces must be well overlooked for security and accessible, details of access should be provided if access is from the rear or garden of the property. It also goes on to state parking within a block is recommended only after parking at the front and on-street has been fully considered, rear courtyards should support on-street parking not replace it.

The provision of electric vehicle charging points is welcome.

Highway Layout

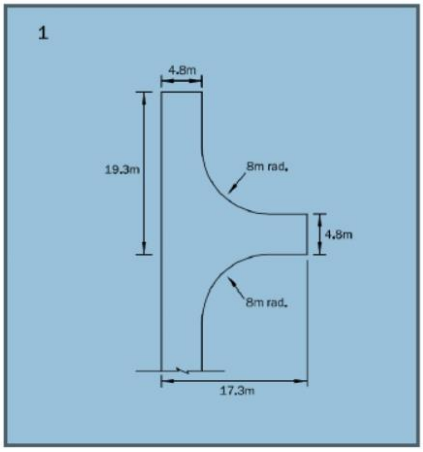
Where there are no footways proposed on-street there will be a requirement for a service strip to be installed and the provision of required infrastructure such as street lighting.

The provision of 3m wide shared footpath / cycle paths are required along the link road.

The LHA would request that within a reserved matters application plot numbers would be helpful to be included on the plan to ensure any issues can be dealt with on a plot by plot basis.

Turning Heads

The extents considered acceptable to meet the Councils adoptable standards are shown below.



A brief review of the illustrative layout has resulted in some concerns from an arrangement perspective. Whilst shared surface schemes do serve a purpose, this is a considerable distance for drivers to reverse down an access road for the parking area proposed at the end of the drive, adequate turning provision needs to be provided for all vehicles with special consideration to refuse and delivery vehicles, a 6m aisle width is required behind all driveways to ensure there is space for large cars to manoeuvre and turn to ensure they access and egress in forward gear.



Visibility Splays

It is noted that the submitted drawings indicate visibility splays for accesses onto Cefn Road for 20mph roads, in light in the recent change in stance of the Welsh Government the LHA would request the provision of visibility splays for a 30mph, of 2.4m x 43m for all the proposed access points.

Please provide full extents of the required visibility splays of 2.4 x 25m in both directions measured to the nearside edge for all internal junctions.

Refuse Collection / Recycling and servicing

The Councils waste management team are currently working on a new waste strategy and new collections policy which will be finalised shortly, therefore the LHA would strongly recommend that you consult with our Senior Waste Strategy Officer Gabrielle on 01978 729640 to discuss the requirements and the adequacy of any area allocated to waste collection.

The current standards that WCBC work to (other than on unadopted roads):

- Refuse vehicles are 11.2m long and swept paths should be demonstrated within proposed highway layouts
- A refuse vehicle will not reverse further than 12m
- A maximum distance of 15m for refuse operatives or residents to walk to move a bin

Consideration should also be given to turning facilities for medium sized delivery vehicles (i.e vehicles approx 7m long)

Summary

In light of the comments above, the LHA advises that:

- The approach for vehicle trips and active travel trips are not consistent, however we accept the vehicle trips for private dwelling houses. The use of trips for affordable houses should be removed from the modelling and any additional testing supplied.

- The LHA requests the provision of a LINSIG assessment on the Gresford Interchange and an ARCADY assessment on the Greyhound Roundabout to evaluate the impacts of the development on the junctions.
- All accesses off Cefn Road require radius kerbs of 8m
- A secondary access point is required at the north end of the site. For areas proposed to serve more than 150 homes, two vehicle access points are required.
- Concern remains that the secondary south access will encourage travel from vehicles intending north on Cefn Road to avoid the traffic signals at the main south access point.
- The LHA would request the provision of a continuous footway on the site frontage to Cefn Road.
- Clarification is required over the delivery of the Industrial Estate Roundabout and A5156/A534 Roundabout improvements.
- Concern remains that the late delivery of the link road would undermine the provision of bus services through the site until a late stage, this will also mean the active travel route through the site will not be in place until a late stage and will result in all the construction traffic being required to travel on the existing strategic road network.

Yours faithfully,



Chief Officer, Environment & Technical

Darren Williams

Prif Swyddog Amgylchedd a Thechnegol
Chief Officer Environment & Technical

K7.10 Wrexham County Borough Council – Rights of Way

From: rightsofway
To: Justin Paul
Subject: RE: Erlas Park, Wrexham - Planning Consultation
Date: 03 May 2024 16:46:19
Attachments: image002.png
image003.png
KSS 2 PRoW plan.pdf

Dear Justin

This development will affect a number of public rights of way, both directly and indirectly – please see attached plan.

A meeting was held with SLR Consulting before Christmas to look at various aspects of this development, including the arrangements for public rights of way. I am unsure whether you have had sight of the minutes of this meeting held on 21 December 2023, however I will reiterate the points arising from that meeting relating to rights of way matters.

The first point to note is that Abenbury footpath 20 in the north-west corner of the development will be directly affected by one of the proposed residential parcels. This route would need to be diverted under section 257 of the Town and Country Planning Act, subject to agreement with Wrexham Council's rights of way section on matters such as surfacing, width, and structures. The masterplan shows a proposed pedestrian route on a north/south alignment running parallel to the adopted highway known as Oakhurst which may be suitable for the diverted route.

The existing east/west route to the north of the site (Abenbury footpath 1 and Abenbury footpath 3) currently has a rural character and we would be keen to maintain this rural feel. We would not wish to see the footpath become a tarmacked 'alleyway' at the back of gardens with high fences. We would also hope to retain the views to the south-east when walking in an easterly direction along footpath 3. If housing is to be built in the parcel directly to the east of the potential primary school, it is likely that these views will be lost. If the school and this residential parcel could be swapped around we believe the views to the south-east could be maintained.

On a more general note, where public rights of way are crossed by internal roads within the development, priority should be given to pedestrians and they should be able to cross roads on the level.

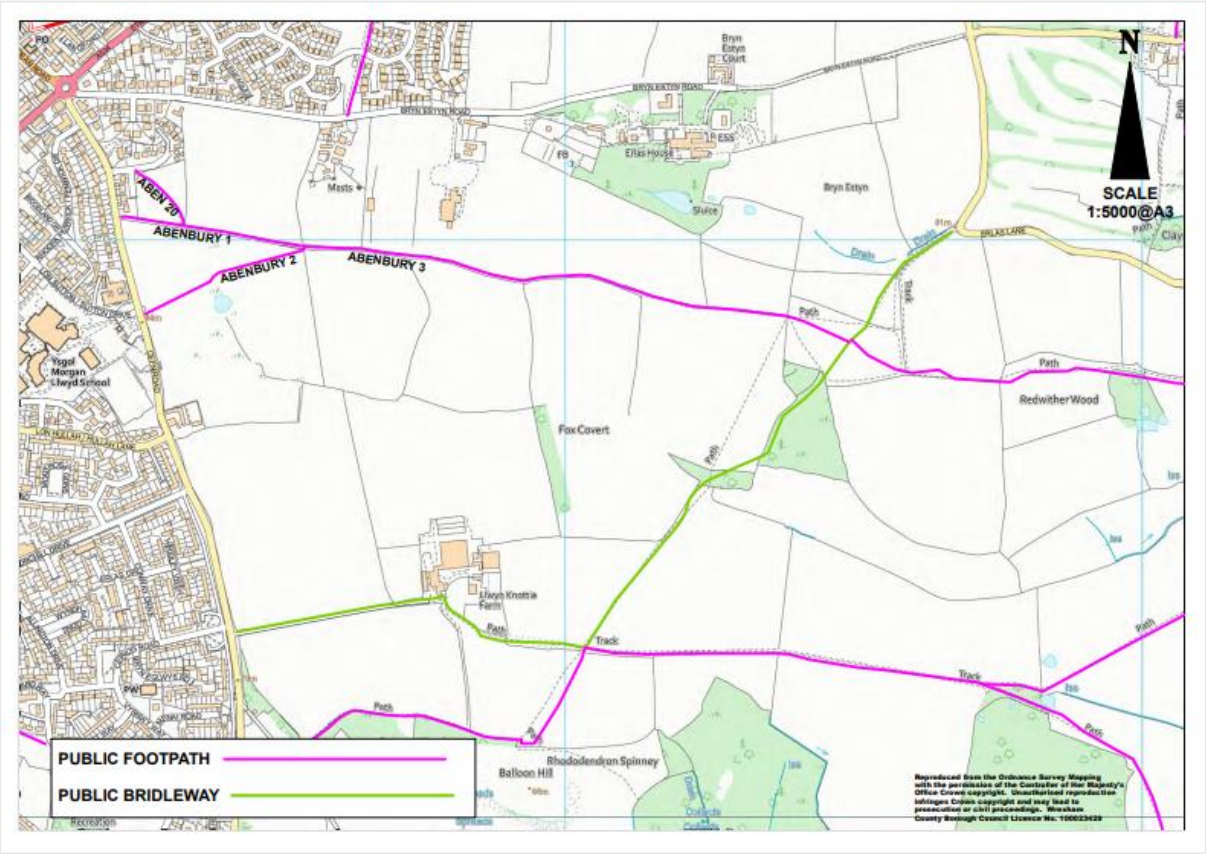
Finally, it is noted that a number of pedestrian routes are proposed to run through the site. Wrexham Council's rights of way section will not be accepting any maintenance responsibility for these routes, however you may wish to discuss any future maintenance of these route with our active travel and highways sections.

Regards

Sean Hanratty

Senior Definitive Map Officer
Public Rights of Way
Tel: 01978 729761

Transport Depot
Abbey Road South
Wrexham Industrial Estate
Wrexham
LL13 9PW


N
SCALE
1:5000@A3
ABEN 20
ABENBURY 1
ABENBURY 2
ABENBURY 3
Bryn Estyn Court
Bryn Estyn
Elias House
Mests
Sluice
Ysgol Morgan Llwyd School
Fox Covert
Redwither Wood
Llwyn Knottia Farm
Rhododendron Spinney
Balloon Hill
Path
Track
Drain
PUBLIC FOOTPATH
PUBLIC BRIDLEWAY

K7.11 Clwyd-Powys Archaeology

From: Neil Bayliss
To: Justin Paul
Subject: Re: Erlas Park, Wrexham - Planning Consultation
Date: 10 April 2024 08:08:56
Attachments: image002.png
image003.png

Thanks Justin,

Let's see what the evaluation trenching comes up with...

Cheers,

Neil

From: Justin Paul <Justin@j10planning.com>
Sent: 09 April 2024 16:23
To: Neil Bayliss <neil.bayliss@cpat.org.uk>
Subject: RE: Erlas Park, Wrexham - Planning Consultation

Thanks Neil
Appreciate your response, if you need any additional time, please let me know
Best
Justin

Justin Paul
BA BTP MTRPI
Managing Partner

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Company Reg. No. 6000409 VAT Reg. No. 815630835

From: Neil Bayliss <neil.bayliss@cpat.org.uk>
Sent: Tuesday, April 9, 2024 2:04 PM
To: Justin Paul <Justin@j10planning.com>
Subject: Re: Erlas Park, Wrexham - Planning Consultation

Good afternoon, Justin,

Thank you for the pre-application information on the proposed development at Erlas park, Wrexham.

Heneb: Clwyd-Powys Archaeology (Formerly Clwyd-Powys Archaeological Trust), have been involved in the proposed works since 2020, with evaluation works ongoing on the site. We currently have a trench plan agreed with the contractor and any further recommendations will be made on receipt, and interrogation, of the evaluation report.

I am currently covering the planning area on my own in Mark's absence, and under greater ongoing pressure to keep ahead of all the planning, and development in our area. If you have any questions, do give me a call on the number below, or email, although, I may be delayed in my reply.

Kind regards,

Neil

07891 525 001

From: Tubb, Paul
To: Farrar, Danielle; Hynes, Lauren
Subject: FW: Cefn Park, Wrexham - Evaluation Trenches
Date: 15 April 2024 10:11:38

FYI

From: Neil Bayliss <neil.bayliss@cpat.org.uk>
Sent: Friday, April 5, 2024 12:44 PM
To: Tubb, Paul <Paul.Tubb@tetratech.com>
Subject: Re: Cefn Park, Wrexham - Evaluation Trenches

Hi Paul,

Sorry for the delay, in a meeting half of yesterday with emails mounting up...

The evaluation trenching appears to avoid all the playing fields, tree roots and we will pick-up most of the anomalies noted in the geophysical survey. Just one note, that the circular feature may need an extension north, if an issue with the tree roots at its east end, hopefully the feature will be available without this though.

Keep me updated.

Neil

From: Tubb, Paul <Paul.Tubb@tetratech.com>
Sent: 03 April 2024 14:22
To: Neil Bayliss <neil.bayliss@cpat.org.uk>
Cc: Hynes, Lauren <LAUREN.HYNES@tetratech.com>; Crew, Ellie <ELLIE.CREW@tetratech.com>; Farrar, Danielle <DANIELLE.FARRAR@tetratech.com>
Subject: Cefn Park, Wrexham - Evaluation Trenches

Hi Neil,

Further to our recent telephone conversation, please find attached revised evaluation trench plans for your comments.

Look forward to hearing from you soon.

Many thanks

Paul
Paul C Tubb Ph.D PGCE(Post 16) ML(S)
Senior Heritage Consultant
Pronouns: He, Him, His

K7.12 Welsh Government - Land Quality Advice Service (LQAS)

Justin Paul

From: Justin Paul
Sent: 05 April 2024 16:05
To: 'James.Cooke@gov.wales'; matthew.phillips@wrexham.gov.uk
Cc: Alastair.Field@reading-ag.com; tommy.thompson@adeptcsce.com; ERawsthorne@harworthgroup.com; RHaslam@harworthgroup.com; MNicholson@harworthgroup.com; LQAS@gov.wales
Subject: RE: Erlas Park, Wrexham - Planning Consultation

Thanks James
I'll be in touch
Enjoy the weekend and let's hope it's sunny!
Justin

Justin Paul
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Managing Partner

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Company Reg. No. 6000409 VAT Reg. No. 815630835

From: James.Cooke@gov.wales <James.Cooke@gov.wales>
Sent: Friday, April 5, 2024 3:53 PM
To: Justin Paul <Justin@j10planning.com>; matthew.phillips@wrexham.gov.uk
Cc: Alastair.Field@reading-ag.com; tommy.thompson@adeptcsce.com; ERawsthorne@harworthgroup.com; RHaslam@harworthgroup.com; MNicholson@harworthgroup.com; LQAS@gov.wales
Subject: RE: Erlas Park, Wrexham - Planning Consultation

Hi Justin,

Thank you for your reply.

I think the additional convincing is important and the reason why we haven't moved straight to substantive response d) *advises the applicant that the specialist consultee has concerns and that it would object to an application for planning permission made in the same or substantially the same terms and sets out the reasons for those objections.*

As well as the technical case, the proposal's fit with the wider KSS2 allocation and LDP are important considerations for us in consider compliance with PPW. Significant BMV resource has been allocated through the LDP and it is not clear why more is needed or indeed justified.

Very happy also to engage through the process and perhaps useful to meet and discuss without prejudice when convenient.

Have a great weekend.

All the best,

1

James

From: Justin Paul <Justin@j10planning.com>
Sent: Friday, April 5, 2024 2:30 PM
To: Cooke, James (CCRA - ERA - Landscapes, Nature and Forestry) <James.Cooke@gov.wales>; Matthew Phillips <matthew.phillips@wrexham.gov.uk>
Cc: Alastair Field <Alastair.Field@reading-ag.com>; Tommy Thompson <tommy.thompson@adeptcsce.com>; Eleanor Rawsthorne <ERawsthorne@harworthgroup.com>; Rob Haslam <RHaslam@harworthgroup.com>; Mark Nicholson <MNicholson@harworthgroup.com>
Subject: FW: Erlas Park, Wrexham - Planning Consultation

Thanks for you speedy response and observations James

We appreciate the land beyond the allocation is Grade 2 BMV and that PPW12 Para 3.59 states that BMV :

"should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable".

Our position, which may need additional clarification, is that the applicant considers there does exist and overriding need for the development and that there are linkages with the Very Exceptional Circumstances case that has been presented which warrants a justified release of this land.

In addition, there are technical reasons that other land within the allocation cannot be used for SUDS and moreover there is no alternative land within proximity that is of lower grade capable of providing a SUDS solution. We do, however, understand where you are coming from and that there is some additional "convincing" for us to do on this front with respect the technical case and also the position on a continued agricultural use of land not physically used for SUDS but located outwith of the allocation.

We will happily share and engage further on this matter as we move forward.

Kind regards
Justin

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Managing Partner

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Company Reg. No. 6000409 VAT Reg. No. 815630835

From: James.Cooke@gov.wales <James.Cooke@gov.wales> **On Behalf Of** LQAS@gov.wales
Sent: Friday, April 5, 2024 1:30 PM
To: Justin Paul <Justin@j10planning.com>
Cc: matthew.phillips@wrexham.gov.uk
Subject: RE: Erlas Park, Wrexham - Planning Consultation

Dear Mr Paul,

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE

2

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

Thank you for consulting the Department for Climate Change & Rural Affairs regarding the use of BMV Agricultural Land.

The Department has no view on the use of strategic site KSS2 given the LDP has now been adopted and the principle of development established through this process, as highlighted in paragraph 1.56 of the Planning Statement.

However, the Department does not consider the principle of development to have been established for the additional c.5.9ha of unallocated BMV land (confirmed Grade 2) as detailed by Figure 2; paragraph 1.8 & 1.81; and, Figure 3 Phase 1b (eastern part) of the Planning Statement; and confirmed by the Planning Statement table at paragraph 1.13 and in the PLANNING POLICY FRAMEWORK : Conformity and Consistency Checklist page 52). @Matthew Phillips I welcome being corrected if this is not the case.

The Department disagrees with the assertion at paragraph 1.81 that *"areas that could still provide for a continued agricultural use"*. No evidence has been provided. It is the case that it would be a change of use (i.e. non-agricultural) and also required to support the development long term therefore making the area a permanent land use change. This area is likely to involve substantial engineering which will make it impractical to return to its BMV status (TAN6 paragraph 6.2.2).

A specific case to address Planning Policy Wales, Edition 12, paragraphs 3.58 & 3.59 cannot be identified in the planning documentation.

Despite the proposed SUDS Technical Note and accompanying outline justification at paragraph 1.72 of the Planning Statement, the Department is concerned by the Applicant's need for additional BMV land beyond that allocated under KSS2 and the wider LDP.

Removing the unallocated BMV area from the application redline boundary would satisfy the Department's concerns. Should the Applicant wish to proceed without removing the unallocated BMV land, a specific BMV policy case should be made to allow consultees and the determining authority to take an informed view on policy compliance.

The Department advises the applicant that, as a specialist consultee, it has identified concerns in relation to the proposed development and how these those concerns can be addressed.

Yours sincerely,

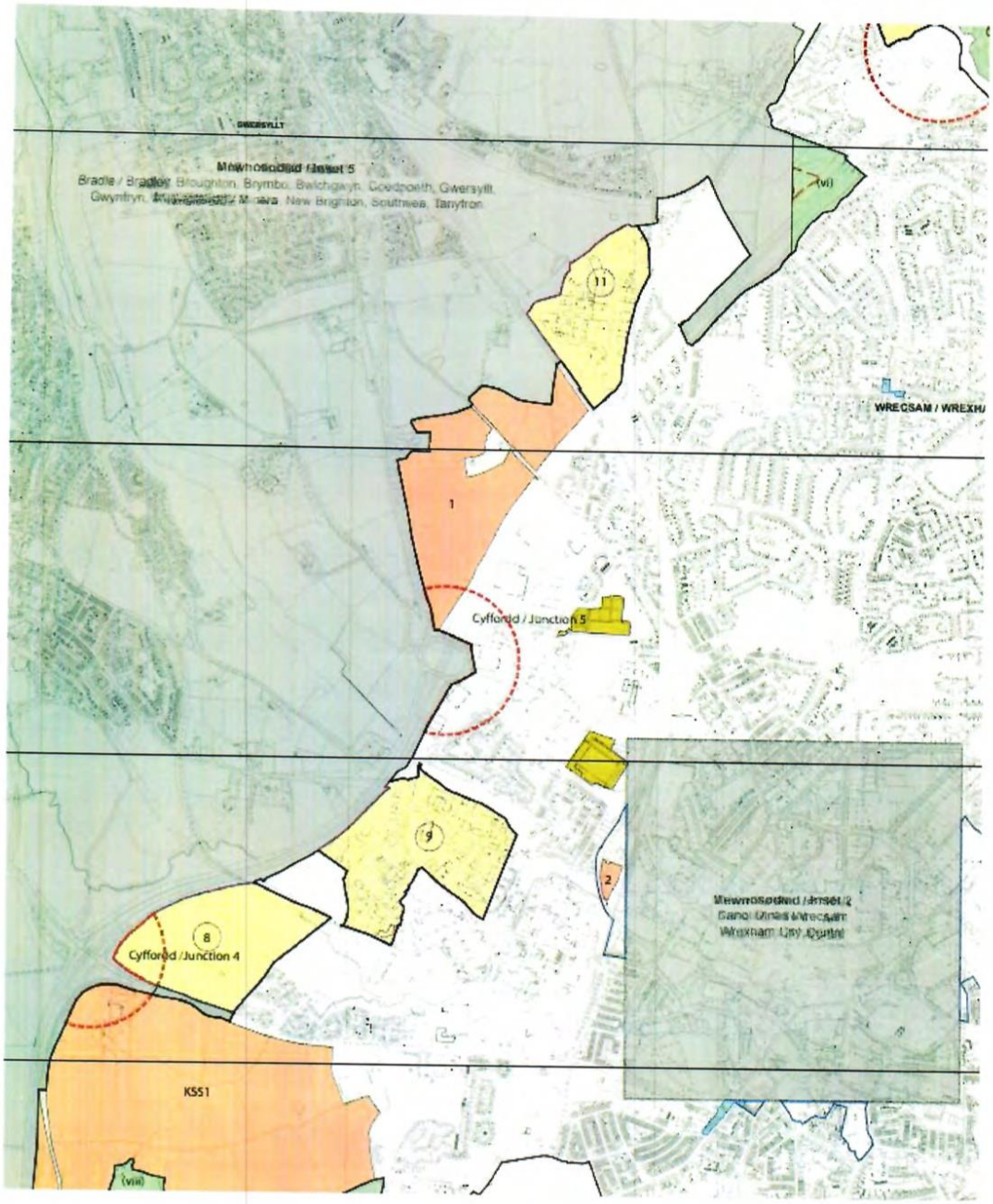
James

RJ Cooke
Pridd, Mawndir a Chynllunio Defnydd Tir Amaethyddol / Soil, Peatland & Agricultural Land Use Planning
Is-adran Tirweddau, Natur a Choedwigaeth / Landscapes, Nature and Forestry Division
Llywodraeth Cymru / Welsh Government



FIGURE 2 : HARWORTH LAND AND KSS2 BOUNDARY

4



From: Justin Paul <Justin@j10planning.com>
Sent: Friday, April 5, 2024 10:07 AM
Subject: Erlas Park, Wrexham - Planning Consultation

Good morning

As required by the relevant planning legislation please find attached formal Notices with respect

5

the proposed residential and community infrastructure development by Harworth on the Wrexham LDP Policy SP4
housing allocation site (KSS2 south : land off Cefn Road, Wrexham).

This is the formal notification as required by the planning legislation for statutory consultees.

Separate notices have been issued under separate cover to Ward Councillors and Community Councils and immediate local residents and formal site notices have also been erected.

The notice provides a link to the consultation website where a full suite of documents and plans associated with this proposal can be found; to make life easier I provide the hyperlink here by visiting:

www.erlasparkconsultation.co.uk

The closing date for all responses to this formal pre-application consultation is Tuesday 7th May 2024.
We look forward to hearing from you.

Yours faithfully
Justin Paul

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www.j10planning.com
Company Reg. No. 6000409 VAT Reg. No. 815630835

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein hysbysiad preifatrwydd yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. ----------
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Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein hysbysiad preifatrwydd yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. ----------
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K7.13 Wrexham County Borough Council – Housing

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

Justin Paul
J10 Planning Ltd
2 Wrexham Road
Chester
CH4 7QR

Eich Cyf/Your Ref
Ein Cyf/Our Ref JF/TH/CR/DLB
Dyddiad/Date 3rd May 2024
Gofynner am/Ask for Lee Bruce
Rhif Cyswllt /Contact No 01978 298814
E-bost/E-mail
Lee.Bruce@wrexham.gov.uk

By email only: justin@j10planning.com

Dear Justin,

Re: KSS2 - Land off Cefn Road, Wrexham, LL13 9TT.

Thank you for your recent emails. I would comment as follows:

- The policy requirement (SP4) in the Wrexham Local Plan to 2028 is that 20% of all new housing on site KSS2 should be in the form of affordable housing. Based on a development scheme size of 900 units; the affordable housing requirement is 180 units. If the total number of units were to change during the planning application, then the required number of affordable housing units will change according to the revised number of units.
- Our Local Housing Market Assessment (LHMA) and social housing waiting list demonstrates the need for affordable housing in this location. The proposed scheme would make a contribution to meeting that need.
- As with all other forms of residential development, I would expect the affordable housing to be built to a high standard, be of a size that provides a good level of space for their expected occupancy and should be indistinguishable from the market housing.
- Early engagement with the council's affordable housing team is encouraged to discuss the need, tenure mix and unit type.

Yours faithfully,

Lee Bruce MRICS
Accommodation Project Manager

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

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

K7.14 Wrexham County Borough Council – Environmental Health

From: Paul Campini
To: Justin Paul
Cc: Graham Aveyard
Subject: FW: Erlas Park, Wrexham - Planning Consultation
Date: 02 May 2024 10:24:25
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image008.png

Good Morning

I email from Environmental Health at Wrexham Council in response to this pre-planning consultation

Acoustic report:

1) Part of the site has been identified as falling within NEC B of TAN 11. Noise mitigation will therefore be required for houses in this area so as to achieve the internal levels as described in BS8233 and the WHO guidelines. A scheme to limit the sound pressure levels in the external amenity areas to 50 dB LAeq should also be included during the design phase, which I note there is a proposed mitigation in the acoustic report for. Should this be the preferred method of mitigation confirmation will be required it can achieve the desired sound pressure levels.

2) The noise report has identified the rugby club as a potential noise source that requires further consideration. A robust consideration of this should be included along with any suitable mitigation scheme so as to achieve the limits as discussed in point 1 above. It is advised to take into account the provisions of any premises licence that the club may hold

3) I note reference is made to a potential wastewater treatment plant. If this is incorporated it should be included in any noise assessment so as to meet the following condition:

The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Methods for Rating and Assessing Industrial and Commercial Sound.

4) The application also makes reference to a primary school. Any noise assessment should include a consideration of this from any identified noise sources (air handling plant, playing fields etc) with suitable mitigation.

5) The statements in the report relating to MP8 & 9 are accepted though confirmation should be provided that the identified commercial premises in the vicinity of MP9 has ceased trading or noise from activities from this site will need incorporating into the report along with suitable mitigation.

6) For construction activities I will be recommending a construction hours noise condition

of:

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.

7) If piling is required for any part of the construction it is advised that the LPA be contacted prior to commencing this so as to agree a suitable scheme.

Air Quality:

I note a comment in the report that no response was received to an email outlining the proposed assessment methodology. I have checked my records and can only see a request for the latest Air Quality report dated 17-01-24 which was provided.

The conclusions of the road traffic sources are accepted. I note the recommendation for a dust management scheme for construction dust was also made. This will be conditioned on any planning permission:

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.

Additional considerations

-

With reference to the primary school. On the assumption that this will provide food for pupils and staff I would look to recommend the following conditions on any planning permission:

1) You are advised that the premises should comply with the relevant Food Hygiene Legislation, and you are advised to contact Council's Food & Farming Team on foodandfarming@wrexham.gov.uk or 01978 298989 for further advice and information.

2) Guidance on best management practice for catering outlet for the dispersal of fats, oils, grease and food waste, as issued by Water UK is available by contacting the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 298989 for further advice and information.

3) No part of the development shall commence until details of the means of ventilation for the extraction and dispersal of cooking smells, including details of its method of construction, odour control measures, its appearance and finish have been submitted to, and approved in writing by the Local Planning Authority. The system design shall have regard to the guidance set out in EMAQ Report - Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Update to the 2004 report prepared by NETCEN for DEFRA). The approved details shall be fully implemented prior to first use of the development and shall thereafter be permanently retained in an effective condition.

Furthermore if external lighting is employed at the school (eg, car parking, playing fields etc) and / or the waste treatment plant

4) No part of the development shall commence until a scheme of external lighting has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall have regard to best practice guidance provided by the Institution of Lighting Professionals (https://www.theilp.org.uk/resources/free-resources/ilp-guidance notes/). The external lighting scheme as required must include the following:

a) Location and height of proposed lighting,

b) An Isolux diagram for the proposed lighting scheme to a distance that includes sensitive premises, and

c) Design of columns and any proposed hoods.

The lighting shall be installed in strict accordance with the scheme as is approved prior to first use of the development, and shall thereafter be permanently retained in a fully operational condition.

5) Should the proposed waste water treatment plant be incorporated into the design then I would look for an odour assessment with mitigation methods as required to be included with the planning application as this section will be unable to make any recommendations to planning in the absence of one. Furthermore an assessment of potential pests along with control techniques should be provided.

Please don't hesitate to contact me should you wish to discuss any of the above points in greater detail.

Regards

Paul Campini
Swyddog Gorfodaeth / Enforcement Officer
Economi a Chynllunio / Economy and Planning
07800 688713
Economi a Chynllunio, Guildhall, Wrecsam, LL11 1AY| Economy and Planning, Guildhall, Wrexham, LL11 1AY
wrecsam.gov.uk | wrexham.gov.uk
twitter.com/cbcwrecsam | twitter.com/wrexhamcbc
facebook.com/cyngor wrecsam | facebook.com/wrexhamcouncil

K7.15 Welsh Water

Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

Mr Justin Paul
J 10 Planning Ltd
2 Wrexham Road
ChesterCH4 7QR

Date: 15/04/2024
Our Ref: PPA0008670

Dear Mr Paul

Grid Ref: 335628 350772
Site Address: land off Cefn Road, Erlas Park, Wrexham
Development: residential development for the construction of up to 900 residential dwellings with associated infrastructure (primary school, playing fields, open space and SUDs attenuation) with all matters reserved except for detailed means of primary highway access.

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

Firstly, we note that the proposal relates to 900 dwellings at Cefn Park and acknowledge that the site is allocated (Ref: Wrexham LDP 2013-2028) within the Local Development Plan (LDP). In reference to our representations during the LDP consultation process, namely the 'Statement of Common Ground', we can confirm that an assessment has been undertaken of the public sewerage and watermains systems to accommodate 900 units and informs our appraisal as follows.

Please note, notwithstanding the following assessment, we would advise there is also a mandatory requirement to undertake pre-application consultation with all 'Specialist Consultees', including Dwr Cymru Welsh Water as the statutory water and sewerage undertaker, in accordance with Schedule 4 of Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. As a major development amounting to more than 10 units you will be statutorily required to consult Welsh Water and a substantive response will be issued within 28 days from the date of the notice as per the requirements of Article 2E.

Public Sewerage Network

The proposed development site is located in the immediate vicinity of a predominantly combined public sewerage system which drains to Five Fords Wastewater Treatment Works (WwTW).

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Mae Dŵr 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.

Asset Protection

This site is crossed by a public sewers with their approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to the illustrative masterplan (Project number: B024030 Rev. P02), it appears the proposed development would be situated within the protection zone of the public sewers measured 6 metres either side of the centreline of the 1150mm combined sewer, and 3 metres either side of the 150mm foul only public sewer. Our strong recommendation is that your site layout is amended to take into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Alternatively, it may be possible to divert the [sewer/sewers] if the developer applies under Section 185 of the Water Industry Act albeit may prove unviable for the purposes of this development, given the size of the [sewer/sewers], and therefore recommend the proposed development is repositioned to accommodate for the required protection zone.

In the first instance, it is recommended that the developer carry out a survey to ascertain the location of this sewer and establish its relationship to the proposed development. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

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. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Foul Water Drainage – Sewerage Network

We have considered the impact of foul flows generated by the proposed development and concluded 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 which is consistent with our representations to the LDP consultation process. There are no planned reinforcement works within Dwr Cymru Welsh Water's Capital Investment Programme and therefore, at this stage, we are unable to provide you with a point of adequacy on the network.

In light of the above however, we acknowledge that you have engaged with ourselves and instructed us to undertake a Hydraulic Modelling Assessment (HMA), which will examine the impact of the introduction of

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flows from your development upon the performance of the existing network. Where required and appropriate, the HMA 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 HMA via appropriate planning conditions. However, in the absence of known solutions to accommodate your site we will not be able to support your development through the planning process. Further information on Hydraulic Modelling Assessments as well as any implications on the planning process is provided in the attached Advice & Guidance note.

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.

Surface Water Drainage

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.

It is therefore recommended that the developer consult with Wrexham 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. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

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.

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

Foul Water Drainage – Sewage 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 Five Fords 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.

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.*

ENC. ***SEWER PLAN***
PRE PLANNING NOTES

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

K7.16 Wrexham County Borough Council – Active Travel

Transport Assessment Comments

Summary of Comments on Transport Assessment

Page: 6

Number: 1 Author: thomas3g Subject: Highlight Date: 30/05/2024 16:45:31 +01'00'

Page: 16

Number: 1 Author: thomas3g Subject: Highlight Date: 18/06/2024 11:10:51 +01'00'
These routes generally would not achieve Active Travel Act Statutory Guidance standards now.

Page: 19

Number: 1 Author: thomas3g Subject: Highlight Date: 18/06/2024 11:36:22 +01'00'
Space could provide wider footways, may be wide enough to allow for segregated cycle track (doubtful) or last resort, a shared use walking and cycling path (min.3m wide and to take into consideration constraints such as vertical features and does not include the kerb - see Design element 401 in the Active Travel Guidance).

Number: 2 Author: thomas3g Subject: Highlight Date: 30/05/2024 17:17:20 +01'00'

Number: 3 Author: thomas3g Subject: Sticky Note Date: 30/05/2024 17:18:21 +01'00'
Traffic volumes are high for uncontrolled crossings and the dedicated facility for cycle users is not up to standard (shared use section too narrow).

Number: 4 Author: thomas3g Subject: Highlight Date: 30/05/2024 17:19:20 +01'00'
Now 20mph

Page: 20

Number: 1 Author: thomas3g Subject: Highlight Date: 30/05/2024 17:26:56 +01'00'
No pedestrian or cycle facilities - high speeds and flows of motor traffic.

Page: 25

Number: 1 Author: thomas3g Subject: Highlight Date: 30/05/2024 17:41:20 +01'00'
They may be in terms of distances but there are significant wait times to cross roads (and thus the risk that people will cross when it is less safe to do so or use motor vehicles instead) and few dedicated facilities up to AT Act Statutory guidance standards.

Page: 28

Number: 1 Author: thomas3g Subject: Highlight Date: 05/06/2024 05:23:51 +01'00'

Number: 2 Author: thomas3g Subject: Highlight Date: 05/06/2024 05:23:36 +01'00'

Page: 31

Number: 1 Author: thomas3g Subject: Highlight Date: 05/06/2024 05:35:55 +01'00'
no longer exists - North Wales CJC will provide a similar function. Regional Transport Plan is being worked on now. LTP was written in 2015.

Page: 33

Number: 1 Author: thomas3g Subject: Highlight Date: 05/06/2024 05:44:15 +01'00'
Does this note that it has to be open to all vehicles or could it just be for active travel and bus? The easier it is to travel by private motors the more people will do so. If it is easier to walk to the local shop/cycle to Wrexham industrial estate/bus to city centre, we have a chance of reducing car use. This could be beneficial for Bryn Estyn lane (low traffic through AT use and bus gate) as well as traffic flows in the area.

Author: zenner1m Subject: Sticky Note Date: 12/07/2024 09:52:30 +01'00'
I believe this is finely balanced as not providing a route through for drivers will potentially mean increased traffic on the greyhound roundabout which we wouldn't want to encourage.

Page: 34

Number: 1 Author: thomas3g Subject: Sticky Note Date: 05/06/2024 05:46:33 +01'00'
Should the primary school be in the heart of the site? Who will attend? If it is proposed that pupils who live in the estate to the north also attend this school (instead of Borras/Maes y Llan/Hafod y Wern) then it may be better located further north into the development.

Author: zenner1m Subject: Sticky Note Date: 12/07/2024 09:53:01 +01'00'
the LHA has raised similar concerns

Number: 2 Author: thomas3g Subject: Sticky Note Date: 05/06/2024 05:48:46 +01'00'
Where do the pupils go to school prior to the school being built? they will set up travel patterns, eg. possibly driving to Borras and this will be harder to change later on.

Author: zenner1m Subject: Sticky Note Date: 12/07/2024 09:54:03 +01'00'
the submitted information indicates as the school will be delivered as part of the final phase that all schoolchildren will travel away from the site, however, there is no consideration of the trips that would be generated to the site once the school is open.

Page: 36

Number: 1 Author: thomas3g Subject: Highlight Date: 05/06/2024 05:52:52 +01'00'

Number: 2 Author: thomas3g Subject: Highlight Date: 05/06/2024 06:01:39 +01'00'
Will need to be min.6m for bus use - even if bus went in, did a loop and came back out. If this route is to be used for cycling at all (ie if there is no alternative route for cycle users) then a width in the critical range of 6.4-7.8m. from AT Act Statutory guidance Carriageways with lane widths between 3.2 and 3.9m should therefore be avoided for active travel routes, unless traffic flows are low and sightlines are good enough to permit safe overtaking.

Author: zenner1m Subject: Sticky Note Date: 12/07/2024 09:55:44 +01'00'
this access is proposed to the north of the site and is not for bus use, but we have advised that two access points would be required for this number of access. The southern primary access is advised to be 6m width for bus use

Number: 3 Author: thomas3g Subject: Sticky Note Date: 05/06/2024 06:02:35 +01'00'
Traffic flow over 2000 AADT should consider segregation of cycle users as well as pedestrians. in a new development where space is not constrained there should be segregation of walking and cycling also.

Number: 4 Author: thomas3g Subject: Comment on Text Date: 05/06/2024 06:12:58 +01'00'
should also provide for cycle use given high volumes of traffic on Cefn Road unless the design allows cycles to easily access the southern access toucans (sorry, haven;t seen the drawing at this point).

Number: 5 Author: thomas3g Subject: Highlight Date: 05/06/2024 06:07:47 +01'00'
Will need to be well overlooked, ideally lit and obvious for all potential users.

Page: 37

Number: 1 Author: thomas3g Subject: Highlight Date: 05/06/2024 06:11:36 +01'00'
I take this to mean segregated from motor traffic/carriageway but for walking and cycling to be mixed - segregation between active modes is best practice and as noted previously should be the default in new developments where space is not constrained. This reduces conflict between the modes - where there is a speed differential, and allows for maximising of the active travel route usage as the local network improves.

Number: 2 Author: thomas3g Subject: Highlight Date: 05/06/2024 06:14:08 +01'00'
Does not exist to current active travel standards, although it is an aspiration for this route.

Number: 3 Author: thomas3g Subject: Highlight Date: 18/06/2024 11:39:49 +01'00'
This is not to present active travel standards and thus cycling would probably be best routed to the western side of the carriageway to access quieter residential streets of Caia Park .

Number: 4 Author: thomas3g Subject: Highlight Date: 11/06/2024 05:54:36 +01'00'
I take there will be no buses on this access?

Page: 38

Number: 1 Author: thomas3g Subject: Sticky Note Date: 11/06/2024 06:08:49 +01'00'
Will there be walking/cycling access to the sports pitches from the new development to allow for easy access?

Number: 2 Author: thomas3g Subject: Comment on Text Date: 11/06/2024 05:57:18 +01'00'
Should not be shared but as well as segregated from the road, walking and cycling should also be separate provision.

Number: 3 Author: thomas3g Subject: Comment on Text Date: 11/06/2024 05:56:11 +01'00'
AT Act guidance notes that seating opportunities should be included every 100m.

Number: 4 Author: thomas3g Subject: Comment on Text Date: 11/06/2024 05:59:45 +01'00'
I would recommend re-surface of the length of Bryn Estyn Road from the restricted access section to the Greyhound roundabout. Ecological survey to understand whether lighting could be added along the same section.

Number: 5 Author: thomas3g Subject: Comment on Text Date: 18/06/2024 11:40:38 +01'00'
check with PRoW officer if this is what he envisaged as my understanding was that the footpath should be kept as is as much as possible and not made up to Active travel standards.

Page: 39

Number: 1 Author: thomas3g Subject: Comment on Text Date: 11/06/2024 06:07:31 +01'00'
Flows too high on Cefn Road for on-road cycling and we should not be promoting (though there are obviously old maps etc out there that people can access). the principle route to promote at this time for cycle users is getting them across Cefn Road and into the quieter roads of Caia Park.

Number: 2 Author: thomas3g Subject: Comment on Text Date: 11/06/2024 06:09:30 +01'00'
Should be segregated

Page: 40

Number: 1 Author: thomas3g Subject: Comment on Text Date: 18/06/2024 11:25:05 +01'00'
Active travel standards (2021) states 1 cycle parking space per bedroom

Number: 2 Author: thomas3g Subject: Highlight Date: 11/06/2024 06:13:32 +01'00'
Parking for accessible cycles should make up at least 10% of the parking andI would recommend more to allow for cargo cycles/trailers etc.

Page: 66

Number: 1 Author: thomas3g Subject: Comment on Text Date: 18/06/2024 11:27:02 +01'00'
I would want to see drawings to show that this would be possible to Active Travel standards 2021.

Page: 67

Number: 1 Author: thomas3g Subject: Sticky Note Date: 11/06/2024 06:28:41 +01'00'

Author: thomas3g Subject: Sticky Note Date: 18/06/2024 11:27:26 +01'00'
Footway here is not wide enough for shared use walking and cycling to current design standards (even though it was designed for Walking & Cycling back in the day)

Number: 2 Author: thomas3g Subject: Sticky Note Date: 18/06/2024 11:43:57 +01'00'
Leads to less direct route for walking and cycling - ideally the toucan crossings should be positioned close to the roundabout to reduce deviation from the desire line.

Number: 3 Author: thomas3g Subject: Sticky Note Date: 18/06/2024 11:31:29 +01'00'
This crossing does not cater for cycles - Even as a toucan their proposals would require cycles rejoining the carriageway, to then navigate a higher capacity roundabout (due to limited widths on approach to the deviated ped crossings) – (subject to data collection) likely the flows would be in the critical ranges.

Travel Plan Comments

Summary of Comments on Framework Travel Plan

Page: 38

Number: 1 Author: thomas3g Subject: Comment on Text Date: 17/06/2024 17:27:04 +01'00'
Where would this be based? within the sales office? lack of detail.

Number: 2 Author: thomas3g Subject: Comment on Text Date: 17/06/2024 17:33:58 +01'00'
Might be better if the developer supported WCBC to create a web page that could be useful for the wider public and could then consequently be maintained by wcbc

Page: 39

Number: 1 Author: thomas3g Subject: Comment on Text Date: 17/06/2024 17:29:28 +01'00'
What would these include?

Number: 2 Author: thomas3g Subject: Comment on Text Date: 17/06/2024 17:30:46 +01'00'
Would be best if they fund bikeability courses and ride leaders etc to support bike buses etc.