PRE-APPLICATION CONSULTATION (PAC) REPORT

Detailed planning application for a Proposed Green Eco-Heritage Zone and Single Employment Unit with integral offices, new vehicular access, car and HGV parking, servicing and storage, landscaping, heritage and ecology mitigation and ancillary development

"The Oaks Site," Oak Road, Wrexham Industrial Estate, Wrexham LL13 9RG

FI Real Estate Management Ltd

MAY 2025

DOCUMENT REFERENCE: FI034_002

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1 INTRODUCTION

1.1 Plan Red has prepared this Pre-Application Consultation Report ('PAC') on behalf of FI Real Estate Management ('FIREM'), the applicant.

1.2 This Report sets out statutory pre-application process undertaken, the comments received from that process and the response of the applicant and its development team to those comments and how this is reflected in the planning submission now being made.

1.3 The PAC and this Report is a statutory requirement for all major development proposals, which this is one by reason of is nature, character and scale. The relevant legislation is set out in section 61Z of the Town & Country Planning (Development Management Procedure) (Wales) Order, 2016 and related guidance New Development Management Procedures, February 2016.

1.4 The report is set out as follows:

- Section 2 summarises the comments received from residents, businesses and specialist consultees – this is supported by full details set out in Appendix 1
- Section 3 sets out the response of the applicant and development team to the comments and how the application now being made responds to those comments
- Section 4 summarises the consultation process undertaken – this is supported by copies of relevant letters and notices in Appendix 2

2 COMMENTS RECEIVED

2.1 ***Appendix 1*** provides a full copy of comments received through the consultation process (with redaction for members of the public for data protection).

2.2 Comments were received from the following statutory and non-statutory bodies:

- Natural Resources Wales
- Welsh Water
- Wrexham MBC – Environmental Health
- Wrexham MBC – Contaminated Land

2.3 One public comment from a resident was received.

2.4 No comments were received in person of the offices of F Lloyd where the draft application drawings and documents were made available for viewing.

Natural Resources Wales

NRW reference CAS-278808-GIF3, dated 15th May 2025

2.5 In summary NRW states:

"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 sites, protected species, contaminated land and flood risk. If this information is not provided, we may object to the planning application when formally consulted by the planning authority.

We also advise that based on the information submitted to date, we would ask the planning authority to include the following conditions on any planning permission granted:

Condition 1: Protected Sites

Conditions 2 – 6: Protected Species

Conditions 7 – 10: Contaminated Land

Without the inclusion of these conditions by the planning authority we would be likely to object to the planning application.

We also advise that further consideration is required by the Local Authority regarding foul drainage."

Protected Sites – River Dee & Bala Lake SAC

Comment 1 – Foul drainage

2.6 NRW noted that the application site is; "*… within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). Under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments.*" Foul drainage connection to mains sewer is a matter for the local planning authority and advice a discussion is held and to determine with an Appropriate Assessment is required and any relevant evidence.

Comment 2 – Pollution and biosecurity

2.7 NRW notes that the application is; "*… adjacent to the Redwither Brook which discharges into the Afon Clywedog. The Afon Clywedog then discharges to the River Dee approximately 2.6km away. We have concerns that the construction phase could impact on the adjacent watercourses through soil stripping, bank modifications and other construction activities which ultimately could impact on the River Dee and Bala Lake SAC.*" NRW seeks clarification of inconsistencies between the Preliminary Ecological Assessment relating to a 10 metre buffer zone protection to the length of the watercourses and the Planning Statement reference to better interaction to add increased biological value and morphological interest.

2.8 NRW seeks a Construction Environmental Management Plan (CEMP) to be submitted to negate need of standard planning condition (Condition 1).

Comment 3 – Site of Special Scientific Interest

2.9 NRW considers the proposal may impact the Afon Dyfrdwy SSSI, but providing pathways for the SAC are adequately addressed the features of the SSSI should be safeguarded.

Protected Species

Comment 4 – general

2.10 NRW concurs with the overall approach of the proposal for a high quality green eco-heritage zone designed to delivery a wide range of environmental, ecology, BNG and heritage benefits. NRW seeks more details on the layout, composition of habitats created, enhanced and retained in the application.

Comment 5 – Great Crested Newts

2.11 NRW notes the evidence submitted and that GCN will be material to the application site and provides standard advice. Following this advice it seeks further information to support the application and assessment of impacts including details of GCN avoidance and mitigation measures; details of retention, enhancement and creation of GCN terrestrial and aquatic habitats; long-term management and monitoring proposals; clarification on targeted GCN conservation; details to prevent accidental capture / killing of GCN post construction. NRW notes this information can be secured by suitable condition (Condition 2). It also suggest a planning obligation relating to the management of the ecology area / mitigation areas, including transfer of freehold ownership to a 'responsible' body.

Comment 6 - Bats

2.12 NRW note the findings of the submitted surveys and that application site supports roosts for soprano pipistrelle, common pipistrelle, myotis bat species and an unidentified species of bat. Further bat species were found to use the site for foraging as listed. Following standard advice NRW advise further information on potential impacts and management of mitigation and compensation measures, long-term management, lighting details and tree felling precautions are provided. Standard conditions (Conditions 3 to 6) are proposed to provide these details.

2.13 NRW notes that European Protects Species Licensing will be required.

Comment 7 - Otters

2.14 NRW notes the Preliminary Ecological Appraisal findings and concur with the proposed further survey and that a scheme of reasonable avoidance measures should be drawn-up to submit to the local planning authority.

Comment 8 – Water voles

2.15 NRW notes the Preliminary Ecological Appraisal findings and propose a scheme of reasonable avoidance measures is drawn-up to submit to the local planning authority.

Comment 9 – Breeding birds

2.16 NRW notes the findings of ecological report and advise that further information regarding compensation and mitigation to build upon the principles in the Breeding Bird Survey report is submitted to the local planning authority.

Comment 10 – Other ecology features

2.17 NRW references that Wrexham Industrial Estate is considered to support a nationally important butterfly interest (including dingy and grizzled skipper). It notes the submitted report and advises its findings are discussed with the local planning authority ecologist.

2.18 NRW notes that should proposals change then revised ecology report to reflect the changes should be submitted.

Contaminated Land

Comment 11 contaminated land

2.19 NRW states no information was provided in the PAC. It notes the site is within a Source Protection Zone for potable water supply and located on a principal aquifer. Controlled waters at the site may be vulnerable to pollution and risks should be considered in the application. It is also noted the site was formerly a WW2 munition factory site. It proposes four planning conditions on contaminated land (Conditions 7 to 10) to agree a risk assessment, verification report, long-term monitoring and unexpected details.

2.20 NRW also cross-references standard guidance for review and that Environmental Permits may be required for construction and/or operation.

Comment 12 drainage

2.21 NRW notes the Drainage Strategy and the application of SuDS approach and from a ground water perspective has no comment on the proposed method of surface water drainage.

Comment 13 environmental permits

2.22 NRW makes reference to the use of excavated materials and CL:AIRE Definition of Waste: Development Industry Code of Practice.

Flood risk

Comment 14 flood risk

2.23 NRW confirms the proposals are less vulnerable uses (industrial employment unit and Green Eco-Heritage Zone). It considers the site to be at risk from flooding and partially in Flood Zones 2 and 3 (rivers).

2.24 NRW has reviewed the Flood Consequences Report, Barnsley Marshall, and that the FCA satisfactorily demonstrates that the risks and consequences of flooding are manageable to an acceptable level and have no objection to the proposals on flood risk grounds.

Comment 15 permits

2.25 NRW advises that a bespoke Flood Risk Activity Permit will be required due to proximity of works to the Redwither Brook and Afon Clywedog; designated 'main rivers.'

Welsh Water

WW reference PPA0009379

Comment 16 Public sewerage network

2.26 WW notes the site is in the vicinity of a combined public sewerage system that connects into the Five Fords Wastewater Treatment Works. Copy of the Statutory Public Sewerage Record is provided and notes the development is within protection zones of assets. It recommends a revision to the layout to avoid the easements, or to alternatively to agree a diversion under Section 185 and to enter into discussions.

Comment 17 Surface water drainage

2.27 The letter does not directly comment on the submitted Drainage Strategy and provides standard advice under Schedule 3 of the Flood and Water Management Act 2010, and the need to follow sustainable drainage systems. It is recommended that the developer contacts the local authority as the SuDS Approval Body (SAB).

Comment 17 Foul water drainage

2.28 WW has concluded the modelled flows from the development can be accommodated within the public sewerage system, with advice on connection locations and will seek a suitable condition to any planning permission to secure this.

Comment 18 Sewage treatment

2.29 WW refer to the recent phosphates advice Planning Advice issued by NRW which must be considered in the application process. It states that; *"In this instance, Five Fords Wastewater treatment works (WwTW) ultimately discharges to a river Special Area of Conservation (SAC). We would advise that WwTW has a phosphorus consent limit in place and is currently failing to comply with the95% quartile for its flow passed forward (FPF) performance, at the time of this pre-application consultation."* Currently no problems are envisaged at this WwTW for the treatment of domestic discharges from the site.

WBC Environmental Health

Comment 19 air quality

2.30 The findings of the Air Quality Scoping Input and Air Quality Assessment are agreed with and the recommendations for a dust management plan in construction is agreed and proposed as a planning condition (Dust Management Scheme).

Comment 20 noise assessment

2.31 It is considered that a noise survey should be undertaken due to presence of residential receptors near to the proposal and accompany the application.

Comment 21 illumination / lighting

2.32 General advice to consider the potential impact of lighting and nuisance is set out.

WBC Contaminated Land

Comment 22 contaminated land

2.33 Advice received is that should an application be made then two planning conditions should be applied following the standard practice for developments at the Wrexham Industrial Estate, and advise of early engagement with the department by the applicant. The two conditions are submission of a phased site investigation is submitted and remediation strategy; and a validation report on completion of agreed remediation.

Public comment

Comment 24 security

2.34 Concern on change in landscape and accessibility; requesting improved security fencing to shared property boundary

Comment 25 management

2.35 Concerned that FIREM may not manage the area suitable in the future based on recent experience.

Comment 26 HGV traffic

2.36 Resident would like Wrexham Highways and HIAB (occupier) to respect the weight restriction on B5130 in one direction and to avoid the junction of Oak Road / B5130.

3 RESPONSES MADE

3.1 FIREM and the design team respond to the comments made as follows:

Comments 1, 12, 13, 14, 15, 16, 17, 18, 19 foul and surface water drainage

3.2 The application site and position of the proposed industrial unit will be retained and Welsh Water will be approached to agree a diversion of its asset as advised. Foul connections will be made to the existing combined sewer in line with Welsh Water advice. Comments on phosphates and the Five Ford WwTW permit is noted and will be subject to ongoing review with the local planning authority, NRW and WW.

3.3 Surface water connection and approach to flows are noted; and the flood risk assessment is noted as agreed in its findings. The application is submitted without change.

Comments 2, 11 and 22 pollution and contaminated land

3.4 Both NRW and WBC propose standard planning conditions to control site investigations, remediation strategy and verification. We would seek a combined, single approach in planning conditions to avoid duplication. Matters will deal comprehensively with pollution control and pathways. This is covered in the submitted Flood Risk, Drainage Strategy and supporting documents.

3.5 A Construction Environmental Management Plan will be prepared for approval and control through suitable planning condition.

Comments 3 to 10 ecology

3.6 The range of ecology and species notes provided by NRW will be reviewed by ecologist, UES, and relevant surveys and updates are commissioned and will follow-on in the submission as details are seasonal / time sensitive. Suitable planning conditions will be sought to cover mitigation matters.

3.7 Lea Valley Ltd as landowner will not agree to a transfer of the freehold land to a 'responsible body' as requested by NRW. On other development sites within Wrexham Industrial Estate, FI Real Estate Management has agreed a number of schemes successfully with the local authority to use a cooperative to manage the ecology mitigation zones associated with major development proposals over the minimum 30 year time horizon. It is proposed to follow the same approach for the Green Eco-Heritage Zone and the applicant and landowner will accept relevant planning condition(s) and planning obligation to secure this approach.

3.8 The proposed planning conditions by NRW are agreed in principle subject to detailed comments from the Council's ecologist through the planning application process.

3.9 UES will lead on matters to secure the relevant permits referenced by NRW following a grant of planning permission.

Comments 2 and 20

3.10 It is agreed to a Dust Management Plan as suggested, and this can combine with a Construction Environmental Management Plan (CEMP) as sought by NRW.

Comment 21

3.11 Pre-application advice from Wrexham Council, provided as Appendix 3, did not identify a noise impact assessment and we would argue that the nearest residential property is some distance from the proposed location of the industrial unit at 500 metres to the east. This is in the context of the wider industrial estate and multiple units along Oak Road between the proposed unit and the nearest residential property. In the circumstances we do not consider the request for a noise survey to be necessary.

Comment 22

3.12 Comments on the potential for illumination and lighting are noted and the design for future lighting of the industrial unit and its yard area will be guided by objective to reduce glare, light spill and to be compatible with the habitats of the adjacent Green Eco-Heritage Zone.

Comments 23 and 24

3.13 The residents' comments are noted. The security fence will be a matter for detailed planning approval, but would seem achievable. The past management of the area and cutting of vegetation is noted and the future Green Eco-Heritage Zone will have a dedicated management and maintenance strategy for 30 years.

Comment 25

3.14 Matters of HGV access are noted as a local concern and from the perspective of the applicant a Construction Environmental Management Plan will include details of construction traffic routing which can explicitly avoid the routes. Long term the proposed operator, HIAB, will be able to put into place a traffic management plan with its suppliers and delivery partners to educate drivers on correct routing and penalties can be put into place for non-compliant drivers.

3.15 We cannot comment on any responsibilities of WBC Highways raised.

4 CONSULTATION UNDERTAKEN

Consultation

4.1 Formal 28-day consultation was undertaken from 11 April 2025 to 9 May 2025. Some comments were received after the formal period ended and are included in this report.

4.2 Site notices were erected along Oak Road, including along the site boundary. Notices were posted in Welsh and English.

4.3 Letters were issued to local businesses and residents, with emails enclosing letters and notices sent to statutory consultees, local community council and departments of Wrexham Council. Notices in Welsh and English were used.

4.4 Details are set out in ***Appendix 2***.

Website

4.5 No in-person event was held given the relative isolation of the site from residential areas. Instead a website was provided which illustrated the proposals and allowed download of the draft planning application documents and drawings for review and comment. A physical copy of the draft planning application was provided at the offices of F Lloyd (Penley) Ltd, Bridge Road South, Wrexham Industrial Estate and businesses and residents were advised of the availability to view the documents.

4.6 The draft planning pack was as follows:

- Application form
- Design & Access Statement
- Archaeological Desk Based Assessment
- Air Quality Scoping Assessment
- Air Quality Assessment
- Arboricultural Impact Assessment and Arboricultural Method Statement
    - Tree Constraints Plan
- Drainage Strategy Report
    - Operation & Maintenance Manual SuDS Assets
    - Technical Note: Impact of Phosphorous & Ammonia on SAC
- Flood Consequences Assessment Report
- Heritage Statement
- Landscape drawings, including planting schedule

- Planning Statement
- Preliminary Ecological Assessment; and ecology surveys:
    - Badger Scoping and Activity Survey [restricted]
    - Bat Activity Survey
    - Bat Aerial Tree Assessment and Activity Survey
    - Bat Ground Level Tree Assessment
    - Bat Hibernation Survey
    - Bat Presence Absence Survey
    - Bat Scoping Survey
    - Breeding Bird Survey
    - Butterfly Survey
    - GCN Impact Assessment
    - GCN Population Size Class Assessment
    - Invasive Species Survey
    - Reptile Survey
- Section 106 Heads of Terms
- Transport Statement
- Travel Plan
- Waste Management Strategy
- Drawing pack:
    - Proposed Site Plan 1256-MCAU-P02-01-001 P8
    - Proposed Ground Floor Plan 1256-MCAU-P03-0G-001-P3
    - Proposed First Floor Plan 1256-MCAU-P03-01-001 P3
    - Proposed Roof Plan 1256-MCAU-P03-0R-001 P3
    - Proposed Sections 1256-MCAU-P04-001-P3
    - Proposed Elevations 1256-MCAU-P05-001-P3

Appendix 1 Consultation responses received

Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-278808-G1F3

F.A.O Nick Hill
The Oaks PAC,
FI Real Estate Management Ltd,
Canal Mill,
Botany Bay,
Chorley,
Lancashire
PR6 9AF

Dyddiad/Date: 15 May 2025

Annwyl Syr/Madam/Dear Sir/Madam,

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

BWRIAD/PROPOSAL: Detailed planning permission for a Green Eco-Heritage Zone and Single Employment Unit with integral Offices, new vehicular access, car and HGV parking, servicing and storage, landscaping, heritage and ecology mitigation and ancillary development

LLEOLIAD/LOCATION: Land at Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG

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 15 April 2025.

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 sites, protected species, contaminated land and flood risk. 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 the following conditions on any planning permission granted:

Condition 1: Protected Sites
Conditions 2 – 6: Protected Species
Conditions 7 – 10: Contaminated Land

Without the inclusion of these conditions by the planning authority we would be likely to object to the planning application.

We also advise that further consideration is required by the Local Authority regarding foul drainage. Further details are provided below.

Protected Sites

River Dee and Bala Lake Special Area of Conservation (SAC)

Foul Drainage

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). Under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments.

This application proposes connection of foul water to the mains sewer. Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for the Planning Authority to determine.

We therefore advise you to discuss the application with Wrexham County Borough Council as they will need to consider whether the development is likely to have a significant effect on the SAC. Should they determine that an Appropriate Assessment is required, you will then need to submit whatever evidence they deem appropriate to demonstrate no adverse effect on site integrity.

Pollution and Biosecurity

The application site is adjacent to the Redwither Brook which discharges into the Afon Clywedog. The Afon Clywedog then discharges to the River Dee approximately 2.6km away. We have concerns that the construction phase could impact on the adjacent watercourses through soil stripping, bank modifications and other construction activities which ultimately could impact on the River Dee and Bala Lake SAC.

Section 4.1.4 of the Preliminary Ecological Appraisal (Preliminary Ecological Appraisal, The Oaks, Wrexham Industrial Estate, Reference UES03918/02, dated 28/02/2023, by United Environmental Services Ltd) states that "*buffer zones of 10m from the top of the bank should be retained along the length of the watercourses, to protect them from disturbance and to reduce the risk of pollution".* However, section 9.10 of the Planning Statement (Land at The Oaks, Planning Statement, Plan Red, reference 24020 version 3, dated May 2025) refers to "*Better interaction with River Clywedog which borders the site to the south adding increased biological value and morphological interest*". We advise that further information and clarification regarding the proposed works to the riverbank should be submitted in support of a formal planning application to the Local Planning Authority (LPA). Please also refer to our advice regarding Flood Risk Activity Permits included below within the Flood Risk section.

In addition to the above, we advise that a Construction Environmental Management Plan (CEMP) should be submitted to the LPA. If a CEMP could be provided with the full planning application, it would negate the need for a CEMP condition as detailed below. However, if this information cannot be provided with the planning application, we would advise the LPA

that the condition should be applied to any planning permission granted for this proposal, as follows.

Condition 1: No development or phase of development, including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include the following information:

- 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, containment 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.
- 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;
- 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 responsible for activities associated with the CEMP and emergency contact details.

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 and implemented for the protection of the environment during construction.

Site of Special Scientific Interest (SSSI)

NRW consider the proposals have the potential to impact upon the Afon Dyfrdwy SSSI. Providing the impact pathways referenced above for the SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded.

Protected Species

We note that Section 7 of the Planning Statement (Land at The Oaks, Planning Statement, Plan Red, reference 24020 version 3, dated May 2025) describes the creation of a "*High quality green eco-heritage zone designed to deliver a wide range of environmental, ecology, BNG and heritage benefits*". We concur with the overall approach and proposals regarding this. However, further details regarding the layout and composition of habitats to be created,

enhanced and retained within the Green Eco-Heritage Zone should be submitted in support of a formal application to the Local Planning Authority.

Our advice on protected species is as follows:

Great Crested Newt

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

- Great Crested Newt Impact Assessment, The Oaks, Wrexham Industrial Estate, Reference UES03918/22, dated 21/11/2023, by United Environmental Services Ltd.
- Great Crested Newt Population Size Class Assessment, The Oaks, Wrexham Industrial Estate, Reference UES03918/34 Version 2, dated 19/12/2024, by United Environmental Services Ltd.

The information has identified that great crested newts (GCN) are material to the application site.

Section 3.4.4 of the GCN Impact Assessment report confirms that positive eDNA samples for GCN were returned for two ponds within the application site, with GCN presence also confirmed in a further two ponds through the presence of eggs.

The proposal has the potential to kill, injure, disturb GCN, or damage or destroy their breeding sites and resting places. 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 “demonstration of no detriment to the maintenance of the favourable conservation status of European protected species.” We advise that before any consent is given, as informed by the provisions of Regulation 9 of the Conservation of Habitats and Species Regulations 2017 (as amended) the LPA satisfy itself as to whether the scheme satisfies the other two tests, namely a relevant Habitats Regulations purpose and whether there is no satisfactory alternative to the proposal.

Whilst we consider that the above report provides an adequate basis upon which to consider the potential impacts of the scheme on this species, aspects of the proposed scheme will require further development as identified below:

- Details regarding GCN avoidance and mitigation measures.
- Detailed proposals for the retention, enhancement and creation of GCN terrestrial and aquatic habitats:
- Long-term management and monitoring proposals
- Clarification in respect of the delivery of targeted management for GCN conservation purposes. This includes but is not necessarily limited to implications of the munitions buildings on the ability to deliver targeted amphibian conservation management; and currently proposed tenure.
- Details of measures designed to prevent the accidental capture/killing of GCN post construction. This is essentially the design and construction of an amphibian friendly surface water management system.

However, this further information could be provided via a suitably worded condition, included on the decision notice. We would therefore advise that the following condition and planning obligation in respect of GCN be included on any permission granted.

Condition 2: No phase of development, including site clearance, shall commence until a Great Crested Newt (GCN) Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should include, but not necessarily be limited to:

- The submission (to include proposed timescales and reporting requirements) of further details and associated plans concerning GCN avoidance and mitigation measures including, but not limited to:
    - fence specifications, locations, construction and maintenance (one-way amphibian fence, prior to and throughout the duration of construction operations)
    - considerations of access issues (including PROW if applicable)
    - monitoring and maintenance requirements and supervised removal.
- The detail of habitat retention, enhancement and creation proposals associated with terrestrial and aquatic habitats. Details to include plans and timescales.
- The submission of a long-term site management plan (not less than 25 years) that includes:
    - details of habitats and ecological features present or to be created, both in written form and shown on appropriate drawings, including planting plans
    - defined aims and objectives (including defined key performance indicators for long term monitoring indicators)
    - details of the desired condition for each habitat and criteria to determine when habitats have achieved this.
    - details of short and long-term habitat management prescriptions to both achieve and maintain the desired condition.
    - details of monitoring methodologies for habitat(s) and species
    - details of scheduling and timings of activities
    - contingency measures if fish or invasive non-native species (INNS) are detected.
    - current and any proposed changes to the freehold tenure of the compensation area (tenure of the ecology and heritage area to be approved by the Local Planning Authority)
    - persons or bodies responsible for undertaking management and surveillance together with required skills and competencies
    - site liaison and wardening
    - licensing requirements for management surveillance and other defined activities

    - biosecurity measures which consider invasive non-native species and specific diseases (e.g., Chytrid) to prevent the introduction of and where present control, removal or for the long-term management of invasive species both during construction and operation.
    - details of reporting, review and update of the plan (informed by monitoring) at specific intervals as agreed.
- The submission of detailed measures including plans designed to prevent the accidental capture/killing of GCN during operational phases of the scheme (including the installation and maintenance of an amphibian-friendly surface water management system that does not include gully pots (or other similar features).
- Details of timing, phasing and duration of construction activities and conservation measures.
- Post-construction monitoring and record dissemination for a period of not less than 25 years. Methodology shall include annual GCN abundance counts and Habitat Suitability Index (HSI) assessments. All ponds (including SuDS water bodies) to be added to the Wales GCN Monitoring Scheme, with individuals/bodies being identified as being responsible for monitoring and reporting works.

The Conservation Plan shall be carried out in accordance with the approved details.

Justification: To ensure that GCN are protected by the development.

Planning Obligation: A Planning Obligation Section 106 Agreement (as opposed to a Unilateral Undertaking) will be required. We advise that in respect of any such agreement, provisions relating to ecology include:

- defined commuted sum and/or requirement for index linked ground rent service charges to include ecological management, surveillance and wardening in perpetuity (a costed management plan will be required to inform costings)
- identification of relevant land to be subject to the planning obligation and be managed for biodiversity
- delivery of management
- frequency of liaison meetings
- management plan review, at minimum 5 years is advised.
- transfer freehold ownership of the defined Ecology Area to a body that accords with the definition of “responsible” under Part 7 of the Environment Act 2021 [e.g., an appropriate body that is approved by the Local Planning Authority] before occupation of the site.
- Tenure and any proposed changes to tenure shall be carried out to the satisfaction of the LPA in consultation with NRW.

Bats

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

- Bat Scoping Survey, The Oaks, Wrexham Industrial Estate, Reference UES03918/19 Version 3, dated 29/11/2024, by United Environmental Services Ltd
- Bat Hibernation Survey, The Oaks, Wrexham Industrial Estate, Reference UES03918/37 Version 2, dated 01/12/2024, by United Environmental Services Ltd
- Bat Activity Survey, The Oaks, Wrexham Industrial Estate, Reference UES03918/21, dated 04/12/2024, by United Environmental Services Ltd

- Bat Presence/Absence Survey, The Oaks, Wrexham Industrial Estate, Reference UES03918/36 Version 2, dated 06/12/2024, by United Environmental Services Ltd
- Bat Ground Level Tree Assessment, The Oaks, Wrexham Industrial Estate, Reference UES03918/20 updated 02/04/2024, by United Environmental Services Ltd
- Bat Aerial Tree Assessment and Presence/Absence Surveys, The Oaks, Wrexham Industrial Estate, Reference UES03918/38 Version 2, dated 03/04/2025, by United Environmental Services Ltd

We note that the Bat Presence/Absence Survey report has identified that the application site supports roost sites for soprano pipistrelle, common pipistrelle, myotis bat species and an unidentified species of bat.

Furthermore, the Bat Activity Survey report has identified that the following species of bats were recorded commuting and foraging across the application site:

- Soprano pipistrelle
- Common pipistrelle
- Myotis species
- Brown long-eared bat
- Noctule
- Lesser horseshoe
- Leisler's

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."

We consider that the reports listed above provide an adequate basis upon which to consider the potential impacts of the scheme on bat species and inform the decision-making process.

However, we advise that further information is required to demonstrate how the potential impacts of the scheme will be managed in respect of mitigation and compensation measures, the long-term management and maintenance of the site, lighting details and tree felling precautions. We would be content for this further information to be provided via a suitably worded condition.

Therefore, when consulted on the proposals by the Local Planning Authority we would advise that the following conditions in respect of bats should be included on any permission granted:

Condition 3: No phase of development, including site clearance, shall commence until a Bat Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should build upon the principles outlined in the (Bat Activity Survey, The Oaks, Wrexham Industrial Estate, Reference UES03918/21, dated 04/12/2024, by United Environmental Services Ltd) and include, but not necessarily be limited to:

- Build upon the principles outlined in the bat reports (Bat Activity Survey, The Oaks, Wrexham Industrial Estate, Reference UES03918/21 dated 04/12/2024, by United Environmental Services Ltd)
- Further details concerning mitigation and compensation measures including to scale architectural plans;
- Details of habitat to be retained / created (including flight lines);
- Details of timing, phasing and duration of construction activities and conservation measures;
- A timetable for implementation of conservation works demonstrating how works are aligned to the construction and phasing of the development;
- Persons responsible for implementing the works;
- Post-construction monitoring and record dissemination for a period of no less than 25 years.
- Information on how long-term site security and maintenance of bat mitigation will be delivered;

The Conservation Plan shall be carried out in accordance with the approved details.

Justification: To ensure that bats are protected by the development.

Condition 4: No phase of development, including site clearance, shall commence until a bat Management and Maintenance Plan has been submitted to and approved in writing by the Local Planning Authority. The Management and Maintenance plan should build upon the principles outlined in the ecology report and include, but not necessarily be limited to:

- The submission of a long-term site management and maintenance plan (not less than 25 years) that includes:
    - details of habitats and ecological features present or to be created, both in written form and shown on appropriate drawings, including planting plans;
    - defined aims and objectives for the bat compensation roost (including defined key performance indicators for long term monitoring of the building and the relevant species);
    - details of the desired condition for each habitat and criteria to determine when habitats have achieved this;
    - details of short and long-term habitat management prescriptions to both achieve and maintain the desired condition;
    - details of monitoring methodologies and record dissemination for a period of not less than 25 years;
    - scheduling and timings of monitoring, management and maintenance activities;
    - current and any proposed changes to the freehold tenure of the compensation area (tenure of the ecology area to be approved by the Local Planning Authority);
    - persons or bodies responsible for undertaking management and surveillance together with required skills and competencies;
    - licensing requirements;
    - details of reporting, review and update of the plan (informed by monitoring) at specific intervals as agreed.

The Plan shall be carried out in accordance with the approved details.

Justification: To ensure that bats are protected by the development.

Condition 5: Prior to installation a Lighting Plan has been submitted to and approved in writing by the Local Planning Authority. This Lighting Plan shall consider existing and proposed lighting together with any spillage originating from internal light sources including:

- An assessment of lighting in respect of wildlife interests of the site, notably bats.
- Details of the siting and type of external lighting and internal light spillage during and post development. This shall include plans illustrating the location and type of lighting together with isolux drawings.
- Details to demonstrate that light spillage will not affect wildlife sensitive areas. This shall include plans illustrating projected or retained bat emergence points; together with retained or proposed features planned to be functionally used by bats for foraging/dispersal purposes.
- Measures to monitor light spillage once development is operational (post construction light monitoring)
- Provisions of the scheme shall accord with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/23: Bats and Artificial Lighting at Night.

The Lighting Plan shall be carried out in accordance with the approved details.

Justification: To ensure that bats are protected by the development.

No evidence of roosting bats was found in any of the trees subject to ground level and aerial tree assessments, and no roosting bats were recorded using the trees during the bat presence / absence surveys. As such, no further survey effort is considered necessary with regards to bats in trees.

However, Section 5 of the Bat Aerial Tree Assessment and Presence/Absence Surveys report states that "*Soft felling techniques or a pre-commencement inspection*" should be carried out for any trees being felled that have a low or moderate potential for roosting bats. We concur with the assessment that a pre-commencement survey would be required regarding relevant tree felling and would advise the LPA that this should be secured through a suitably worded condition when consulted on a formal planning application:

Condition 6: No tree felling with the potential to impact on bats, shall commence until a pre-construction bat survey has been carried out. If the survey confirms the presence of bats, the results of the survey together with proposed mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be carried out in accordance with the approved details.

Justification: To ensure the potential presence of bats is confirmed prior to felling of trees and where necessary remedial measures are implemented for their protection.

European Protected Species Licensing:

All roosts identified in the Bat Presence/Absence Survey are considered to be day roosts used by individual or low numbers of bats that are likely to be males or non-breeding females. Due to the presence of roosting bats, any works that will impact Buildings 3, 8, 9, 13, 16 or 20 will need to be completed under a European Protected Species (EPS) mitigation licence, issued by Natural Resources Wales. This licence can only be applied for once planning permission has been granted but would need to be secured prior to the commencement of any licensable works to these buildings that could impact roosting bats.

Otters

Section 4.2.7 of the Preliminary Ecological Appraisal states that otter are known to be locally present and using the Afon Clywedog to the south of the application site. The report also states that there are possible impacts from construction on otters and that further survey is to be carried out to establish if and how otters may be using the site.

We concur with this approach and advise that the survey results and proposed scheme of reasonable avoidance measures are submitted in support of a formal application to the LPA.

Water Voles

Section 4.2.8 of the Preliminary Ecological Appraisal states "*the River Clywedog and Redwither Brook which flow along the southern and eastern site boundaries provide broadly suitable habitat for water voles*." No further information or proposed mitigation has been provided, we would therefore advise that a scheme of reasonable avoidance measures in relation to water vole is submitted as further information in support of a formal application to the LPA.

Wildlife and Countryside Act 1981 - Schedule 1 breeding birds

We note that the ecological report (Breeding Bird Survey, The Oaks, Wrexham Industrial Estate, Reference UES03918/23 dated 24/05/2024, by United Environmental Services Ltd) identified evidence of Cetti's warbler (*Cettia cetti*) and kingfisher (*Alcedo atthis*) within the application site. Cetti's warbler and kingfisher 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 Cetti's warbler and kingfishers at an active nest site with eggs or young or before eggs are laid, or to disturb the dependent young.

We note that the development details and extents were not known at the time of carrying out the surveys and preparing the report. We therefore advise that further information regarding compensation and mitigation to build upon the principles outlined in the Breeding Bird Survey report, should be submitted to the LPA in support of any subsequent planning application.

Other ecology features

Wrexham Industrial Estate is considered to support a nationally important butterfly interest (including dingy and grizzled skipper). Dingy and grizzled skippers have previously been recorded on site (Wrexham Industrial Estate, Towards a Living Landscape, North Wales Wildlife Trust). We note that a dingy skipper survey has been carried out (Dingy Skipper Survey, The Oaks, Wrexham Industrial Estate, Reference UES03918/26, dated 29/11/2024, by United Environmental Services Ltd) and we would therefore advise discussion with the Local Authority's ecologist regarding potential impacts on dingy and grizzled skippers (which are species listed on Section 7 of the Environment (Wales) Act 2016).

This advice applies to the proposal in its present form. If the plans are changed in ways that may further affect protected species on this site, you should provide a revised ecology report that takes account of such changes.

In the meantime, we would be unable to give the LPA 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.

Contaminated Land

We note that no information regarding contaminated land investigations has been submitted in support of the Statutory Pre-Application Consultation.

The application site is located within a Source Protection Zone for a potable water supply. It is also located on a principal aquifer. We therefore consider the controlled waters at the site to be vulnerable to pollution and any new development needs to consider the risk to controlled waters.

We note that the site was previously a World War 2 munition factory and therefore has the potential to have contaminated soil and groundwater from this historical use. Considering the sensitive environmental setting and the absence of any ground investigation results, we would advise the following conditions when consulted by the Local Planning Authority on this proposed development, if no additional information is submitted with the formal planning application.

Condition 7: No development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:
    - all previous uses
    - potential contaminants associated with those uses.
    - a conceptual model of the site indicating sources, pathways and receptors.
    - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Justification: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

Condition 8: Prior to the operation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation

criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Justification: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 9: Prior to the occupation or operation of the development, a long-term monitoring plan for land contamination shall be submitted and approved in writing by the Local Planning Authority. The long-term monitoring plan should include:

- Details of the methods and triggers for action to be undertaken
- Timescales for the long-term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required (for x years)
- Timescales for submission of monitoring reports to the LPA e.g. annually
- Details of any necessary contingency and remedial actions and timescales for actions
- Details confirming that the contingency and remedial actions have been carried out.

The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

Justification: A long-term monitoring plan should be submitted prior to occupation or operation, to ensure necessary monitoring measures are approved to manage any potential adverse impacts as a result of development on controlled waters.

Condition 10: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.
Justification: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks

The conditions listed above have been recommended as we are satisfied that there are generic remedial options available to deal with the risks to controlled waters posed by contamination at this site.

In addition to the planning conditions, Environmental Permits from NRW may be required (during construction and operation) and we recommend early consultation with the relevant permitting teams to ensure all permits are in place prior to the commencement of development.

We also recommend that you refer to the following guidance regarding any site investigations:

1. The risk management framework provided in Land contamination risk management (LCRM)
2. 'Development of land affected by contamination: A guide for developers' (WLGA, 2023) for the type of information required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Groundwater protection advice on www.gov.uk

Drainage:

We note that foul water disposal will connect to the local mains sewer network. Section 2.6 of the Drainage Strategy (The Oaks Site, SuDS Drainage Strategy, reference: TOS-BML-XX-XX-RP-C-0502 dated 04/03/2025, Barnsley Marshall Limited) states that in relation to surface water drainage, infiltration methods are not suitable due to poor ground conditions and that SuDS methods will collect and transmit the runoff for disposal to the local water course. From a groundwater perspective we have no comment on the proposed method of surface water drainage, based on the information submitted.

Environmental Permits:

The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit.

Excavated materials that are recovered via a treatment operation can be re-used on-site under the *CL:AIRE Definition of Waste: Development Industry Code of Practice*. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed-on site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

Flood Risk

The planning application proposes less vulnerable development (industrial employment unit and 'Green Eco-Heritage Zone'). The Flood Map for Planning identifies the application site to be at risk of flooding and partially within Flood Zones 2 and 3 (Rivers).

We refer you to Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) for advice on how you should consider this application in line with current planning policy. Our role is to provide you with detailed advice on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers and/or the sea, including the impact on flooding elsewhere. For advice on flood risk from surface water and or small watercourses you should consult the Lead Local Flood Authority.

Therefore, we have reviewed the FCA undertaken by Barnsley Marshall Ltd, dated 04/03/2025, reference TOS-BML-XX-XX-RP-C-0500. Our advice to you is that the FCA satisfactorily demonstrates that the risks and consequences of flooding are manageable to

an acceptable level. Therefore, we have no objection to the application on flood risk grounds as submitted.

Flood Risk Activity Permit

We note that the development proposes a surface water discharge into the adjacent Redwither Brook in addition to unspecified works regarding the banks of the Redwither Brook and the Afon Clywedog to improve interaction with the wider Green Eco-Heritage Zone (Section 9.10 of the Planning Statement). Both the Redwither Brook and Afon Clywedog are designated 'main rivers.' The Environmental Permitting Regulations (2016) requires that you obtain a bespoke Flood Risk Activity Permit for any works or structures located in, under, over or within 8 metres of the bank top of the Redwither Brook or Afon Clywedog "main rivers". Further advice and guidance is available on our website at:

http://www.naturalresources.wales/permits-and-permissions/flood-risk-activities/flood-risk-activity-permits-information/?lang=en

There must be no work in the main river channels of the Redwither Brook and Afon Clywedog and their associated floodplains unless agreed with the Local Planning Authority and approved by NRW under the Environmental Permitting Regulations.

We advise that further information regarding the scope of works proposed along both the Redwither Brook and Afon Clywedog should be submitted in support of a formal application to the Local Planning Authority. The further information could be included in an updated FCA and should include details of the proposed works along with plans/drawings to show the proposed surface water drainage outfall and any ecological works along the watercourse corridors.

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.

Yn gywir / Yours faithfully,

Rachael Burke

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.

Dŵr Cymru
Welsh Water

Developer Services
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CF30 0EH

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FI Real Estate Management Ltd
Canal Mill
Botany Bay
Chorley
Lancashire
PR6 9AF

Date: 01/05/2025
Our Ref: PPA0009379

Dear Sir/Madam

Grid Ref: 338744 349207
Site Address: Land at Oak Road, Wrexham Industrial Estate, Wrexham
Development: Green Eco-Heritage Zone and Single Employment Unit with integral Offices, new vehicular access, car and HGV parking, servicing and storage, landscaping, heritage and ecology mitigation and ancillary development

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.

APPRAISAL

Firstly, we note that the proposal relates to two elements:

- *High quality green eco-heritage park designed to deliver a wide range of environmental, ecology, BNG and heritage benefits so as to deliver the site's designation in the WLDP; and*
- *A small, discrete sustainable headquarters building comprising manufacturing, assembly, warehousing elements and offices for HIAB which interacts and makes best use of the proposed green eco-heritage park*.

The site is the '*Oaks site'*, Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG. The accompanying details note that HIAB intends to relocate its current UK headquarters to this site, which has a total available site area, 22 ha (54 acres).

glas
Glas Cymru Cyfyngedig

Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
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.

We acknowledge that the site comprises of a potential windfall development with no site-specific land use allocated status in the Local Development Plan (LDP) but we note the presence of the Wrexham Industrial Estate Strategic Ecological Network - SP9. Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage and watermains systems, we offer the following comments as part of our appraisal of this development.

As mentioned in the accompanying planning application draft form, we note that a detailed foul and surface water drainage strategy/plans will accompany the final planning application submission.

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).

This site is crossed by public combined sewers with the approximate positions 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 proposed site plan, it appears the proposed development would be situated within the protection zones of the public sewers measured 4 metres either side of the centreline. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the assets crossing the proposed development site.

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 sewers if the developer applies under Section 185 of the Water Industry Act 1991 and we request that they contact us to discuss and consider possible solutions.

Having regard to the proposed indicative plans, we would request that details of any proposed new planting (including SUDS features) within the protection zone of the public combined sewer should avoid direct planting over our assets or within the protection zone. Further information can be found in Sewers for Adoption (7th Edition.

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.

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. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales. It is therefore recommended that the developer consult with Wrexham County Borough 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.

Foul Water Drainage – Sewerage Network

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the combined sewer between manholes, SJ8495402, SJ38495301, SJ38497301 and SJ38496201 located within the site boundary. Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

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.

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

In this instance, Five Fords Wastewater Treatment Works (WwTW) ultimately discharges to a river Special Area of Conservation (SAC). We would advise that this WwTW has a phosphorus consent limit in place and is currently failing to comply with the 95% quartile for its flow passed forward (FPF) performance, at the time of this pre-application consultation.

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

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted.

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,

Matthew Lord
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.*

Dŵr Cymru
Welsh Water

PPA0009379

N
W E
S

LEGEND(Representative of most common features)

Waste network:

- Foul chamber
- Surface water chamber
- Combined chamber
- Combined sewer overflow
- Special purpose chamber
- Treatment works
- Pumping station
- Outfall
- Lamphole
- Storm Overflow
- Rising main
- Gravity sewer
- Private sewer
- Private sewer subject to Sect. 104 adoption agreement
- Private Sewer Transfer
- Lateral Drain
- Inspection Chamber

NB: Sewer symbol colour indicates the type.

RED - Combined
GREEN - Surface Water
BROWN - Foul
Purple - Former 524 sewers (for indicative purposes only)

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF) . It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

Dwr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best Information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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Map Ref:	338718,349216
Map scale:	1:3275
Printed by:	Stacey Harris
Printed on:	01 May 2025

Dŵr Cymru
Welsh Water

Planning and new development

What you should do, and how we can help



dwrcymru.com

WWDEV 0400

Whether you're a homeowner with plans to extend your home, a builder working on a new house or a developer working on a new housing site, you need to involve us in the planning process. Even if you are just thinking about building, getting us involved early can help your project run smoothly and address any water and drainage matters as early as possible in the development process.

How can we help?

As water and waste services are at the forefront of public health and protection of the environment, we play a key part in the town and country planning process.

If you're planning on building new houses, our team of dedicated planning officers can give you advice and guidance at all stages of the process, including pre-application, planning application and discharge of condition.

When it comes to your new development, by getting us involved in the planning stages, we can:

- Assess whether the current local water and sewerage networks have capacity to service your new site (and if they can't, then identify whether the network can be reinforced to support your new site)
- Mitigate any potential negative impact that the new development could have on the performance of our infrastructure, the service we provide to customers, and the wider environment
- Identify where new development and growth is planned so that we can target investment in our existing infrastructure within these areas
- Provide advice on making new water and waste connections to our networks once your development is complete and ready to be occupied
- Identify any existing water or waste pipes in or near to the site, so we can advise on their location and let you know your options for protecting and/or diverting our assets for the lifetime of the development



Step 1: Use our pre-planning service

What is our pre-planning service?

We encourage all developers to engage with us as early as possible to ensure any water and drainage matters that might arise during the planning process are identified and addressed early on. In order to facilitate this, you can engage with us via our dedicated pre-planning service, which will provide:

- An assessment of the impact of your proposed development and whether our local water and waste networks can support it
- Confirmation of whether off-site water mains and/or sewers will need to be provided, and
- Water main and sewer plans indicating the location of our assets crossing the site or located in close proximity. *Please note that these are for general guidance only and all assets need to be accurately located on site before any excavation works begin.*

How can I access it?

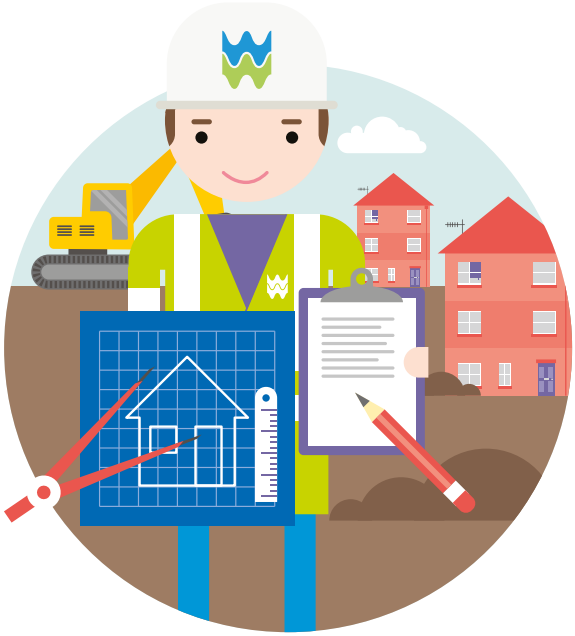
You can submit a 'pre-planning advice' application online via our website. To make sure that we can provide you with the most comprehensive advice, you should include the following information:

- Site location plan
- Details of the proposed development
- Proposed points of communication to our local network of sewers and/or water mains (if known)
- Relevant planning history relating to the site e.g. any previous permissions granted or status within the council's development plan

You can see how much this service will cost on our website, and we'll aim to get back to you with a written **response within 21 days** of your application. The advice provided will be valid for 12 months and help inform our response when consulted on your planning application by the local planning authority (LPA).

For larger developments in Wales:

- You have to undertake pre-application consultation as set out in Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 for any developments that:
  - Include 10 dwellings or larger
  - Have 1000sqm or larger non-residential floor space or
  - Have a site area that's 1 hectare or larger
- This means you need to consult with us and we will **respond within 28 days**.
- While there's no charge for this service, as it's a statutory requirement, we do recommend that you apply for our pre-planning service in advance of this consultation, as it will help to identify any potential issues that need to be addressed in advance of your planning application.



Step 2: Once you have our pre-planning advice



Locate our assets

Before you build, it's important to identify if any of our pipes, water mains or sewers are underneath the ground in or adjacent to your development site. Under section 159 of the Water Industry Act 1991, we have the rights of access to inspect, maintain, adjust, repair or alter any asset or apparatus at all times.

If your land does contain assets

If your land does indeed contain some of our assets, then this will have an impact on the layout and general arrangement of the new development site. We strongly recommend that you contact us to discuss accurately locating our assets to ensure that they are protected during and after construction. Please contact our Plan and Protect team via **planandprotect@dwrcymru.com** or **08009172652** to discuss further.

If you want to divert or remove the assets contained in your land

If you decide the asset located within or adjacent to your site can't be incorporated within the layout of the new development, or our rights of access to the asset may be hindered by your proposal, you can ask us to alter, divert or remove it in accordance with section 185 of the Water Industry Act 1991. You can find the application forms on our website.

How will you manage surface water?

As with all new development sites, you'll need to think about how to deal with surface water runoff from any new buildings and hard standings. Legislation in both England and Wales now actively encourages the use of sustainable urban drainage systems (SUDS). This approach manages surface water runoff by imitating natural drainage systems and retaining water on or near the site.

There are such a variety of SUDS techniques including green roofs, rainwater harvesting and permeable pavements that any development should be able to include a SUDS scheme. There would need to be good justification not to incorporate a SUDS scheme on your site.

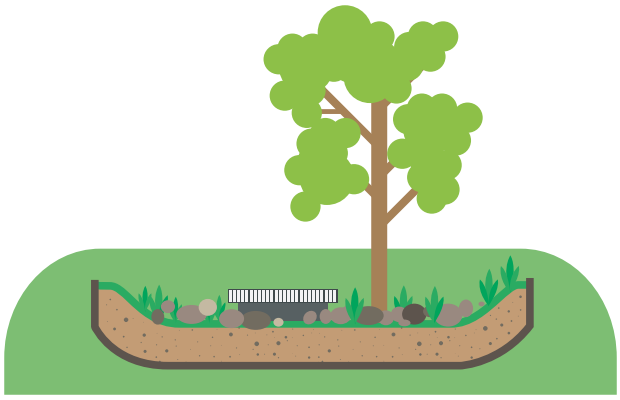
SUDS in Wales

All new development of more than one building or a construction area of 100m2 or more will require consent from the sustainable drainage system (SUDS) approval body (also known as a SAB) for any new SUDS features, as required by Schedule 3 of the Flood and Water Management Act 2010. SABs are delivered by local authorities across Wales.

In accordance with this and the Welsh Government 'Statutory standards for sustainable drainage systems', you need to explore and fully exhaust all surface water drainage options, using discharge to a combined sewer only as a last resort.

SUDS in England

Even if your new development is based in England, it's important to keep Part H of the 'Building Regulations 2000' in mind. On this basis, all new developments in England will also be expected to consider surface water management techniques and demonstrate all technical options have been explored and exhausted, in liaison with the land drainage authority and/or the Environment Agency. You need to consider the management of highway or land drainage runoff as these flows won't be allowed to discharge directly or indirectly into the public sewerage system.



Step 3: The planning application process

Once you've used our pre-planning service and identified any potential issues before building, it's time to incorporate our advice into your proposals to your local planning authority (LPA).

As part of the planning application consultation process we will provide similar advice to that provided in our pre-application **response within 21 days**. It's important to note that while we share our expert opinion during this process, the ultimate decision to grant planning permission is the LPA's.

What are the options if we can't currently support your development?

Network hydraulic modelling/WwTW feasibility studies

As our aim is to support economic development and growth, we do not want to resist new development where possible. However, we must take the capacity of our existing assets, the service we are providing to existing customers and the environment into account. In areas where there are capacity constraints either on our networks or at the wastewater treatment works (WwTW), we may well already have proposals in place to deliver reinforcement works and to create capacity for new developments.

That being said, you may want to develop your site in advance of us undertaking these works. If this is the case, to ensure there's no detriment to our existing customers, you may be required to implement solutions identified by an assessment of either the network or WwTW. It's important to note that you won't be expected to resolve any existing operational issues.

Where further assessments are recommended, you will need to allow sufficient time in your development programme for these studies to be carried out and any reinforcement works to be delivered, as in some circumstances we won't permit a communication to our networks until these works are completed. The delivery of the works will need to align with occupation rather than construction.

Where possible, we will control the delivery of any solutions as part of the planning process. Dependent on the progress of the assessment, we may be in a position to recommend appropriate planning conditions so that the outcomes of the assessment can be delivered as part of any planning permission.

This approach allows us to support the progression of the site through the planning process, however in the absence of a completed assessment and known solutions we may need to work with you and the LPA until the assessment is completed and the outcomes are known.

Step 4: Connecting to our network

If you've had the green light from us and planning permission has been granted for your development, then it's time to start thinking about the different ways you'll need to connect to our network.

On our website you can find detailed guidance around applying for new water connections, new water mains, new public sewers and new sewer connections.

Contact us

If you've still got any questions or queries, then feel free to contact us:

Email: developer.services@dwrcymru.com

Visit: **www.dwrcymru.com**

Tel: 0800 917 2652



Contact Us:

If you've got any questions or queries, then feel free to contact us:

Call
0800 917 2652

Email
developer.services@dwrcymru.com

Visit
www.dwrcymru.com

@dwrcymru

/dwrcymruwelshwater

From: contaminatedland <contaminatedland@wrexham.gov.uk>
Sent on: Friday, May 9, 2025 12:40:14 PM
To: TheOaks <theoaks@fi-rem.com>
Subject: RE: The Oaks Pre-Application Consultation

Follow up: Follow up
Start date: Friday, May 9, 2025 12:00:00 AM
Due date: Friday, May 9, 2025 12:00:00 AM

Caution: This email has originated from outside the organisation. Do not click any links or open attachments unless you recognise the sender.

Good afternoon,

The Oaks site, Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG

Having considered the pre-application consultation pack I can advise that should a planning application be received for the above site then I would make the following recommendation to the Planning Department. I can confirm that the contamination assessment can be dealt with via condition, as is our standard practice for new developments on Wrexham Industrial Estate. We do however recommend early engagement with the Contaminated Land Team and advise, where possible, to submit contamination assessments as early as possible in the planning process.

Recommended Contamination Conditions

Due the proposed development being on former MoD land (used for the manufacture of explosives) that could result in ground contamination in some areas, it will be necessary to condition any future consent to ensure that any potential contamination issues are adequately dealt with. It is acknowledged that several contamination reports have been submitted in support of the application; however there are several issues still outstanding, including a remediation strategy for the site therefore I recommend that the following conditions and note to applicant be applied to any future consent that may be granted.

EN01 008R PHASED INVESTIGATION - LAND CONTAMINATION

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

submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

EN03 008R Validation Report - Contaminated Land

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

Informative

INF03 - SITE CONTAMINATION

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Contaminated Land Officer on 01978 298771 or 297773. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Contaminated Land Officer prior to commencement of works on site.

Kind regards

Stacey Inglis

Stacey Inglis MA (Hons) MSc

Contaminated Land Officer

Swyddog Tir wedi ei Halogi

Economi a Chynllunio/Economy and Planning

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

wrexham COUNTY BOROUGH COUNCIL CYNGOR BWRDEISTREF SIROL wrecsam

01978 298773

Cyngor Bwrdeistref Sirol Wrecsam, Stryt y Lampint, Wrecsam LL11 1AR

Wrexham County Borough Council, Lambpit Street, Wrexham LL11 1AR

wrexham.gov.uk | wrecsam.gov.uk

twitter.com/wrexhamcbc | twitter.com/cbswrecsam

facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam

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

www.wrexham.gov.uk/BCpayments

www.wrecsam.gov.uk/taliadauRA

From: TheOaks <theoaks@fi-rem.com>
Sent: 11 April 2025 14:24
To: TheOaks <theoaks@fi-rem.com>
Cc: Emily Armstrong <earmstrong@fi-rem.com>; Gary Hall <ghall@fi-rem.com>
Subject: The Oaks Pre-Application Consultation

Good Afternoon,

Please find enclosed a letter and formal notices of our Pre-Application Consultation (PAC) relating to our proposed development at The Oaks site, Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG. The application is being made by FI Real Estate Management of Canal Mill, Botany Brow, Chorley, Lancashire, PR6 9AF ("FIREM").

The proposal is for "Detailed planning permission for a Green Eco-Heritage Zone and Single Employment Unit with integral Offices, new vehicular access, car and HGV parking, servicing and storage, landscaping, heritage and ecology mitigation and ancillary development."

The following link takes you to the consultation webpage with all relevant documents and drawing pack: http://theoaksdevelopment.co.uk

Please contact me if you need any further assistance.

Regards

FI Real Estate Management

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For more information please visit http://www.symanteccloud.com

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

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

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

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

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

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

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From: Paul Campini <Paul.Campini@wrexham.gov.uk>
Sent on: Thursday, May 8, 2025 10:00:37 AM
To: TheOaks <theoaks@fi-rem.com>
Subject: The Oaks site, Wrexham Industrial Estate

Follow up: Follow up
Start date: Friday, May 9, 2025 12:00:00 AM
Due date: Friday, May 9, 2025 12:00:00 AM

Caution: This email has originated from outside the organisation. Do not click any links or open attachments unless you recognise the sender.

Good Morning

I am responding to the above consultation on behalf of Environmental Health at Wrexham County Borough Council. I would look to make the below comments on any full planning application:

Report review:

Report 'FI Real Estate Management. Oak Road, Wrexham. Air Quality Scoping Input' Dated February 2025 Ref: AIR25181645 has set out the basis the full air quality assessment will carried out under which shall include construction dust. The scoping document has concluded that an air quality assessment for construction vehicle movements is not required due to both the short term nature of the construction and limited number of vehicles.

Report 'FI Facilities Management Ltd. Oak Road, Wrexham. Air Quality Assessment' Dated March 2025 Ref: AIR25181645 has assessed the impact of the proposal on local air quality for both construction and operational phases:

Construction: The report has concluded that the risk of dust impacts during the construction phase is LOW and therefore included recommendations to include in a dust management plan. I recommend a dust management (DMP) plan accompany any full planning application as I shall be recommending that planers require one by planning condition. The recommendations made in section 6 of this report are considered reasonable and should form the basis of any DMP.

Operation: The report has demonstrated that the expected HDV / HGV movements fall below the level requiring a detailed air quality assessment.

The findings of these two reports are accepted.

DUST MANAGEMENT SCHEME

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.

Noise assessment

Due to the presence of residential receptors near to the proposal. A noise report should accompany any full application:

A noise survey shall be carried out, and a detailed report of the survey findings submitted to, and approved in writing by, the Local Planning Authority. The noise survey shall determine noise levels for both Day (07:00 – 23:00 hours) and Night (23:00 – 07:00 hours), having regard to Planning Policy Wales (PPW) Guidance, Technical Advice Note (TAN) 11 – Noise. The report of the noise survey findings shall include:

a)Noise levels arising from day / night time activities in the vicinity of the proposed development site and the impact upon the existing residential accommodation, and

b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of the existing accommodation.

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

ILLUMINATION / LIGHTING

Lighting has the potential for classification as a statutory nuisance under the Environment Protection Act 1990. If lighting is found to be causing a nuisance than an Abatement Notice may be served, and the applicant is advised to consider this when designing the installation of any lighting.

Please don't hesitate to contact me should you wish to discuss any of the above comments.

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

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

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

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

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

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

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

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From: [redacted]

Sent on: Monday, April 14, 2025 1:09:37 PM

To: TheOaks <theoaks@fi-rem.com>

Subject: The Oaks plans - comment

Caution: This email has originated from outside the organisation. Do not click any links or open attachments unless you recognise the sender.

I own [redacted] which is on the boundary of your development area.

- i am concerned that your plans to change the landscape will expose the access \ trespass to the rear of my property much more than it currently is . So I ask you to put secure fencing along your boundary with my property before work was begun.
- In 2024 , more than once, F1 had told me they would cut the overgrown growth and hedge which is on boundary with my property .This has not been done and so I am concerned about the future management of the areas in the oaks plan that are eco green spaces.
- HGV traffic - I would like the transport department during construction and the HIAB company to remind drivers that the local B5130 has a weight restriction in one direction and village school road parking in the other so need to avoid B5130 junction with oak road

Regards [redacted]

_____

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Appendix 2 Consultation notices and letters

List of statutory and other consultees

a. Councillor Michael Morris

b. Serena Baxter, Clerk to Isycoed Community Council -

c. North Planning, Natural Resources Wales

d. Wales and West Utilities

e. Developer Services, Welsh Water

f. Wrexham Council – Contaminated land officer

g. Wrexham Council – Ecology officer

h. Wrexham Council – Tree officer

i. Wrexham Council – Highways

j. Wrexham Council – Public protection

k. Wrexham Council – Planning policy

FI Real Estate Management
Canal Mill
Botany Brow
Chorley
Lancashire
PR6 9AF

01257 263 010
www. http://www.fi-rem.com/

LETTER ISSUED TO STATUTORY CONSULTEES

11th April 2025

To the Site Manager / Owner

PRE-APPLICATION CONSULTATION (PAC) FOR:

PROPOSED GREEN ECO-HERITAGE ZONE AND SINGLE EMPLOYMENT UNIT WITH INTEGRAL OFFICES, NEW VEHICULAR ACCESS, CAR AND HGV PARKING, SERVICING AND STORAGE, LANDSCAPING, HERITAGE AND ECOLOGY MITIGATION AND ANCILLARY DEVELOPMENT AT THE OAKS SITE, OAK ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL139RG

We write to inform you of a Pre-Application Consultation for a proposed planning application we intend to be make to Wrexham Council in the near future.

This letter is being sent to you in accordance with the *Town and Country Planning Act 1990, Section 61Z* and provisions of the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012* and related guidance in *New Development Management Procedures 2016*.

The joint applicants are FI Real Estate Management of Canal Mill, Botany Brow, Chorley, Lancashire, PR6 9AF ("FIREM") and Hydrauliska Industri AB of Cargotec Industrial Park, Ellesmere, Shropshire, SY12 9JW ("HIAB").

The proposed development is a green eco-heritage zone and single employment unit with integral offices (for HIAB), new vehicular access, car and HGV parking, servicing and storage, landscaping, heritage and ecology mitigation and ancillary.

The application site is land known locally as The Oaks site, Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG.

The proposed development presents the opportunity to provide a much needed long term future for The Oaks site which will see the vast majority of the available site area brought forward for an exciting new green eco-heritage zone which will be enabled through the development of a single new headquarters and production facility for HIAB. HIAB is one of the world's leading providers of vehicle mounted load management systems.

Pre-application consultation in this instance involves an online exhibition of the proposed development which provides links to the draft planning application package including form, related drawings and technical reports. This can viewed through the website:

https://theoaksdevelopment.co.uk/. Copies of the draft planning documents can also be viewed in person at F Lloyd Penley (Bottom Site Office), Bridge Road, Wrexham Industrial Estate between 10am and 3pm Monday to Friday.

The online exhibition will be available for viewing and responding on for at least 28 days prior to submission of the application as is required by legislation, and the website will remain live beyond this time for people to view.

We would welcome your comments and feedback on the draft planning application / proposed development ideally through the on-line response form which can be accessed through the consultation website. You can email us at enquiries@theoaks.com, or write to us at The Oaks PAC, FI Real Estate Management Ltd, Canal Mill, Botany Bay, Chorley, Lancashire PR6 9AF.

Enclosed are formal notices in English and Welsh which confirms the formal notice period to 9th May 2025 for comments. Regrettably, comments received after this date may not be taken into account in preparing the final planning submission pack.

As a statutory consultee your comments will be reviewed and collated into the "Pre-Application Consultation Report" which will form part of the formal planning application submission to Wrexham Council.

Should you wish to discuss the proposed development you can contact Boris Byrne, FIREM, on 01257 263010. Equally, FIREM, HIAB or a member of the technical team may contact you for clarification or further discussion on your comments as part of preparing the planning application.

Yours faithfully,

Boris Bryne

For and on behalf of FIREM

FI Real Estate Management
Canal Mill
Botany Brow
Chorley
Lancashire
PR6 9AF

01257 263 010
www. http://www.fi-rem.com/

LETTER ISSUED TO BUSINESSES

11th April 2025

To the Site Manager / Owner

PRE-APPLICATION CONSULTATION (PAC) FOR:

PROPOSED GREEN ECO-HERITAGE ZONE AND SINGLE EMPLOYMENT UNIT WITH INTEGRAL OFFICES, NEW VEHICULAR ACCESS, CAR AND HGV PARKING, SERVICING AND STORAGE, LANDSCAPING, HERITAGE AND ECOLOGY MITIGATION AND ANCILLARY DEVELOPMENT AT THE OAKS SITE, OAK ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL139RG

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This letter is being sent to you in accordance with the *Town and Country Planning Act 1990, Section 61Z* and provisions of the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012* and related guidance in *New Development Management Procedures 2016*.

The joint applicants are FI Real Estate Management of Canal Mill, Botany Brow, Chorley, Lancashire, PR6 9AF ("FIREM") and Hydrauliska Industri AB of Cargotec Industrial Park, Ellesmere, Shropshire, SY12 9JW ("HIAB").

The proposed development is a green eco-heritage zone and single employment unit with integral offices (for HIAB), new vehicular access, car and HGV parking, servicing and storage, landscaping, heritage and ecology mitigation and ancillary.

The application site is land known locally as The Oaks site, Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG.

The proposed development presents the opportunity to provide a much needed long term future for The Oaks site which will see the vast majority of the available site area brought forward for an exciting new green eco-heritage zone which will be enabled through the development of a single new headquarters and production facility for HIAB. HIAB is one of the world's leading providers of vehicle mounted load management systems.

Pre-application consultation in this instance involves an online exhibition of the proposed development which provides links to the draft planning application package including form, related drawings and technical reports. This can viewed through the website:

https://theoaksdevelopment.co.uk/. Copies of the draft planning documents can also be viewed in person at F Lloyd Penley (Bottom Site Office), Bridge Road, Wrexham Industrial Estate between 10am and 3pm Monday to Friday.

The online exhibition will be available for viewing and responding on for at least 28 days prior to submission of the application as is required by legislation, and the website will remain live beyond this time for people to view.

We would welcome your comments and feedback on the draft planning application / proposed development ideally through the on-line response form which can be accessed through the consultation website. You can email us at enquiries@theoaks.com, or write to us at The Oaks PAC, FI Real Estate Management Ltd, Canal Mill, Botany Bay, Chorley, Lancashire PR6 9AF.

Enclosed are formal notices in English and Welsh which confirms the formal notice period to 9th May 2025 for comments. Regrettably, comments received after this date may not be taken into account in preparing the final planning submission pack.

Should you wish to discuss the proposed development you can contact Boris Byrne, FIREM, on 01257 263010.

All comments received will be treated as confidential for view and use by FIREM, HIAB and its partners. All comments will be set out in a "Pre-Application Consultation Report" which will form part of the formal planning application submission to Wrexham Council. All comments will be anonymised and identifying details removed.

Yours faithfully,

Boris Bryne

For and on behalf of FIREM

FI Real Estate Management
Canal Mill
Botany Brow
Chorley
Lancashire
PR6 9AF

01257 263 010
www. http://www.fi-rem.com/

LETTER ISSUED TO RESIDENTS

11th April 2025

Dear Resident

PRE-APPLICATION CONSULTATION (PAC) FOR:

PROPOSED GREEN ECO-HERITAGE ZONE AND SINGLE EMPLOYMENT UNIT WITH INTEGRAL OFFICES, NEW VEHICULAR ACCESS, CAR AND HGV PARKING, SERVICING AND STORAGE, LANDSCAPING, HERITAGE AND ECOLOGY MITIGATION AND ANCILLARY DEVELOPMENT AT THE OAKS SITE, OAK ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL139RG

We write to inform you of a Pre-Application Consultation for a proposed planning application we intend to be make to Wrexham Council in the near future.

This letter is being sent to you in accordance with the *Town and Country Planning Act 1990, Section 61Z* and provisions of the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012* and related guidance in *New Development Management Procedures 2016*.

The joint applicants are FI Real Estate Management of Canal Mill, Botany Brow, Chorley, Lancashire, PR6 9AF ("FIREM") and Hydrauliska Industri AB of Cargotec Industrial Park, Ellesmere, Shropshire, SY12 9JW ("HIAB").

The proposed development is a green eco-heritage zone and single employment unit with integral offices (for HIAB), new vehicular access, car and HGV parking, servicing and storage, landscaping, heritage and ecology mitigation and ancillary.

The application site is land known locally as The Oaks site, Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG.

The proposed development presents the opportunity to provide a much needed long term future for The Oaks site which will see the vast majority of the available site area brought forward for an exciting new green eco-heritage zone which will be enabled through the development of a single new headquarters and production facility for HIAB. HIAB is one of the world's leading providers of vehicle mounted load management systems.

Pre-application consultation in this instance involves an online exhibition of the proposed development which provides links to the draft planning application package including form, related drawings and technical reports. This can viewed through the website:

https://theoaksdevelopment.co.uk/. Copies of the draft planning documents can also be viewed in person at F Lloyd Penley (Bottom Site Office), Bridge Road, Wrexham Industrial Estate between 10am and 3pm Monday to Friday.

The online exhibition will be available for viewing and responding on for at least 28 days prior to submission of the application as is required by legislation, and the website will remain live beyond this time for people to view.

We would welcome your comments and feedback on the draft planning application / proposed development ideally through the on-line response form which can be accessed through the consultation website. You can email us at enquiries@theoaks.com, or write to us at The Oaks PAC, FI Real Estate Management Ltd, Canal Mill, Botany Bay, Chorley, Lancashire PR6 9AF.

Enclosed are formal notices in English and Welsh which confirms the formal notice period to 9th May 2025 for comments. Regrettably, comments received after this date may not be taken into account in preparing the final planning submission pack.

Should you wish to discuss the proposed development you can contact Boris Byrne, FIREM, on 01257 263010.

All comments received will be treated as confidential for view and use by FIREM, HIAB and its partners. All comments will be set out in a "Pre-Application Consultation Report" which will form part of the formal planning application submission to Wrexham Council. All comments will be anonymised and identifying details removed.

Yours faithfully,

Boris Bryne

For and on behalf of FIREM

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

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

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

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). 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 (a) **Land at Oak Road, Wrexham Industrial Estate, Wrexham, LL139RG** (**"The Oaks Site"**)

I give notice that (b) **FI Real Estate Management Ltd**

Is intending to apply for planning permission to (c): **Detailed planning permission for a Green Eco-Heritage Zone and Single Employment Unit with integral Offices, new vehicular access, car and HGV parking, servicing and storage, landscaping, heritage and ecology mitigation and ancillary development**

You may inspect copies of:

the proposed application;
the plans; and
other supporting documents

online at (d) **https://theoaksdevelopment.co.uk/** and computer facilities are available to view this information online at (e) **Wrexham Library, Rhosddu Road, Wrexham LL11 1AU** between the hours of (f) **9am – 6pm** (**Mon-Fri**) **and 9am – 4pm** (**Sat**)**, closed Sundays and Bank Holidays**

(or)

You may view this information at (g) **F Lloyd Penley** (**Bottom Site Office Reception**)**, Bridge Road, Wrexham Industrial Estate, LL13 9SQ** between the hours of (h) **10am -3pm** (**Mon – Fri only**)

Anyone who wished to make representations about proposed development must write to the applicant / agent at (i) **enquiries@theoaks.com** or (j) **"The Oaks PAC", FI Real Estate Management Ltd, Canal Mill, Botany Bay, Chorley, Lancashire PR6 9AF**

by (k) **9th May 2025**

Signed: **Boris Byrne**

Date: **11th April 2025**

Insert:

a) address or location of development
b) applicant's name
c) description of the proposed development
d) address of website
e) insert address of relevant building
f) insert opening hours of relevant building at (e)
g) insert address of relevant building
h) insert opening hours of relevant building at (g)
i) email address of the applicant /agent
j) address of the applicant
k) date giving period of 28 days, beginning with the date of service and publication

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

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD DAN ERTHYGLAU 2C A 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyfagos ac ymgyngoreion cymunedol; a'i arddangos trwy hysbysiad safle ar leoliad y datblygiad arfaethedig neu gerllaw iddo)

Pwrpas yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi'r cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i'r awdurdod cynllunio lleol ("ACLl"). Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan yr ACLl perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i gyflwyno sylwadau i'r ACLl ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu gosod yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn (a) **Tir yn Oak Road, Ystâd Ddiwydiannol Wrecsam, Wrecsam, LL139RG** (**"Safle'r Derw"**)

Rhoddaf hysbysiad hynny (b) **FI Real Estate Management Ltd**

Yn bwriadu gwneud cais am ganiatâd cynllunio i (c): **Caniatâd cynllunio manwl ar gyfer Parth Eco-Treftadaeth Werdd ac Uned Gyflogaeth Sengl gyda Swyddfeydd annatod, mynedfa newydd i gerbydau, parcio ceir a HGV, gwasanaethu a storio, tirlunio, lliniaru treftadaeth ac ecoleg a datblygiad ategol**

Gallwch archwilio copïau o:

y cais arfaethedig;
y cynlluniau; a
dogfennau ategol eraill

ar-lein yn (d) **https://theoaksdevelopment.co.uk/** ac mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ar-lein yn (e) **Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam LL11 1AU** rhwng yr oriau o (f) **9am – 6pm** (**Llun-Gwener**) **a 9am – 4pm** (**Sadwrn**), **ar gau ar ddydd Sul a Gwyliau Banc**

(neu)

Gallwch weld y wybodaeth hon yn (g) **F Lloyd Penley** (**Derbynfa Swyddfa'r Safle Gwaelod**), **Bridge Road, Ystâd Ddiwydiannol Wrecsam, LL13 9SQ** rhwng yr oriau o (h) **10am -3pm** (**Llun - Gwener yn unig**)

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am ddatblygiad arfaethedig ysgrifennu at yr ymgeisydd / asiant yn (i) **enquiries@theoaks.com** neu (j) **"The Oaks PAC", FI Real Estate Management Ltd, Canal Mill, Botany Bay, Chorley, Lancashire PR6 9AF**

gan (k) ….**9 Mai 2025**

Llofnodwyd: **Boris Byrne**

Dyddiad: …**11 Ebrill 2025**

Mewnosod:

a) cyfeiriad neu leoliad y datblygiad
b) enw'r ymgeisydd
c) disgrifiad o'r datblygiad arfaethedig
d) cyfeiriad y wefan
e) rhowch gyfeiriad yr adeilad perthnasol
f) mewnosod oriau agor yr adeilad perthnasol yn (e)
g) mewnosod cyfeiriad yr adeilad perthnasol
h) mewnosod oriau agor yr adeilad perthnasol yn (g)
i) cyfeiriad e-bost yr ymgeisydd/asiant
j) cyfeiriad yr ymgeisydd
k) dyddiad rhoi cyfnod o 28 diwrnod, gan ddechrau gyda'r dyddiad cyflwyno a chyhoeddi

Appendix 3 Pre-application advice Wrexham Borough Council

Cyngor Bwrdeistref Sirol Wrecsam/ Wrexham County Borough Council
Neuadd y Dref, Wrecsam. LL11 1AY
Guildhall, Wrexham. LL11 1AY
www.wrecsam.gov.uk www.wrexham.gov.uk
Cyfnewid Testun/Text Relay: 18001

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Eich Cyf/Your Ref	
Ein Cyf/Our ref	ENQ/2024/1096
Dyddiad/Date	11/10/2024
Gofynner am/Ask for	Nick Atkinson
Rhif Cyswllt/Contact No	01978 298782
E-bost/E-mail	Nick.atkinson@wrexham.gov.uk

Mr J Francis
Director
Plan Red
11th Floor
3 Picadilly Place
Manchester
M1 3BN
(SENT BY E-MAIL)

Dear Mr Francis,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PROPOSAL: Proposed Employment Unit with Integral Offices (for Unnamed Occupier), New Vehicular Access, Car and HGV Parking, Servicing and Storage, Landscaping, Heritage and Ecology Mitigation Zone and Ancillary Development
LOCATION: The Oaks, Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG

I refer to your enquiry for the above proposal. The response below is based on the information provided within your submission.

National Policy:

- Future Wales - The National Plan
- Planning Policy Wales 2024 Edition 12 (PPW)

Technical Planning Guidance Notes (TAN):
- TAN5 Nature Conservation and Planning
- TAN12 Design
- TAN18 Transport

Development Plan policies:

Wrexham Local Development Plan 2013-2028:

- SP2 – Location of Development
- SP8 – Economic Growth, Employment and Enterprise
- SP9 – Wrexham Industrial Estate
- SP14 – Natural Environment
- SP16 – Minerals Supply and Safeguarding

Cont.…

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.

- SP19 – Green Infrastructure
- EM4 – Employment Development Outside Settlement Limits
- NE1 – International and National Nature Designations
- NE2 – Local Nature and Geological Designations
- NE3 – Trees, Woodland and Hedgerows
- NE6 – Waste Water and Water Quality
- DM1 – Development Management
- T1 - Transport
- MW1 – Minerals Safeguarding.

Local Planning Guidance Notes:

- LPG16 Parking Standards
- LPGN17 Trees and Development
- LPGN26 Landscape and Industrial Developments
- LPGN29 Employment Development and Nature Conservation
- LPG32 Biodiversity and Development

Relevant Planning History

The following planning history would be considered relevant to the site and the determination of any future application you may submit:

- P/2021/0471 – Outline application for B1 and B8 development. Withdrawn prior to refusal.
- P/2019/0877 – Outline application for B1, B2 & B8 industrial units. Refused.
- P/2000/0019 – Industrial Development. Approved.
- CB02691 – Industrial Development. Refused.

Views of officer:

Principle of Development:

The site lies outside Wrexham Industrial Estate in an area of open countryside as defined within the Wrexham Local Development Plan (LDP). The application site is not allocated or proposed as a future employment land growth area, or as an extension to the Wrexham Industrial Estate. As such, there would be no in-principle policy support for the development proposed and any future application for the development of this site, must be considered and advertised as a departure from the LDP.

The scheme is described as a proposed employment unit and for such proposals outside settlement limits policy EM4 would be the main policy consideration for any future application you may submit.

In considering whether the proposal would comply with policy EM4, new employment development outside settlement limits will only be permitted if the proposal can comply with criterion iii. Criterion iii refers to extensions of existing employment sites, where the existing employment site is located within the settlement limit or employment area and the proposal involves expansion on to land which lies outside the settlement limit/employment area. The sub-criteria under criterion iii, indicates that for such

expansions to be permitted, it must be demonstrated that there are no suitable sites located within existing settlement limits or employment areas and that the development would form a logical extension. Such expansions require justification as highlighted in supporting paragraph 4.59 of the LDP.

The proposal as submitted is not to facilitate the expansion of an existing employment site that lies within the existing employment area and is for an entirely new headquarters/employment unit, which is re-locating from outside of the County Borough. The proposal does not therefore strictly comply with the type of development that would be given due consideration under Policy EM4.

In regard to the environmental constraints of the site, there are a number of policies within the LDP which would be relevant to this proposal, and against which any future application would need to be determined. This includes:

- Policy SP9 seeks to protect the Strategic Ecological Network (SEN) across the industrial estate. This is to ensure the maintenance of the ecological resilience of habitats and species in line with wellbeing objectives. The presence of Great Crested Newts within the Wrexham Industrial Estate and the need to maintain its favourable conservation status is a key driver in the protection of the SEN. Any loss of this network to development will therefore need to be clearly justified.
- In terms of policy SP14, this only permits development that seeks to protect, conserve and enhance the natural environment, where Local Wildlife sites are listed as one of these such areas. Again, the proposal will need to clearly demonstrate that it can protect, conserve and enhance the designated Local Wildlife Site (W337), in which it is proposed to be located.
- The whole of the site lies within a Local Wildlife Site, where policy NE2 does not permit development which adversely affects such sites unless it can be demonstrated that there is no suitable alternative for the development, or that sufficient compensation measures can be incorporated. This issue would only be considered further, where the principle of development was deemed to be acceptable.

Further detail and commentary is provided on the ecological and biodiversity constraints of the site later in this response.

In addition, at a National Level Planning Policy Wales (PPW) also confirms this as one of its main aims, specifically in paragraph 3.60 which confirms that new buildings in the open countryside, away from settlements or areas allocated for development, must be strictly controlled. Indeed paragraph 3.55 of the PPW recognises that not all previously developed land is suitable for development and the definition of brownfield land on page 37 of the PPW, excludes land where the remains of any structures have blended into the landscape or is species rich and biodiverse, from the definition of brownfield land. I have visited the site since receipt of this submission, and I am of the opinion that this directly relates to the application site in question.

Furthermore, whilst I note your comments that due to the past use of the site, that the principle of the development is acceptable and established. However, on this matter I do not agree, and I would consider this to be an overly simplistic assessment of the site. The last use of the site was a significant period of time ago, and any fall-back or previously established lawful use of the site has long since lapsed in my opinion due to

the overall and clear abandonment of the site and any previous land uses. This is irrespective of any brownfield considerations of the site that may exist.

The site has long since naturally generated and return back to an open countryside and sui generis use, irrespective of whether or not the land is considered to be brownfield/previously developed land. Therefore, no principle for the industrial development of the site is in anyway established – which has been demonstrated through the past planning history of the site and past refusals for similar such development proposals. As a new use of the land, any future application would need to be assessed a fresh and against the policies within the LDP and PPW.

In light of the above, I am of the opinion that the principle of the proposal is in fact not considered to be acceptable, nor in accordance with the LDP. Whilst a Local Planning Authority can depart from the Development Plan, this should only be done so in exceptional circumstances where it is clear that material circumstances exist and it can be demonstrated that the benefits associated with a proposal, significantly outweigh the resultant harm that would be caused.

Employment Land Supply and LDP Provision

In considering the overall employment land supply and the requirements for the County Borough over the Local Development Plan period, it is considered that a sufficient supply of such plan is already provided for within this document.

The Local Development Plan makes provision for 96.73ha of employment land over the plan period, which is well above the actual requirement of 45 hectares. This over provision was justified on the basis of qualitative need identified in the ELR and the ambitions for growth in Wrexham as set out in Future Wales.

As at April 2023, there was a total provision of 105.53ha made up of the following components:

a) Completions 2013 – 2023 - 52.209ha
b) KSS3 Employment Allocation – 28ha
c) Remaining Realistic Available Supply (Update APP14 ELR) - 21.879ha
d) Valid Permissions April 2023 (minus those already accounted for in C above) 1.67ha
e) Sites Under Construction April 2023 (not accounted for in C above) -1.77ha

TOTAL 105.528ha
105.53ha (rounded 2 dp)

As this plan remains in its infancy, I do not believe that it would be reasonably possible to justify a departure from the plan, for additional employment land provision based upon a notion that there is a lack of quantity. Furthermore, whilst I note the site assessment that you have undertaken, and the sites you have considered and discounted, it is unclear why the following allocated site have not been included/considered and why these sites could not accommodate the needs of your client:

A - Ruabon Business Park – 3.42ha
B - Wrexham Western Gateway – 4.289ha
C - Ridley Wood Road, Wrexham Industrial Estate - 3.3ha

D - Clywedog Road East, Wrexham Industrial Estate – 3.01ha

I can confirm that each of these sites are identified within the Local Development Plan as being sited within protected employment areas, as defined by Policy EM1 and would, on face value, appear more suitable locations for this development. As such, unless it can be clearly evidenced and demonstrated that these sites cannot be utilised to provide for your clients' needs and deliver the proposed scheme, then further considerations about the impact upon the biodiversity of the site will not be taken further.

In a similar manner, I am of the opinion that should a full assessment and consideration of these sites not be provided, then I do not believe that there is any discernible justification for the positive consideration of a departure from the Development Plan – on the basis that a sufficient over-provision already exists to meet the future growth needs for the County Borough.

Finally, whilst I note your comments that the site was previously included within the Unitary Development Plan as an allocated site. However, there has been a material change in Planning Policy through the adoption of the Local Development Plan. As such, this is not a material consideration that is relevant to the determination of any future application you may submit.

What is more pertinent and relevant, is that the site was considered by the Council as part of the Employment Land Review 2015. At this time, it was noted that the site was previously located within the Industrial Estate settlement limit, but it was not considered suitable or appropriate to take forward as part of the available supply of employment land provision due to the ecological constraints of the site. In my opinion, this remains the case to this day, and would be more pertinent to the determination of any future application you may submit.

Overall, whilst I note the comments that you have made within your pre-application submission, at the present time, I do not believe that a justification exists for the development of this site for further employment land provision. As such, it is unlikely that any future application would be supported on this basis.

<u>Ecology and Biodiversity Net Benefit</u>

I can confirm that the entirety of the application site is classed as a County Wildlife Site and is also located within a potential SSSI boundary. As such, the site is considered to be very ecologically sensitive and of a high biodiversity value. In consultation with the Council's Ecologist, it is noted that the site was extremely valuable approximately 20 years ago, with records of invertebrates found nowhere else in Wales, in addition to species rich grassland and great crested newts. However, it is noted that the ecological value of the site has declined since that time and likely lost much of its rare species.

It is noted that this year NRW has paid for an undertaken survey work to ascertain if the sites ecological habitats are restorable, which areas still hold value and which areas are to be included within the Wrexham Industrial Estate SSSI – which is due to be designated in the near future. The Council is not yet in receipt of this information, but these assessments will provide further clarity on the current ecological status of the site.

In general, there is an overall presumption against approving development within the County Borough's Wildlife Sites unless it can be demonstrated that there is an overall ecological and biodiversity benefit for the site resulting from a development.

At the present time, and based upon the information you have supplied with this enquiry, it is difficult to see how the proposal would represent benefit to the Wildlife Site, despite some of the mitigation and enhancement measures you have set out within your submission. In this regard the information you have supplied to date is fairly minimal.

Whilst the creation of an 'Eco-Heritage Zone' is considered positive in principle, in the absence of any survey/assessment information regarding the current status and value of the site, and in the absence of any details regarding the make-up, design and nature of this zone, it is not possible to say with any certainty whether or not this would be viewed as sufficient mitigation, restoration and management of the site – to such an extent that overcomes the overall concerns with the loss of this habitat ad Wildlife Site.

However, it is clear that any future application you may submit will need to be supported by a series of extensive and very details Ecological Assessments of the site – done in consultation with NRW. Furthermore, any future application would need to demonstrate that Biodiversity Net Benefit was achieved across the entire site, and that no harm or damage was being caused to any protected species or habitat.

At the present time, I do not believe that this will be possible to achieve and as such the resultant harm that would be caused in this regard, is unlikely to be outweighed by the benefits of the scheme as a departure from the local plan. However, I will withhold judgement and confirmation on this matter until such time as this information is before me.

Notwithstanding, the Council's Ecologist has advised that the development of a small part of the site, which in turn pays for and delivers the restoration and management of the remainder of the site may be supported. However, this is entirely dependent upon the extent and areas of the site to be developed and permanently lost and the timescales between the sites restoration and development – with restoration needing to take place immediately. Again, whilst your submission refers to the development of an 'Eco-Heritage Zone', the lack of supporting information on this, makes any such assessment impossible at this stage.

Trees and Landscaping

With the exception of the generic site layout plans you have submitted, I note that no detailed landscaping plans have been submitted with this enquiry, despite this representing an important consideration for any future application you may submit.

Should you proceed with the submission of a formal planning application, a detailed landscape plan will need to be submitted in support of the proposal, as this would not be appropriate to secure through condition post determination. This plan will need to contain details of the specific locations and species of plantings to be undertaken. The planting scheme will need to contain a mix of appropriate native and non-native species that will be resilient to future climate change, easy to maintain and provide appropriate habitat and green infrastructure corridors for the sites existing wildlife.

It is not clear at this stage whether any trees are required to be felled in order for this development to be delivered. However, should this be the case, please note that an appropriate Arboricultural Impact Assessment will need to be undertaken to assess the health and biodiversity value of any mature trees that would be lost. Furthermore, tree and hedgerow protection measures (including appropriate exclusion zones during the construction phase) should also be included for any trees and hedgerows to be retained in the final submission.

In my opinion the existing trees and hedgerows presently forming the sites boundary treatment should be retained where practicable to do so and strengthened. This would help to soften the visual impact of the proposal and represents an opportunity for enhanced landscape features from the existing position, creating an overall higher quality final design.

Highways Impacts

I am aware that the access to the site would be achieved off Oak Road, which is a relatively busy public highway. In order to demonstrate that the impact of the development would not result in adverse harm being caused to the highway network, from both a safety and capacity perspective, any future application you may submit would need to be explicit about the categories of land use proposed.

In addition to the usual visibility splay information, you would also be required to submit a Transport Assessment in support of the proposal. The requirements and thresholds for which are set out within 'D.4' of Planning Policy Wales TAN 18. Furthermore, your submission would need to also provide clear information and data regarding:

- Assessment of trip generation;
- Junction modelling;
- Collision investigation;
- Swept path analysis;
- Off-street Parking details (both during construction and during the operation of the development);
- Active travel links;
- Links to public transport;
- Refuse collection details;
- Details of construction works.

This information would also need to be set out within the Transport assessment/Statement, alongside any required mitigation measures or S278 works to the public highway. Furthermore, a Construction Management Plan would also need to be submitted in support of this planning application, in addition to a Travel Plan and/or Servicing Parking Management Plan.

Overall, in discussion with the Highway Authority, there appears to be no immediate highway concerns that could not be overcome. However, the aforementioned information will be critical in allowing that assessment to be made – in particular the modelling at nearby junctions.

It is important to note that any demonstrated lack of harm being caused to the highway network would not be considered a benefit of the scheme that would be afforded positive/extra weight or warrant a departure from the Development Plan in the Planning Balance. However, this would be weighed against the overall benefits of the scheme in the final planning balance as a departure.

Sustainable Travel

Whilst the site is considered to be reasonably well-related to the Wrexham Industrial Estate, it is important that this site is not developed in isolation of its surroundings, and that future employees would not be solely reliant upon the use of car to access the site.

In order to add to the sustainability of the development, any future application you may submit should include clear links from the site to existing sustainable transport links (both pedestrian/cycle access but also means of public transport), and ensure that option for greater connectivity to the Industrial Estate are achieved. This is particularly the case due to the links you have set out and stated between the proposed business and the wider Industrial Estate and Wrexham itself as part of your site choice selection.

Whilst it is acknowledged that you propose an employment land development that does not preclude such development proposals from considering sustainable transport options to reduce the reliance on the use of cars. These details would need to be included on the relevant plans you may submit, but should also be subject of a Transport Statement which sets out how the site will both promote and further develop more sustainable modes of transport to reduce the reliance on the use of car both presently, and increasingly in the future once developed.

In the event that any future application is able achieve a greater connectivity and link to existing sustainable travel networks, Wrexham Industrial Estate and Wrexham itself, and promote access to sustainable modes of transport, appropriate and positive weight would be afforded to this matter in the planning balance.

Flood Risk

I note that you have supplied limited information at this time in relation to how you will manage the sites potential for flood risk, and no initial Flood Risk Assessment has been supplied with this submission. As such, this limits the extent of the advice that I can provide you with at this time.

However, a final and detailed design of the drainage scheme proposed and any SuDS features, should be carefully considered and designed, in liaison with the Natural Resources Wales (NRW). The details of both which should be fully modelled and detailed within a comprehensive Flood Risk Assessment and drainage scheme to be submitted in support of your future application.

In a more generic sense, I can confirm that in light of the mixed use nature of the development proposed, any future application you may chose to submit would need to be supported by the submission of a Flood Consequence Assessment and an overall drainage strategy for the whole site both in terms of planning but also SAB approval.

Turning to the site specifically, I have undertaken an initial consultation with the Council's Flood Team on this proposal. It has been noted that there is concerns with the potential for surface water flooding at the site. This is predominantly the risk posed

by the River Clwedog and Redwither Brook, both of which are classified as a main river at this location. As such, any submission you make will need to demonstrate how these two important constraints have been considered, and mitigation designed into the scheme you propose – both to the satisfaction of the Council's Flood Team, but also for NRW.

Furthermore, it is noted that there are two/possibly three Welsh Water sewerage lines crossing the site – and as such it is essential that no buildings or SuDS features are proposed to be placed over these assets. All sewerage lines have a 3 metre easement, which will undoubtedly affect the proposed layout of the site. As such, it is essential that the location and alignment of these sewerage lines are mapped satisfactorily on any supporting documents you may submit, to demonstrate how this constraint has been taken into account, and to demonstrate how the development would not result in any damage being caused to them. In this regard, I would strongly recommend undertaking a further consultation with Welsh Water directly, to better understand the requirements in this regard, prior to the submission of any formal planning application.

In addition, from reviewing flood reports and the NRW flood risk maps, it is evident that much of the onsite surface water flooding that occurs, is mainly limited to the areas of previous construction and associated roadways. Furthermore, due to the age of the site, it is envisaged that this occurs as any formal drainage previously installed, is likely to no longer be fit for purpose due to blockages and root growth etc. Where flooding occurs in low spots on the site, I would encourage you to consider utilising these naturally wet areas for the SuDS features as this maintains the natural flow pathways in the site.

In terms of the flood risk to surrounding land, it is noted that there a number of residential properties which are at further downstream of the site along the River Clwedog in the Bowling Bank area. As such, any drainage strategy you may submit proposing do discharge water into the main river, should first receive consultation with NRW prior to the submission of the application. Furthermore, it is the Council's expectation that the site would discharge at greenfield runoff rates despite the site being a brownfield site, as entirely new drainage will need to be installed. To demonstrate the above, any application you may submit would require a full Flood Consequence Assessment to be undertaken and supplied, in addition to the drainage strategy.

Due to the limited information you have supplied at this stage, I have no further comments to make at this time regarding drainage for the site, other than to stress that any drainage strategy submitted, should be in line with National Guidance which seeks to discharge surface water run-off as high up the hierarchy of drainage options as reasonably practicable in the following ways:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

Finally, to ensure that no risk of flooding occurs during the extensive construction phase, I am of the opinion that a Construction Surface Water Drainage Management Plan should be supplied, in addition to the Final Drainage Strategy, to ensure that this risk is assessed and fully mitigated.

Waste Collection

There are no specific details provided on the Masterplan that you have submitted which demonstrates the waste collection arrangements for the. As such, please note that any future application will need to provide a waste management strategy which addresses the proposed waste collection provision to address this matter. The proposed waste collection arrangements will also need to be demonstrated on the plans you submit in support of your subsequent application and this will be required to be accompanied relevant swept path analysis for the relevant waste transfer vehicles where relevant.

Air Quality

I have undertaken an initial consultation with the Council's Public Protection Service, which has raised no concerns with the proposal at this stage. However, I am of the opinion that any future application you may chose to submit should be accompanied by an appropriate Air Quality Assessment to enable the application to be fully assessed in this regard.

This assessment should fully model the impacts of the proposal in terms of air quality impacts and place particular emphasis on methods for mitigating or compensating for any quality impacts. The mitigation measures in this instance should be produced in line with the relevant standards and guidance from the Institute of Air Quality Management, and should also include the following mitigation measures:

- Electric vehicle charging points (which will be required for each property proposed);
- Drop boxes;
- Secure parking for bikes.

In addition, it is considered that a Construction Environmental Management Plan (CEMP), detailing the controls to be employed to control and monitor dust emissions from the proposed development will also need to be submitted in support of any application you may submit. The CEMP will need to cover the following issues:

- Vehicle loads - Nuisance dust/emissions from vehicle load's being transported to/from site during the reclamation and construction phases.
- Nuisance dust - Nuisance dust from mud being deposited on the public highway during the reclamation and construction phases.
- On-site activities - Nuisance dust/emissions from on-site activities during the reclamation and construction phases.
- Details of the hours of construction.

On the basis that the appropriate assessment (including mitigation measures) is undertaken and submitted in support of any subsequent application, to the satisfaction of the Public Protection Team, I do not foresee that air quality should represent a significant constraint in the determination of any future planning application.

Land Contamination

Due to the historic uses of the site, and due to its brownfield nature, there is an increased likelihood/possibility that issues of land contamination may arise where the site to be developed. For this reason, I am of the opinion that a Ground Contamination Investigation and Remedial Measures Investigation and report should be undertaken and submitted in support of any future application you may submit.

For clarity the assessment is likely to require the following elements:

- Identification of any remedial measures required to deal with any hazards identified;
- A Remediation Strategy (where necessary), including remediation options appraisal; and
- A verification plan and report.

Due to the sites high potential for land contamination issues to arise from past uses, I am of the opinion that this information would need to be supplied pre-determination and would not be appropriate to solely secure through condition.

In light of the above, I would strongly recommend that prior to any intrusive investigation work taking place that further consultation with the Council's Contaminated Land Team is undertaken to establish the scope of any works proposed.

Sand and Gravel Safeguarding Area

In reviewing the site constraints, it would appear that part of the proposal site lies within a Sand and Gravel Safeguarding Area, where LDP policies SP16 and MW1 apply. Policy SP16 protects such mineral from unnecessary sterilisation, unless the requirements of policy MW1 can be met where it can be demonstrated that:

i. the mineral does not merit extraction;
ii. the need for the development outweighs the need to protect the mineral;
iii. the mineral can be extracted before development commences;
iv. the development is temporary in nature and can be removed before the mineral is needed;
v. essential supporting infrastructure for the supply of the mineral would not be compromised.

It is usually necessary for applications in such locations to be supported by an Assessment of the Mineral resource. However, it would appear that the proposed location for the building/headquarters itself and associated infrastructure would appear to lie outside of this protected area, which would make it unnecessary for such information to be provided.

However, I must advise that if there are any future revisions to the proposal, which results in the building or infrastructure being extended into the mineral resource protection area, an assessment of the mineral resource will need to be submitted in support of any future application you may submit. This is issue would only be considered further if the principle is deemed acceptable.

Benefits of the Development

I note the number of associated benefits that you have set out and listed within your pre-application submission, which you consider supports the development of this site for your client. Whilst this list is indeed extensive, I do not consider that any of these benefit could not reasonably be delivered on other allocated sites within the Wrexham Local Plan Area – specifically those sites that I have highlighted previously in this response which do not appear to have been considered.

The points you have noted are, in the main generic, and I do not believe that any can reasonably be said to be unique to this site, nor would they warrant a departure from the Local Plan in light of the current over-provision for employment land that has been provided for within the Wrexham Local Development Plan.

This list does not provide me with any reason to believe that the specific nature of this site would result in benefits that would clearly outweigh the harm that would arise. Neither does this list provide any substantive information that sets out the true benefits to the locality from an employment generating, or economic perspective that would exist above and beyond any other and more suitable sites that have been allocated for development and future growth at Wrexham Industrial Estate.

Furthermore, given the Wrexham Local Plan is very much within its infancy, you have provided no information which suggests that the future employment needs of the County Borough are not capable of being provided for on the existing employment land allocations within the Local Plan (again noting the aforementioned sites that do not appear to have been assessed/considered), or that the assessments upon which such allocations were based are flawed or out of date.

As such, overall whilst I appreciate that this site may represent your client's preference, in a planning judgement sense, I do not agree that this demonstrates that support should be given to any future planning application that you may submit or that a departure is justified or warranted in this instance, based upon the limited information that you have supplied at this time.

In order for this matter to be fully assessed, extensive information would need to be supplied in terms of more detailed assessments of the sites considered and rejected, but also greater detail in relation to job creation and the overall economic benefits of the scheme to the County Borough. The anecdotal information supplied to date, would not meet this requirement for the consideration of a planning application.

Conclusion

As I have set out above, whilst I note your views to the contrary, I do not consider that the principle of the development is established through past, historical uses of the site. I consider the site to be contrary to the requirements of the Development Plan and National Planning Policy Wales, on the basis that site is open countryside and outside of the existing settlement limits and that of Wrexham Industrial Estate.

Whilst the site may be considered to be reasonably well related sequentially, the site is located within a Local Wildlife Site and Green Infrastructure Network. As such, any proposed development of this site would not comply with the requirements of Policy EM4 of the Wrexham Local Development Plan, and as such would be considered and advertised as a departure from the Development Plan. Furthermore, whilst I note the

list of other sites you have considered and discounted, I do not believe that this is a full or adequate assessment, which omits seemingly suitable allocated sites, and does not provide sufficient detail and evidence to justify the development of this site.

Where consideration has been given to existing industrial areas within the County Borough and it has been identified that there is no available land – this is not disputed. However, where sites have been identified but the reason is simply given as 'not suitable', with no further explanation, this does not provide sufficient justification to allow for a development which is contrary to national and local policy and likely to have a significant impact upon a biodiversity rich and sensitive location. Furthermore, little information appears to have been provided about the biodiversity implications and how these are proposed to be mitigated against.

For such an application to be successful, it should clearly be demonstrated that:

- The benefits of the proposal far outweigh the harm; and
- The harmful impacts of the proposal can be sufficiently mitigated and result in a Net Biodiversity Benefit, clearly setting out how the SEN can be retained and enhanced; and
- It is essential for the business to move to this location and that other alternatives within the established employment areas within the County Borough (as referred to above) have been fully investigated and robustly discounted. Evidence of this will be needed with any application.

In conclusion, at the present time I do not believe that a departure application for the development of this site as you have proposed would be justified, neither do I consider you have demonstrated that such a decision would be warranted. As such, whilst this does not prohibit you from progressing with the submission of a future application, I must advice you that any such proposal is considered unlikely to receive officer support – although the final judgement and decision would need to be made by the Members of the Wrexham Planning Committee as a major application.

<u>Submission Requirements</u>

We aim to determine planning applications as efficiently as possible. To help with this it is essential that applications are submitted with all the information that the Council will need to determine them.

Having reviewed the proposed development, (please also be aware of the potential need to provide a Environmental Statement with the application as detailed in the following section of this response), the following information as a minimum will be required with the submission for a planning application of this nature:

- Completed Application Form;
- Location Plan;
- Site Plan;
- Existing Plans;
- Proposed plans including layout, elevations, section and levels;
- Sewerage Line Mapping;
- Landscape Scheme – hard and soft details, including a planting plan;
- Biodiversity Matrix and mitigation measures to demonstrate Biodiversity Net Benefit;
- Drainage Strategy;

- Flood Risk Assessment;
- Flood Consequence Assessment;
- Ecological Appraisal;
- Design and Access Statement;
- Planning Statement – giving detailed explanation of proposed use and how it will operate;
- Waste management strategy (for operational phase of development);
- Air Quality Assessment;
- Land Contamination Assessment and Remedial Measures Report;
- Tree survey and Arboricultural Impact Assessment (including methodology for working in area of trees to be retained);
- Construction Environmental Management Plan;
- Construction Surface Water Drainage Management Plan;
- Transport Statement and Travel Plan
- Service Parking management Plan.

Next Stages: Screening Opinion

Screening is a procedure used to determine whether a proposed project is likely to have significant effects on the environment and therefore if the process of an Environmental Impact Assessment is necessary. The LPA should determine whether the project is of a type listed in Schedule 1 or Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017:

- If it is listed in Schedule 1 an Environmental Impact Assessment is required in every case;
- If the project is listed in Schedule 2, the local planning authority should consider whether it is likely to have significant effects on the environment.

If a proposed project is listed in the first column in Schedule 2 of the and exceeds the relevant thresholds or criteria set out in the second column, the proposal needs to be screened by the LPA to determine whether significant effects on the environment are likely and hence whether an Environmental Impact Assessment is required. Projects listed in Schedule 2 which are located in, or partly in, a sensitive area also need to be screened, even if they are below the thresholds or do not meet the criteria.

It is recommended that the next stage of the development process should require the submission of a screening opinion to the LPA to see if the development is EIA development and consequently an Environmental Statement needs to form part of any forthcoming planning application. This is primarily due to the size and nature of the proposal and the ecological and environmental constraints of the site. Whilst this is not a formal requirement, please note that the Council will nonetheless have to screen your application upon receipt should this not be formally requested beforehand. As such, I would recommend this something that you request of the Council formally, prior to the submission of your application, to avoid any delays at the validation stage.

The advice is based on the planning policies, guidance and circumstances that apply at the time of this response. This advice may not be relevant may should policies or circumstances change before a formal planning application is submitted. You should also note that the above comments are the informal views of an Officer of the Council and do not commit the Council in the determination of any formal planning application.

Yours sincerely,



Nick Atkinson
Lead Officer – Development Management