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PRE-APPLICATION CONSULTATION (PAC) REPORT

Prepared on behalf of Pridding Farming Partnership

in support of an

Outline Planning Application

for the

Proposed residential development for the construction of up to 39 residential dwellings with all matters reserved except for detailed means of primary highway access and indicative provision made for pedestrian linkages, public open space, landscaping, drainage and biodiversity.

to Wrexham County Borough Council

Land adj. Sycamore House, Wrexham Road, Holt, Wrexham, LL13 9YU

May 2025

Ref. J10-PFP-PAC-RevA

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1.0 INTRODUCTION & BACKGROUND

1.1 This Pre-Application Consultation Report (or PAC) has been prepared and undertaken by J10 Planning Ltd (the Agent) acting on behalf of the Pridding Farming Partnership (the Applicants and freehold owners of the site).

1.2 The land associated with this proposal comprises a site that includes an area of previously undeveloped agricultural land along with an agricultural machinery contractor's yard and associated storage buildings located to the south side of Wrexham Road, Holt, LL13 9YU.

1.3 This report accompanies and supports the submission of an Outline Planning application to **Wrexham County Borough Council (WCBC)** for the proposed development of the site for residential development in association with the emerging housing allocation known as H1 (site H14).

1.4 Accordingly, the purpose of this supporting statement is to:

- **explain the statutory pre-application process;**
- **discuss the benefits of consultation;**
- **review the DMO pre-application process;**
- **identify the key issues and matters raised by consultees; and**
- **demonstrate how the applicant has sought to respond to the consultation feedback and how the proposed development might have changed, been shaped and informed by this process.**

1.5 We consider that this document will serve to demonstrate that the applicants have followed a rigorous and robust method of engagement which has helped shape the proposals and been embraced by the applicant; but also, a process that has generated positive responses from consultees.

1.6 The applicant believes that this report, in association with all the other supporting statements and drawings linked to this submission, will assist and provide the Local Planning Authority with a clear basis for interpretation and decision making.

1.7 There is no set or standard template or format for the PAC and it is up to the applicant to determine the best way of presenting this material. The applicant considers this PAC report provides a helpful and understandable way for all parties to navigate the process.

Legislative Requirements

1.8 Planning guidance states that pre-application consultation with communities, local authorities and statutory consultees can bring several benefits to the process of determining planning applications. Against this background, the Applicant has sought to consult with interested parties by closely following policy and guidance concerning community involvement in the planning system.

1.9 The Localism Act 2011 seeks to provide the local community with a voice throughout the planning process, highlighted in the former Department for Communities and Local Government's paper, Decentralisation and Localism Bill: an essential guide, which outlines one of its principles as:

> *"Empowering communities to do things their way – by creating rights for people to get involved with, and direct the development of, their community."*

1.10 Elaborating on this, the Localism Act outlines that applicants must notify the local community about their proposals to "bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land."

1.11 It goes onto state that the publicity must explain how the applicant can be contacted by those "wishing to comment on, or collaborate…on the design of, the proposed development" and that applicants must consider the feedback received by having "regard to any responses to the consultation."

1.12 Edition 12 of Planning Policy Wales (PPW12) was published in February 2024 and sets out the land use planning policies of the Welsh Government. It ensures the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

1.13 It sets out key principles to planning and how schemes should be delivered, stressing the importance of involving communities in the process. Page 17, paragraph 3, states that to create accessible and healthy environments, schemes should:

> *"…involve and collaborate with others to ensure issues are understood and prevented at the earliest opportunity through effective engagement with those affected by or having an interest in the development concerned."*

1.14 The assented Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 means that from 1 August 2016 a far greater emphasis upon pre-application consultation with key stakeholders was introduced across Wales and a formal (Development Management Order (DMO) process was activated.

1.15 As set out in Article 4 of Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, planning applicants must, for a period of no less than 28 days, before an application is submitted:

- *Display a site notice in at least one place on or near the land to which the proposed application relates*
- *Write to any owner or occupier of land adjoining the land to which the proposed application relates*
- *Make the draft planning application information and environmental statement (where it is EIA development) available publicly and,*
- *Consult with community and specialist consultees before applying for planning permission*.

1.16 This now places a responsibility upon applicants to undertake and follow a pre-application procedure of formal consultation and engagement with key statutory consultees (e.g. NRW, DCWW, CADW, etc), the Local Authority (e.g. LLFA, Highway Authority), Town/Community Councils, local Ward Councillors, local residents and neighbouring businesses.

1.17 It applies to all Major applications (outline or detailed) where the project involves over 1,000 sqm of non-residential space and/or the site exceeds 1.0 ha or where the site involves 10+ residential dwellings and/or a site over 0.5 ha. Given the proposal exceeds these thresholds the DMO process duly applies.

1.18 Even before the DMO process was introduced in Wales, front-loading the pre-application stage, amongst many practitioners, became best practice and its benefits are recognised as adding value to the quality of a submission. Indeed, having been formalised into the statutory application process it is meant to save time and resources when one reaches the formal submission and determination stage of a proposal.

1.19 Against this background, the applicants have sought to ensure that the engagement with the local community on the plans has adhered to the guidance outlined in the Localism Act 2011 and Welsh Government Planning Policy Guidance on consultation, as well as industry best practice.

1.20 This more formal statutory duty is a significant step-change and places a big responsibility upon applicants, but also obliges statutory consultees to respond in a timely and full manner. Regrettably, however, there is no such obligation upon those non-statutory 3rd parties who may not wish to engage.

Benefits of Consultation

1.21 Development has the potential of influencing and changing the local economic, social, cultural, built and natural environments. Place-making and sustainable development are at the core of the planning and development process. It is recognised by applicants that development will have impacts upon the fabric of our communities long after it has been built; hopefully positive and beneficial ones.

1.22 The DMO process has therefore sought to "flush out" any areas of concern early on in the process and ensure that no surprises are raised through the more formal statutory consultation period that will be undertaken once the planning application has been formally submitted for determination.

1.23 The legislative requirements and due statutory process now placed upon applicants for major development projects in Wales essentially means that a significant (financial and resource) investment must be made before any qualifying (major) application is submitted for determination; thus "front-loading" a scheme a lot more than ever before.

1.24 The DMO consultation process is required for both Outline and Detailed applications, so even Outline submissions are not immune and gone are the days when a simple red line around a site was sufficient for the principle of development to be deemed acceptable. Even the simplest and most modest of (Outline) planning applications must address a host of technical issues and the onus upon the applicant in presenting a credible and deliverable scheme cannot be underplayed.

1.25 Thus, the process now effectively deters opportunistic and speculative applications because the investment in the project is too much to risk such investment. It is our opinion that this means that planning applications which do come forward are, and have to be, "serious" as applicants will have invested heavily (and positively) in solutions that make every attempt to pre-empt key issues.

1.26 The pre-application consultation process encourages dialogue with the community, the relevant Council and statutory consultees, early in the process, which allows issues, opportunities and points of interest to be raised and considered. This provides a more evolved and thoughtful application to be submitted, which is founded on the consideration of those comments collated during this process. Whilst this process doesn't require the applicant to address every comment made, it gives them the opportunity to acknowledge these, whether they agree with them or not and to present a summary of responses and changes.

1.27 Importantly, the pre-application process is as much about information sharing than anything. The process necessitates the sharing and publication of a draft application, enabling the community, consultees and stakeholders to review this and ask questions accordingly.

1.28 Whilst there is a greater amount of responsibility placed upon the applicant to ensure pre-application consultation and engagement is sound and robust there is also a duty upon consultees to respond in a comprehensive manner so that all key issues can be "ironed out" and satisfactorily addressed and, hopefully, resolved prior to the formal planning application being subsequently submitted.

1.29 Therefore, consultees have a duty to ensure they don't "hold back" or remain silent at this stage because this is their opportunity to engage.

1.30 It must be noted that the comments received from the statutory consultees, Councillors or community are not the final comments. The planning application process is an evolving process that enables consultees to add to or change their position based on new or clarified information. Equally, during the application determination period the application can adapt to new information or comments.

1.31 The original intention of the Welsh Government was that the DMO procedure would streamline and speed up the decision-making process; so that by the time an application is formally submitted for determination the process is largely administrative.

1.32 This is not to say there will not be issues to still address and overcome during the determination stage, but the pre-application process ought to be the forum where issues are raised and addressed, because to remain silent on them will not aid the decision-making process.

Method and Summary of Consultation

1.33 It has, of course, been necessary and important to enter into dialogue with the very body that is responsible for local planning matters; that is **Wrexham County Borough Council** and indeed the applicant has gone beyond the minimum standard requirement set out in the DMO process by actively liaising and engaging with many of the organisations, bodies, groups and agencies as part of the prior pre-application process.

1.34 The feedback and advice provided to the applicant team by Officers from the Local Authority, other stakeholders and statutory consultees during the standard pre-application process is considered to have been constructive and helpful and we would like to thank all those involved for their guidance, advice and input throughout this process.

1.35 This collaboration has meant that the DMO consultation process has subsequently enabled the applicant to make changes in response to issues raised; thus, shaping this application; but to also consider why certain changes were not made.

1.36 Prior to embarking upon the DMO consultation stage the applicant sought pre-application guidance from Officers at **Wrexham CBC** in July 2021 and presented a Workbook that illustrated the draft scheme for the site.

1.37 Officers subsequently provided a framework pre-application guidance letter in September 2021 which allowed the applicant to identify key areas where additional work was needed and to understand what the key issues might be before commencing the formal consultation stage. This material is provided in the accompanying Planning Statement.

1.38 Entering into positive and creative dialogue with statutory consultees is important, but the Planning system is also about engaging positively with all interested parties and other stakeholders. Consensus building with local communities and their representatives is important to ensure that all voices are heard and represented in shaping the places that are proposed for development; places where we live and work.

1.39 We contacted the local Ward Councillors before the DMO process formally commenced and extended an invitation to meet and discuss the proposals with them.

1.40 The applicant has been guided by the Guidance on the DMO process published by Welsh Government and followed the requirements as set out in the table below:

REQUIREMENT	ACTION	STATUS	REFER TO :
Display a site notice in at least one place on or near the land to which the proposed application relates for a period of no less than 28 days before submitting an application for the proposed development	2 no. sets of site notices (in English and Welsh) were erected and displayed on the perimeter of the site (encapsulated to protect them from the weather and securely tied onto street furniture); these being visible from pedestrian accessible positions on Wrexham Road adjacent to the site	Notice 1B : complete	Copy of notice (**Appendix A**) and site declaration and photos of them on display (**Appendix B**) erected on **26 May 2022**
Write to "any owner or occupier of any land adjoining the land to which the proposed application relates"	Some 46 no. flyer notices (in English and Welsh) were distributed to all neighbouring owners/occupiers of land and premises (residential dwelling addresses and business addresses) in the locality of the site; this was distributed covering an area as shown on an aerial plan	Notice 1B : complete	Refer to Notice 1B in **Appendix A** that were delivered on **26 May 2022** as per the distribution aerial plan (**Appendix C**) and its list of addresses
Consult community and specialist consultees before applying for planning permission	Notice was served upon the Wrexham CBC (highways, environmental health, drainage, trees, ecology, conservation and planning), NRW, Welsh Water, CPAT, CADW, GAT, WG Rural Affairs, Coal Authority). Notice was also served upon the Holt Community Council and the local Ward Councillor (Cllr Michael Morris). All draft material was placed upon the Consultation Portal of the J10 website (where an online comments form was available) with the ability to download any item.	Notice 1C : complete	Refer to Notice 1C (**Appendix D**) that was emailed to the list of consultees (**Appendix E**) on 26 May 2022

	For those with no personal access to the internet reference was made to the Wrexham Library, where free use of computers offers anyone without internet or computer access, the ability to view the material online.		
Make the draft planning application Information available publicly	A full draft application pack was produced and made available online with an online comments form. All draft material was placed upon the Consultation Portal of the J10 website (where an online comments form was available) with the ability to download any item. For those with no personal access to the internet reference was made to the Wrexham Library, where free use of computers offers anyone without internet or computer access, the ability to view the material online.	J10 website : consultation portal	Refer to J10 consultation website link https://j10planning.com/consultations/holt-local-housing/ and as illustrated (**Appendix F**)
Consider if Environmental Impact Assessment (EIA) is required for the project	An EIA Screening Opinion has not been submitted : it is not considered to meet the legislative thresholds to warrant an EIA	Not Applicable	Not Applicable
Submit a pre-application consultation report (PAC) as part of the planning application	This PAC report fulfils this requirement	Complete	This report

1.41 The formal Notices (1B and 1C) were made available in both the Welsh and English languages.

1.42 As set out in the Regulations this PAC is required to contain the following items:

(a) a copy of the notice referred to in article 2C(1)(a)(i) – this comprising **Notice 1B**; which doubles up as the site notice and the notice issued to owners and occupiers of adjacent land and property (see **APPENDIX A**)

(b) a declaration that the notice referred to in article 2C(1)(a)(i) was displayed in accordance with the requirements of that article – this comprising the declaration that the site notice (**Notice 1B**) displayed in at least one place on or near the development site for no less than 28 days; photos of the site notice are provided (see **APPENDIX B**)

(c) a list of the addresses of persons who were given notice of the proposed application in accordance with article 2C(1)(a)(ii) and a copy of the notice given to such persons – this is provided as a list (see **APPENDIX E**)

(d) copies of all notices given to community consultees and specialist consultees in accordance with articles 2D(2) and 2D(3) – this comprising Notice 1C which is the notice issued to councillors, town/community councils and specialist consultees (see **APPENDIX D**)

(e) a summary of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and articles 2C and 2D(2), including confirmation of whether the issues raised have been addressed, and, if so, how – this comprises the responses received from all those community stakeholders who have been consulted (i.e. owners and occupiers of adjacent land and property, along with other statutory consultees - Ward Councillors and Town/Community Councils) and detailed summaries of their responses are provided (see **table in Section 2 of this PAC**) and the issues raised and how the applicant has responded to them is also provided (see **Sections 2 and 3 of this PAC**); where GPDR allows full responses are provided (see **APPENDIX H** and **I**).

(f) copies of all responses received from specialist consultees with an explanation of the account taken of each response – the full responses are provided (see **APPENDIX G**)

1.43 We can confirm and formally declare that the statutory requirements as set out above for the DMO consultation process were correctly adhered to and completed for a minimum of 28 days.

2.0 DMO FEEDBACK and the APPLICANT'S RESPONSE

2.1 The applicant is grateful to those who provided feedback on the proposals during the public consultation and a breakdown of the comments received is outlined in this section. Feedback was invited by telephone, post, email and an online form. The details of how to submit feedback were provided on the project website and the formal and informal correspondence distributed to the local community and consultee stakeholders.

2.2 The more detailed record of the original statutory consultee responses can be found by looking at **APPENDICES G, H** and **I** where full copies can be found and additionally by reviewing the detailed tables below, which include Statutory Consultee, Ward Councillor and Town/Community Council, any Ward Councillor and local resident comments, where submitted.

2.3 The process generated responses from a range of statutory consultees. These are summarised in the table below, along with how the applicant has responded.

CONSULTEE	SUMMARY OF FEEDBACK PROVIDED	APPLICANT RESPONSE
WCBC Highways	No Objection : issues raised include requests that plans and TS are updated and address issues of main access visibility, footway widths, tracking, internal visibility and pedestrian connections. Would recommend a CTMP is conditioned. Would also recommend liaison with Refuse team over swept paths.	Masterplan and highway access plans updated to reflect visibility standards, swept paths/tracking, refuse access, pedestrian path widths, dropped kerbs/crossings, route to MUGA, updated TS updated to demonstrate that trip analysis is appropriate. standards are met, Mount Road is not and would never be a primary route to/from site, all visibility standards and swept paths meet standards, under provision of parking can be addressed via commuted sum, CTMP produced. Refuse team consulted with. Applicant accepts CTMP condition.
WCBC Planning	No Comments Received	No Further Action

WCBC **Drainage (LLFA)**	No Comments Received	No Further Action Applicant liaised with LLFA following additional survey work being undertaken
WCBC **Environmental** **Protection**	Would ask for Air Quality Assessment Identifies acoustics impacts, but at this Outline stage detailed design and specification is not relevant Recommends conditions be applied to address dust management, waste generation	AQA now produced which demonstrates no impact / harm caused. It is likely that a CEMP could be conditioned to satisfactorily address and control construction period impacts. Acoustic Report updated – it finds that no adverse impact / harm caused and that any attenuation / mitigation can be provided through a combination of good acoustic design, façade insulation and acoustic barriers. It is clear that acceptable solutions exist even for the current illustrative layout. However conditions can be applied to ensure this follows through at the Reserved Matters stage given that this is an Outline application so conditioning detailed mitigation is not necessary at this stage.
WCBC **Trees**	No Comments Received	No Further Action
WCBC **Ecology**	No Comments Received	No Further Action
WCBC Conservation	No Comments Received	No Further Action
Coal Authority	No Comments Received	No Further Action
NRW	No Objection Highlight Phosphate SAC issue No Protected species harmed / affected	Phosphate Mitigation Assessment undertaken to address phosphate issue.
Welsh Water (DCWW)	No Objection : connections exist and foul flows can be accommodated within the public sewerage system.	Furter drainage investigation and assessment has undertaken that has allowed the Floodrisk and Drainage Strategy to be updated, with confirmed drainage runs and SUDs capacity.

	Presently Holt WWTW does not have a phosphate licence and this will need to be addressed. Recommend further drainage investigations are undertaken and that SUDs is an LLFA matter.	SAB application will come forward at point of Reserved Matters. Further a Nutrient Neutrality Assessment has been undertaken and it has been agreed with WW that they would accept a Grampian condition preventing occupation until the mitigation strategy has been brought forward.
CPAT	No Objection Geophysical Report demonstrates that there is nothing that requires additional investigation of the anomalies which all appear to represent either former 18th/19th century field boundaries or recent agricultural activity	No Further Action following receipt of Geophysical report findings that were shared with CPAT
Welsh Ministers : CADW	No Objection Scheme will have no impact on settings of any local SAM's	No Further Action
Welsh Ministers : Rural Affairs (LQAS)	Accept LRA report findings are accurate and follow best practice guidance BMV loss will occur and applicant has not justified loss	This response was provided at a time prior to the receipt of the Inspectors Report (and later plan adoption) We are aware that the LQAS service has since taken a different view and accepts the Inspectors findings that BMV will be needed to enable housing development being brought forward
Ward Councillor	No observation submitted	No Further Action
Holt Community Council	Considered that the application was premature until the LDP is back with the Council (i.e. the Inspectors Report). The Open Space is considered inadequate. Properties should be max. two storeys and some assumed 2.5 storeys. 39 dwellings too many.	Since the consultation was undertaken the applicant held off making the application and waited for the LDP to be subject of an independent Inspectors Report (Feb 2023) and then becoming adopted (Dec 2023) so no prematurity issue could be raised. Notwithstanding this, the issue of prematurity is addressed by DPM3 and Para 7.7 clearly states that any case for using this as a reason would have to clearly demonstrate how the

	Starter homes should be included and bungalows should be provided for retirement purposes	grant of permission for the development concerned would prejudice the outcome of the LDP process – the applicant is not convinced that any such case would be presented given the chronic undersupply of housing, let alone the LDP evidence base that exists. The POS provided is actually double the policy standard. The illustrative layout has assumed that "up to " 2.5 storeys can be achieved – it will, however, be up to the Reserved Matters application to determine heights/storeys – noting that the adjacent development of Castlegate sits on even higher elevated ground than this site and comprises dwellings of 3 storeys. 39 dwellings represents 31 dph which is reflective of urban grain locally. The Housing Mix includes 30% affordable housing and also open market units that would also offer starter home opportunities; indeed the illustrative mix comprises: *2-bed : 17 : equates to 44%* *3-bed : 20 : equates to 51%* *4-bed : 2 : equates to 5%*

2.4 The applicant believes that, notwithstanding the DMO process actioned for this proposal, that community consultations are heading more online nowadays and that the use of digital media is commonplace.

2.5 The table below provides a breakdown of numbers relating to the DMO consultation:

DMO in Figures	**Numbers**
Resident flyers delivered	46 (of which 12 responded) : 26% response rate
Statutory consultees	14 (of which 7 responded) : 50% response rate

Community representatives	2 (of which 1 responded) : 50% response rate
Method of Response	**Numbers**
Consultation response form submitted online via J10 Planning website and/or via email	12
Letters received	0
Calls made to J10 office	0
Total responses	**12**
Types of Response (from local residents)	**Numbers**
Positive	2
Neutral	1
Object / Raise Concern	9
Total responses	**12**

2.6 The consultation attracted and generated just **12** no. local resident comments equating to **26%** of those notified.

2.7 The table below provides a summary of these comments together with the applicants response and any change made.

COMMENT	APPLICANT RESPONSE	APPLICANT CHANGE
DESIGN, PLANNING and GENERAL		
Would like to see a good housing mix rather than 3 and 4 bedders and retirement living opportunities	The Housing Mix includes 30% affordable housing and also open market units that would also offer starter home opportunities; indeed the illustrative mix comprises: 2-bed : 17 : equates to 44% 3-bed : 20 : equates to 51% 4-bed : 2 : equates to 5% The Outline does not seek to determine the precise type and mix as that will be presented at the Reserved Matters / Detailed stage and it could include a scheme brought forward by a retirement housing developer	No Change
Too many houses, would agree to a lesser number	This will be up to the eventual developer to come forward with a Detailed scheme	No Change
Overlooking of neighbouring properties at Hill	All interface distances in illustrative masterplan meet standards	No Change

Field Gardens and loss of daylight		
Will new residents pay towards maintenance of MUGA	MUGA was part of Castel Green scheme but is a local asset for whole community not just the residents of Hill Field Gardens	No Change
I was assured no development would take place next to my house (Hill Field Gardens – Castle Green scheme) – a Green Corridor should be introduced between the two estates What will happen with existing boundary fencing	No developer can provide such a surety No need for a green corridor which would be impossible to maintain and simply lead to residents form both estates using it as a fly tipping area for garden waste Existing boundary fencing will be retained	No Change
Would like to live here and but a new house	Interest is registered and support welcomed	No Change
ENVIRONMENTAL		
Noise, dust impacts	Will be addressed an controlled by CEMP / CTMP for construction period	Accept condition
Concern about air pollution	Refer to AQA undertaken which finds no harm or adverse impacts will occur	No Change
Ecology impacts	Refer to ecology report – no harm or impacts	No Change
HIGHWAYS		
Too close to A534 highway	Sufficient offset is provided which is acceptable in air quality and acoustic terms	No Change
Increased traffic generation	TS does not support this assumption	No Change
Lack of car parking	Parking levels meet standards – refer to TS and DAS	No Change
INFRASTRUCTURE		
Insufficient infrastructure (doctors, dentists, schools	Capacity does exits to accommodate this site and scale of development	Refer to s106 HOTs
Village school will be under strain	Capacity exists and falling birth rates confirm this	Refer to s106 HOTs

2.8 It is far more unusual to generate positivity and enthusiasm, despite only **12** responses being received few questioned the actual need for new housing and practically every comment repeated common themes and concerns relating to highway access, lack of community infrastructure capacity (sic. schools and doctors) and issues of overlooking. Indeed, it was a surprise that of the **9** objections, **4** of these came from the new residents of the adjacent Castle Green Homes scheme (Hill Field Gardens).

2.15 It is important to note that there is no statutory duty upon an applicant to provide a response on every consultation submission which results in changes being made and therefore it is not necessary for an applicant to change their development. It is simply a requirement for a record to be set out and for the applicant, through the PAC report to show that the applicant has considered whether any change is required or not and if they consider changes are necessary then for these to be identified.

2.16 The next section sets out what changes have been made in this instance.

3.0 SUMMARY OF CHANGES

3.1 In direct response to matters raised during the DMO process the applicant has made a series of changes to the planning application which has been submitted to the Local Planning Authority for determination.

3.2 The Applicant has undertaken a statutory pre-application public consultation to seek the views of the local community regarding its plans for this site. The consultation has been undertaken in line with Welsh Government planning policy and the principles of localism. As such, the applicant has provided ample opportunity for local residents, politicians and statutory stakeholders to find out more about the proposals and to submit their feedback.

3.3 The consultation resulted in just **12** responses, despite **46** leaflets being distributed locally. The low response to the consultation suggests that only a small proportion of local residents have determined a position on the proposals at this stage and that most do not have a particular view either for or against the proposals. The feedback received from local people has been fully reviewed by the development team and, whilst they have not necessitated any changes to the scheme, they have been used to help inform the final plans.

3.4 The key changes to the scheme have been made in response to the views of statutory consultees. These changes include new supporting information and comprise the following items:

- ***Highways****: minor changes to the plans have been made to ensure tactile paving is introduced to enhance pedestrian safety. The TS has been updated to reflect matters raised by highways officers so as to ensure all standards can be met (visibility, parking, swept paths/tracking, pedestrian footways, connectivity)*

- ***Design Masterplan*** *: amended and updated to reflect changes to highway items raised*

- ***Drainage Strategy*** *: updated and amended to reflect further hydrological investigations that have been undertaken (CCTV survey and connections and capacity flows); SABs pre-assessment*

- ***Phosphate Mitigation*** *: report now produced and Grampian condition agreed with WW as an acceptable way forward*

- ***Air Quality Assessment*** *: undertaken and found no harm/impact*
- ***Noise Assessment*** *: updated to reflect comments received*
- ***Ecology*** *: Green Infrastructure Statement now provided*
- ***S106 Heads of Terms*** *: produced to address infrastructure capacity needs (e.g. affordable housing, public open space, education)*

3.5 It is clear from this PAC report that the applicant has followed and consulted in accordance with the statutory DMO regulations and responded positively to all concerns raised by those who have made comments during the DMO process. The applicant will continue to engage with Wrexham CBC, the Ward Councillor, the Community Council and other statutory consultees and interested parties during the determination period of the application.

3.6 Importantly, there are no fundamental statutory objections to this scheme and this demonstrates that the site is suitable, viable, feasible and deliverable.

3.7 All further and additional comments received as a result of the statutory planning application consultation process will be considered by the applicant and we will reserve our right to respond as appropriate and necessary.

APPENDIX A : Notice 1B to Residents

SCHEDULE 1B Articles 2C & 2D
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLES 2C AND 2D
(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

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

Proposed development at **land adj. Sycamore House, Wrexham Road, Holt, Wrexham, LL13 9YU**

I give notice that **Pridding Farming Partnership** is intending to apply for outline planning permission to Wrexham County Borough Council for the **Proposed residential development for the construction of up to 39 residential dwellings with all matters reserved except for detailed means of primary highway access and indicative provision made for pedestrian linkages, public open space, landscaping, drainage and biodiversity.**

You may inspect copies of the proposed application, the plans and other supporting documents online and leave comments by visiting **https://j10planning.com/consultations/holt-local-housing/**

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

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

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

By: **23rd June 2022**

Signed: **Justin Paul** (on behalf of **Pridding Farming Partnership**)

Dated: **26th May 2022**

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

ATODLEN 1B Erthyglau 2C a 2D
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGLAU 2C A 2D
(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgynghoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

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

Datblygiad Arfaethedig ar **tir cyfagos Sycamore House, Wrexham Road, Holt, Wrexham, LL13 9YU**

Rwyf yn hysbysu bod **Pridding Farming Partnership** yn bwriadu gwneud cais am ganiatâd cynllunio Cyngor Bwrdeistref Sirol Wrecsam ar gyfer **Datblygiad preswyl arfaethedig ar gyfer adeiladu hyd at 39 o anheddau preswyl gyda'r holl faterion wedi'u cadw'n ôl ac eithrio'r dull manwl o brif fynedfa'r briffordd a darpariaeth ddangosol wedi'i gwneud ar gyfer cysylltiadau cerddwyr, mannau agored cyhoeddus, tirweddu, draenio a bioamrywiaeth.**

Gallwch archwilio copïau o'r cais arfaethedig, y cynlluniau a dogfennau ategol eraill ar-lein a gadael sylwadau trwy ymweld **https://j10planning.com/consultations/holt-local-housing/**

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

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

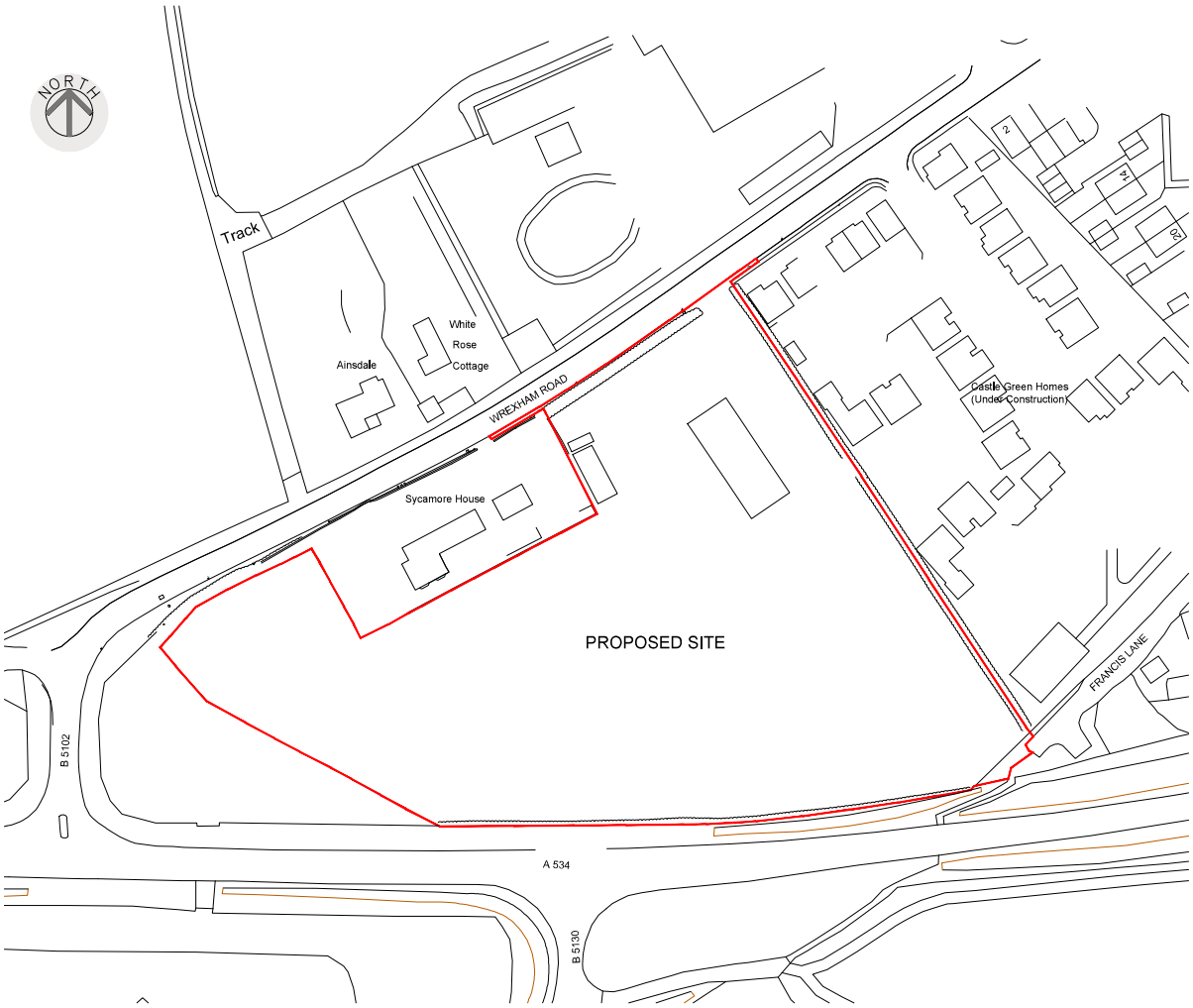
Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn justin@j10planning.com neu **J10 Planning Ltd, 2 Wrexham Road, Chester, CH4 7QR**; fel arall gellir gadael sylwadau ar-lein trwy ddefnyddio'r dolenni gwefan uchod.

Erbyn **23 Mehefin 2022**.

Llofnod: **Justin Paul (**ar ran **Pridding Farming Partnership)**

Dyddiad: **26 Mai 2022**

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



EXISTING CAR PARKING CAPACITY
FOR HARD STANDING 25No

SITE AREA - 1.72 HEC - 4.26 ACRES

Parkinson Inc.
Urban design & masterplanning
FIRST FLOOR, 5 UNION COURT, LIVERPOOL L2 5SJ
T: 07970 686302 E: ian@parkinsoninc.co.uk
www.parkinsoninc.co.uk

PROJECT
LAND OFF WREXHAM ROAD, HOLT

CLIENT
PRIDDING FARMING PARTNERSHIP

DRAWING TITLE
PLANNING APPLICATION BOUNDARY

SCALE	1:500 @ A1	PROJECT REF: Phc 100/83 Holt Pridding
DATE	01.03.22	DRAWING REF: Phc 100_82_PB 01
CHECKED	IP	



REF	BEDS	SQ FT	QTY	TOTAL	TYPE
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Legend

Root Protection Area Modified to Account for Site Features

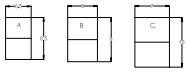
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Crown Spread
Tree Number
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Key

- Open Space
- Suds
- Dwelling
- Affordable dwelling
- Acoustic Fence

Typical Property Sizes.



2 Bed 3 Bed 4 Bed

* NOTE
ALL BUILDINGS ARE UP TO 2.5 STOREY MAX (9.7m GROUND TO RIDGE LEVEL)
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NEW PARKING PROVISION 88 SPACES MIN 2 & 3 BED PROPERTIES 2 SPACES 4 BED PROPERTIES 3 SPACES

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DRAWING TITLE
SITE PLAN

SCALE	1:500 @ A1	PROJECT REF:	Plhc 100/83 Holt Pridding
DATE	18.03.22	DRAWING REF:	Plhc 100_83_SP 01
CHECKED	IP		

APPENDIX B : Site Notice 1B Declaration and Photos

SCHEDULE 1B Articles 2C & 2D
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLES 2C AND 2D
(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

DECLARATION

The undersigned does solemnly swear that the Site Notice (1B) was displayed on site for not less than 28 days in accordance with Article 2C (1) (a) (i) on or near the land to which the development relates in at least one place.

Locations of display :

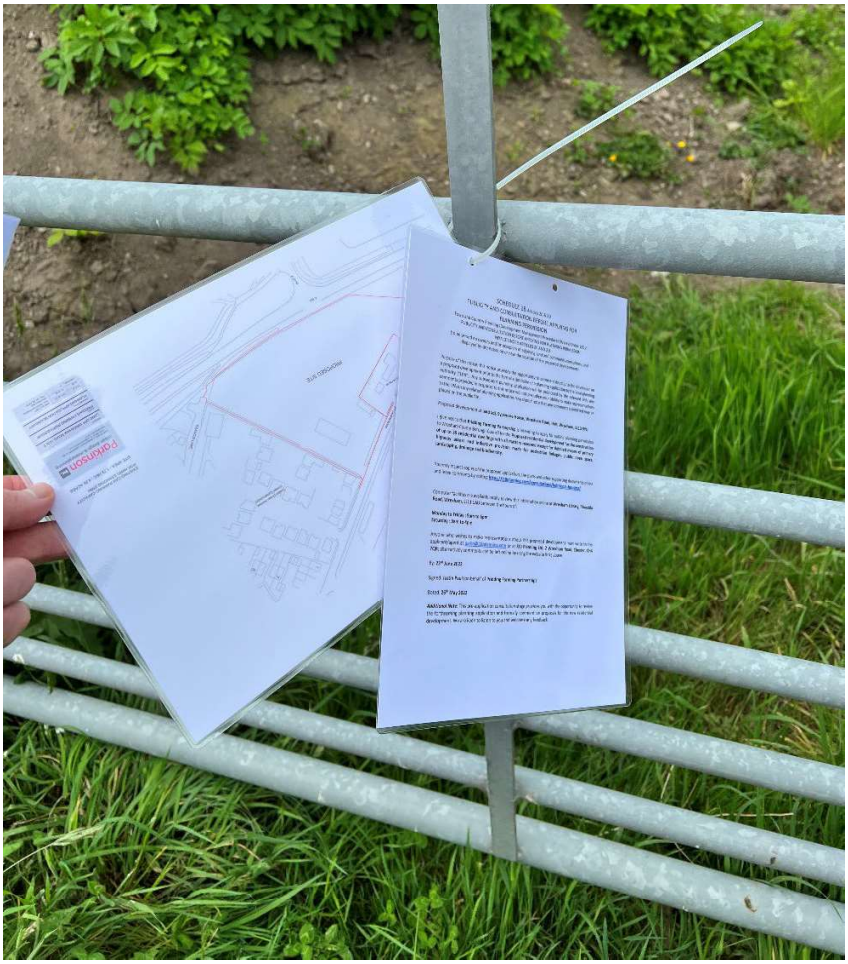
- One : gates to entrance of site, Wrexham Road, Holt
- Two : streetlight pole outside Sycamore House, Wrexham Road, Holt

The first day on which the notice was displayed was **26th May 2022**

Signed: **Justin Paul** (on behalf of **Pridding Farming Partnership**)







APPENDIX C : Flyer Distribution Area

SCHEDULE 1B Articles 2C & 2D
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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DECLARATION

The undersigned does solemnly swear that the Site Notice (1B) was posted to the addresses (identified in the aerial plan and associated table below on **26th May 2022**.

Signed: **Justin Paul** (on behalf of **Pridding Farming Partnership**)



Francis Lane	Meadow View
Wrexham Road	All properties
Hill Field Gardens	All properties
Castlegate	All properties
TOTAL	**46 no. addresses**

APPENDIX D : Notice 1C to Consultees

Statutory Consultee (Welsh Water / NRW / CPAT / Welsh Government Rural Affairs)

Council Consultee (Planning / Highways / Environmental Protection / Drainage / Ecology / Trees / Education)

SCHEDULE 1C : Article 2D

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

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

Proposed development at **land adj. Sycamore House, Wrexham Road, Holt, Wrexham, LL13 9YU**

I give notice that **Pridding Farming Partnership** is intending to apply for outline planning permission to Wrexham County Borough Council for the **Proposed residential development for the construction of up to 39 residential dwellings with all matters reserved except for detailed means of primary highway access and indicative provision made for pedestrian linkages, public open space, landscaping, drainage and biodiversity.**

You may inspect copies of the proposed application, the plans and other supporting documents online and leave comments by visiting : **https://j10planning.com/consultations/holt-local-housing/**

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to justin@j10planning.com by **23rd June 2022**.

Signed: **Justin Paul** (on behalf of **Pridding Farming Partnership**)

Dated: **26th May 2022**

J10 Planning Ltd 2 Wrexham Road Chester CH4 7QR
Tel 01244 349400 Mob 07971 446630
justin@j10planning.com www.j10planning.com

Chartered Town Planning Company Registration No. 6000409

Ymgynghoreion Statudol (Dŵr Cymru / Cyfoeth Naturiol Cymru / CPAT / Materion Gwledig Llywodraeth Cymru)

Ymgynghoreion y Cyngor (Cynllunio / Priffyrdd / Gwarchod yr Amgylchedd / Draenio / Ecoleg / Coed / Addysg)

ATODLEN 1C : Erthygl 2D
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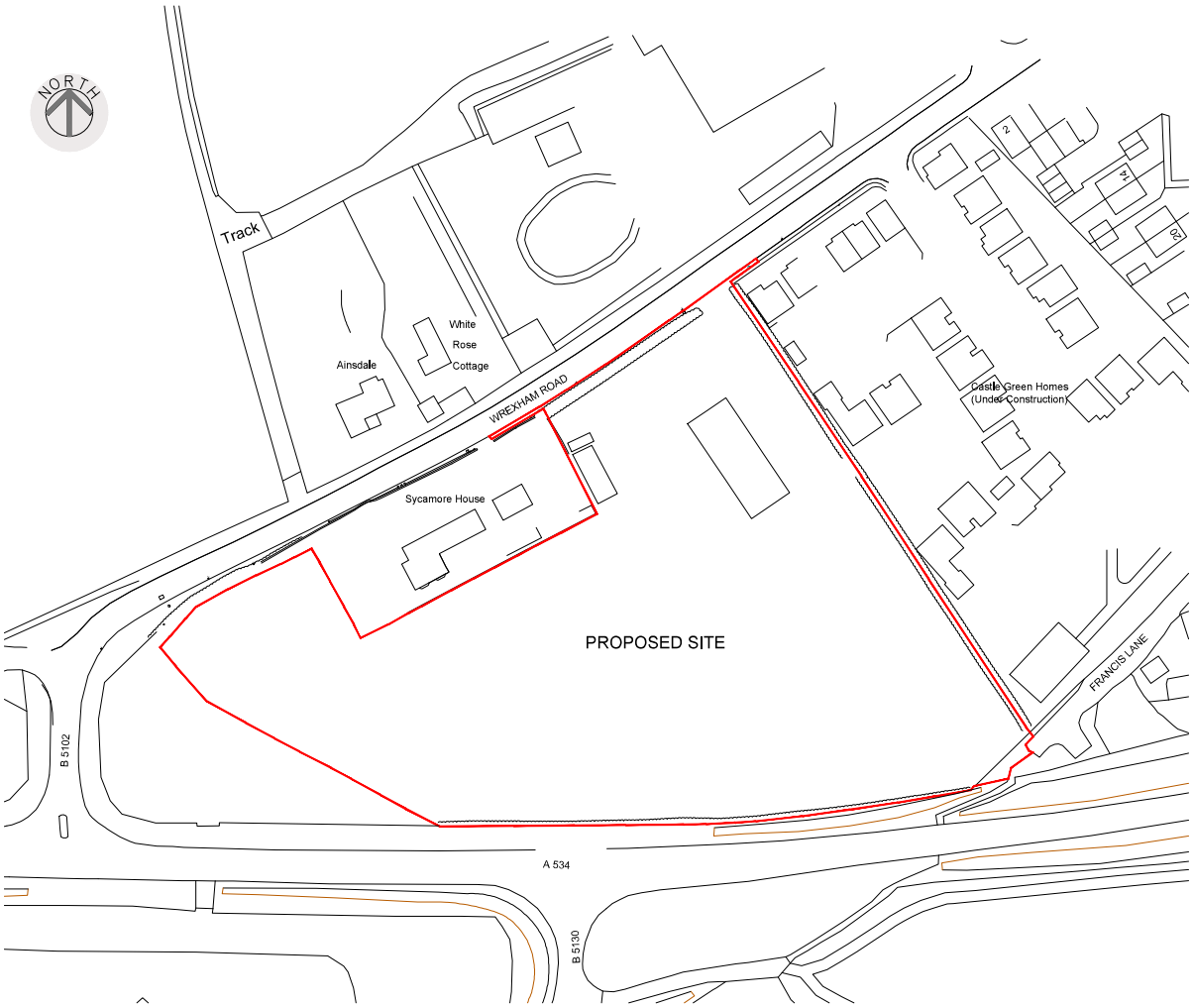
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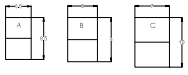
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Holt Community Council

F.A.O. Clerk

SCHEDULE 1C : Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
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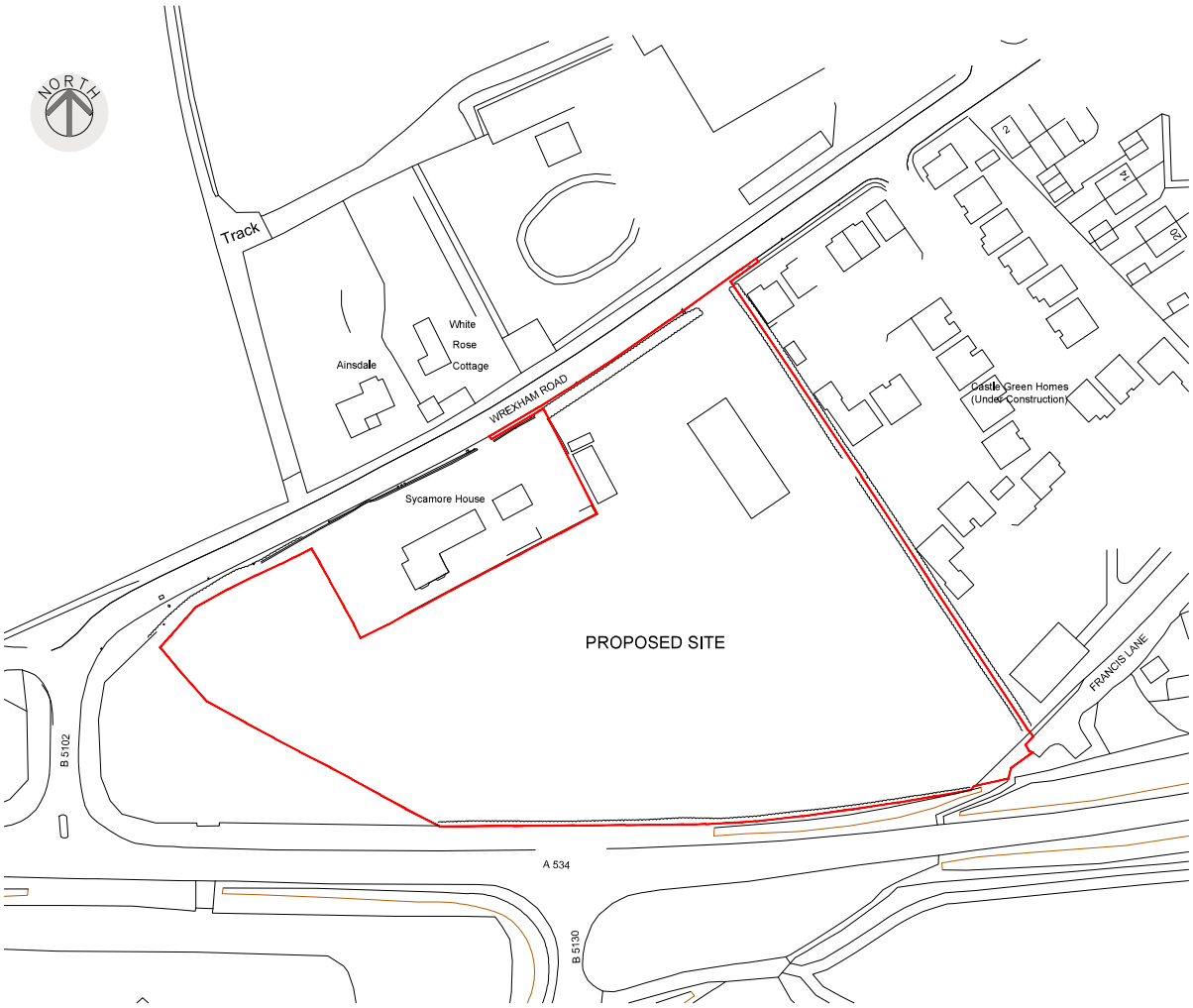
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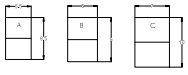
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Ward Councillor Michael Morris (Holt)

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

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

Proposed development at **land adj. Sycamore House, Wrexham Road, Holt, Wrexham, LL13 9YU**

I give notice that **Pridding Farming Partnership** is intending to apply for outline planning permission to Wrexham County Borough Council for the **Proposed residential development for the construction of up to 39 residential dwellings with all matters reserved except for detailed means of primary highway access and indicative provision made for pedestrian linkages, public open space, landscaping, drainage and biodiversity.**

You may inspect copies of the proposed application, the plans and other supporting documents online and leave comments by visiting **https://j10planning.com/consultations/holt-local-housing/**

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to justin@j10planning.com by **23rd June 2022**.

Signed: **Justin Paul** (on behalf of **Pridding Farming Partnership**)

Dated: **26th May 2022**

J10 Planning Ltd 2 Wrexham Road Chester CH4 7QR
Tel 01244 349400 Mob 07971 446630
justin@j10planning.com www.j10planning.com

Chartered Town Planning Company Registration No. 6000409

Cynghorydd Ward Michael Morris (Holt)

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

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

Datblygiad Arfaethedig ar **tir cyfagos Sycamore House, Wrexham Road, Holt, Wrexham, LL13 9YU**

Rwyf yn hysbysu bod **Pridding Farming Partnership** yn bwriadu gwneud cais am ganiatâd cynllunio Cyngor Bwrdeistref Sirol Wrecsam ar gyfer **Datblygiad preswyl arfaethedig ar gyfer adeiladu hyd at 39 o anheddau preswyl gyda'r holl faterion wedi'u cadw'n ôl ac eithrio'r dull manwl o brif fynedfa'r briffordd a darpariaeth ddangosol wedi'i gwneud ar gyfer cysylltiadau cerddwyr, mannau agored cyhoeddus, tirweddu, draenio a bioamrywiaeth.**

Gallwch archwilio copïau o'r cais arfaethedig, y cynlluniau a dogfennau ategol eraill ar-lein a gadael sylwadau trwy ymweld **https://j10planning.com/consultations/holt-local-housing/**

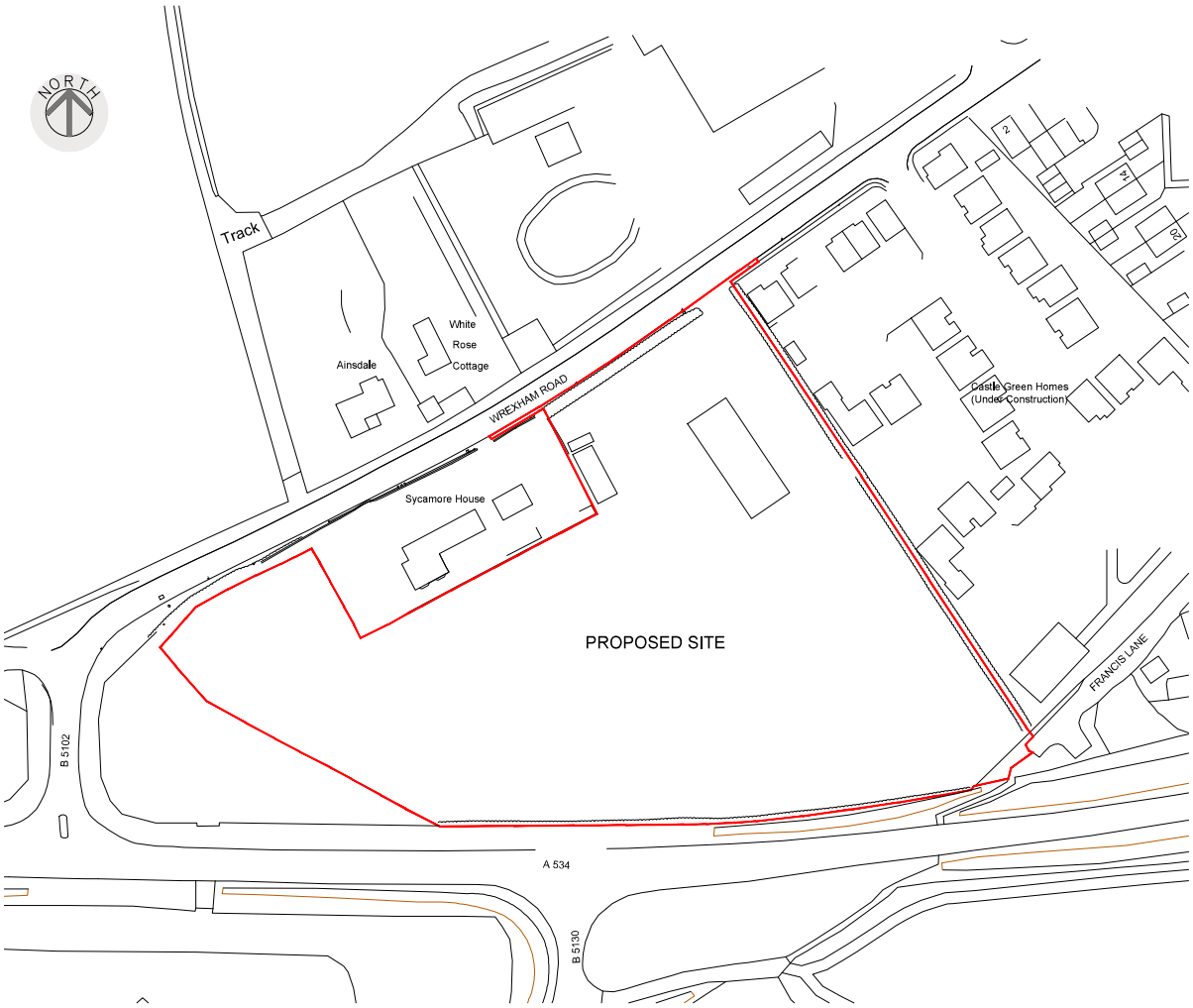
Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at justin@j10planning.com erbyn **23 Mehefin 2022**.

Llofnod: **Justin Paul (**ar ran **Pridding Farming Partnership)**

Dyddiad: **26 Mai 2022**

J10 Planning Ltd 2 Wrexham Road Chester CH4 7QR
Tel 01244 349400 Mob 07971 446630
justin@j10planning.com www.j10planning.com

Chartered Town Planning Company Registration No. 6000409



EXISTING CAR PARKING CAPACITY
FOR HARD STANDING 25No

SITE AREA - 1.72 HEC - 4.26 ACRES

Parkinson Inc.
Urban design & masterplanning
FIRST FLOOR, 5 UNION COURT, LIVERPOOL L2 5SJ
T: 07970 686302 E: ian@parkinsoninc.co.uk
www.parkinsoninc.co.uk

PROJECT
LAND OFF WREXHAM ROAD, HOLT

CLIENT
PRIDDING FARMING PARTNERSHIP

DRAWING TITLE
PLANNING APPLICATION BOUNDARY

SCALE	1:500 @ A1	PROJECT REF: Phc 100/83 Holt Pridding
DATE	01.03.22	DRAWING REF: Phc 100_82_PB 01
CHECKED	IP	



REF	BEDS	SQ FT	QTY	TOTAL	TYPE
A	2	964	17	16396	2 BED SEMI
B	3	1100	10	11000	3 BED SEMI
C	3	1200	6	6900	4 BED DETACHED
D	3	1245	3	3735	4 BED DETACHED
E	3	1250	2	2500	4 BED DETACHED
F	4	1380	2	2760	4 BED DETACHED
		TOTAL	39	42923	

Units / Net Hectare / Acre		31 / 12
Gross area	1.72 hectares	/ 4.26 acres
POS area	0.41 hectares	/ 1.01 acres
Landscape/other areas	0.18 hectares	/ 0.44 acres
Net area	1.24 hectares	/ 3.10 acres

Legend

Root Protection Area Modified to Account for Site Features

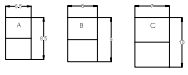
Category
Crown Spread
Tree Number
Root Protection Area

- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)
- Tree Position Approximate (not shown on original survey)
- Tree Proposed for Removal

Key

- Open Space
- Suds
- Dwelling
- Affordable dwelling
- Acoustic Fence

Typical Property Sizes.



2 Bed 3 Bed 4 Bed

* NOTE
ALL BUILDINGS ARE UP TO 2.5 STOREY MAX (9.7m GROUND TO RIDGE LEVEL)
DIMENSIONS SHOWN HAVE A DEVIATION OF +/- 3m

NEW PARKING PROVISION 88 SPACES MIN 2 & 3 BED PROPERTIES 2 SPACES 4 BED PROPERTIES 3 SPACES

CYCLE PARKING WITHIN GARAGES & DWELLINGS

Parkinson Inc.
Urban design & masterplanning
FIRST FLOOR, 5 UNION COURT, LIVERPOOL L2 5SJ
T: 07975 686302 E: ian@parkinsoninc.co.uk
www.parkinsoninc.co.uk

PROJECT
LAND OFF WREXHAM ROAD, HOLT

CLIENT
PRIDDING FARMING PARTNERSHIP

DRAWING TITLE
SITE PLAN

SCALE	1:500 @ A1	PROJECT REF:	Plhc 100/83 Holt Pridding
DATE	18.03.22	DRAWING REF:	Plhc 100_83_SP 01
CHECKED	IP		

APPENDIX E : Statutory Consultee List

DMO Statutory Consultees

Pridding, Holt : 26 May 2022

Dwr Cymru / Welsh Water

Developer Services, Dŵr Cymru Welsh Water, P.O. Box 3146, Linea, Fortran Road, Cardiff, CF30 0EH

Developer.services@dwrcymru.com

Hafren Dyfrdwy (Severn Trent / Dee Valley Water)

PO Box 5311, Coventry CV3 9FL

New.connections@hdcymru.co.uk

NRW : Natural Resources Wales

E-mail: NorthPlanning@cyfoethnaturiolcymru.gov.uk

Welsh Minsters (CADW)

Cadw, Welsh Government, Unit 5/7 Cefn Coed, Parc Nantgarw, Cardiff, CF15 7QQ

Email : AmAdminPlanning@gov.wales

Welsh Ministers : Rural Affairs (agricultural land)

Llandrindod, Spa Road East, Powys, LD1 5HA

lqas@gov.wales

james.cooke@gov.wales / arwel.williams@gov.wales

Welsh Government – North Wales RTA (NWRTA) / Traffic Wales

contact@traffic-wales.com

CPAT (Wrexham, Flintshire, Denbighshire)

Mark Walters, Development Control Archaeologist

Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, SY21 7RR

E-mail: mark.walters@cpat.org.uk

Coal Authority

200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG

Email: planningconsultation@coal.gov.uk

Local Authority Contacts : Wrexham County Borough Council

Via email to the following contacts

Department	Name
Highways	Phil Palmer
Drainage – LLFA	flooding
Trees	Jon Brewin
Ecology	Emma Broad
Conservation	Kathryn Moore
Env. Protection	Ian Jones
Planning Policy	Matthew Phillips
Planning DC	Shawn Fleet

Ward Councillors

- Michael Morris : Holt

Community Councils

- Holt

APPENDIX F : DMO Consultation Webpage

https://j10planning.com/consultations/holt-local-housing/

Welcome

Thank you for taking the time to visit this site regarding this local housing development for Holt.

We want to work with the local community to develop our plans and want to hear your views on the initial proposals. *What do you think of the draft illustrative masterplan? What do you like about the plans? How can the plans be improved? What issues do you think need to be considered? What type of homes are needed? What would you like to see included within the scheme?*

Housing Need

The UK is facing a housing crisis, with a chronic shortage of new homes and insufficient homes are being built and supply/delivery is falling short of Government targets. Recent research also suggests that the average first time-buyer is now 34 years old – an increase of two years during the pandemic.

New homes can deliver economic benefits for local businesses by new residents spending in local shops and using local services in the areas where new homes are built.

Wrexham needs new homes. As part of its emerging Local Development Plan, which guides future development in the Borough to 2028, the Council has outlined a requirement for some 8,000 new homes across the Borough and this site has already been identified in their plan as being able to provide housing for local people in Holt.

The Local Development Plan is expected to be adopted this year and new homes in Holt will help the Council to meet its housing needs target.

We believe this site is the right site for Holt and that the applicant's investment in the design and technical material in addressing site considerations provides for a high-quality site solution, **but** *we want to ensure it is the right type of development, delivered in the right way and offering the right benefits for the local community.*

Our Plans

The Pridding Farming Partnership is bringing forward plans to deliver the Holt housing allocation site for 39 new high-quality homes on land off Wrexham Road, Holt, LL13 9YU.

The scheme will deliver a mix of housing types including affordable housing. The scheme will also deliver pedestrian linkages to public open space, biodiversity neg gain and greenspace.

A sustainable location

The site is located off Wrexham Road directly opposite the Bellis Farm Shop and, with direct and safe pedestrian links to the Holt Primary School is in an ideal and highly sustainable location, being within close proximity to this and other local services and facilities.

Delivering much-needed new affordable homes in Holt this will allow local people to stay within their community.

Have Your Say

The applicants are committed to engaging with the local community to find out what you think of our proposals and to use your ideas to shape our final plans.

To assist you in making comments the draft plans and documents associated with this proposal are provided below.

The consultation runs for 28-days in compliance with Welsh Government regulations and so all comments should be submitted to us by no later than **23 June 2022** to ensure that they can be taken into consideration. This will guide and inform any subsequent submission of a formal outline planning application to Wrexham Council.

Please complete the comment form below to have your say and/or to register your interest in the proposals. Alternatively you may also send us an email or letter using the contact details provided on this website.

Thank you for taking the time to look at our proposals for Holt.
We look forward to hearing from you. **Diolch yn fawr**.



Welcome

Thank you for taking the time to visit this site regarding this local housing development for Holt.

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Delivering much-needed new affordable homes in Holt this will allow local people to stay within their community.



Click image to enlarge

Draft Consultation

This is the formal DMO consultation website containing all of the draft application documents for your review. Comment forms are provided below.

All comments will be taken into consideration by the development team prior to the submission of the formal application to the Council.

Have Your Say

The applicants are committed to engaging with the local community to find out what you think of our proposals and to use your ideas to shape our final plans.

To assist you in making comments the draft plans and documents associated with this proposal are provided below.

The consultation runs for 28-days in compliance with Welsh Government regulations and so all comments should be submitted to us by no later than **23 June 2022** to ensure that they can be taken into consideration. This will guide and inform any subsequent submission of a formal outline planning application to Wrexham Council.

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Thank you for taking the time to look at our proposals for Holt.
We look forward to hearing from you. **Diolch yn fawr.**

220223 Proc 100_83 Holt Pridding _ Rendered Masterplan _ Over Aerial

220223 Proc 100_83 Holt Pridding _ Rendered Masterplan

220322 Proc 100_83 Holt Pridding _ Masterplan _ FINAL

Agricultural Report

Archaeology Report

Design and Access Statement

Ecology Report

FCA and Drainage Strategy

Geotech phase 1

Geotech phase 2

J10 - PA Forms - ORAF1

J10 - Planning Statement - May 2022

J10 - Planning Statement Appendices - May 2022

J10 PA Covering Letter - ORAF1

J10 PA submission schedule v.1 - 260522

Noise Report

Plan - highways - 3285-02 Rev A

Plan - highways - 3285-F01 Rev F

Plan - red line

Topo - M85014 Holt Rev01-1-200 - A0 1

Topo - M85014 Holt Rev01-1-200 - A0 2

Topo - M85014 Holt Rev01-1-200 - A0 3

Transport Statement

Tree Report

Utility Report

Send us a Comment on this Consultation

Name *

Email Address *

Address *

Comments *

Consultation Name *

Submit

APPENDIX G : Responses : Statutory Consultees

Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

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

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

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

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

Date: 01/06/2022
Our Ref: PPA0006793

Dear Mr Paul

Grid Ref: 340589 353375
Site Address: Land Adjacent To Sycamore House Wrexham Road - A534 Holt
Development: Article 2D - Proposed residential development for the construction of up to 39 residential dwellings with all matters reserved

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

SEWERAGE

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

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

Surface Water Drainage

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

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

SEWAGE TREATMENT

Please note that the Natural Resources Wales have recently released Planning Advice relating to increased phosphate levels in several river Special Areas of Conservation (SAC). Applications for new development in these areas need to consider the requirements set out in the planning advice and should form part of the local planning authority's decision making when determining planning applications.' The flows from this development would eventually drain to our Holt Wastewater Treatment Works which does not have a phosphate consent.

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

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

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

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

<u>Please Note</u> 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.

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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

J10 Planning
Email: justin@j10planning.com

Eich Cyf/Your Ref	
Ein Cyf/Our ref	PRE/2022/011
Dyddiad/Date	30th May 2022
Gofynner am/Ask for	Mr P Palmer
Rhif Cyswllt/Contact No	01978 729688
E-bost/E-mail	phil.palmer@wrexham.gov.uk

FAO: Justin Paul

Dear Sir

Land adjacent to Sycamore House, Wrexham Road, Holt.
Proposed Residential Development (up to 39 dwellings).

Town & Country Planning (Development Management Procedure – Wales) Order 2012

I refer to your email / enquiry dated 26/05/2022 in respect of the above.

Access

The proposed development site is located on Wrexham Road, Holt which is a classified road subject to a 30mph speed limit.

Based on typical speeds of 30mph any existing / proposed access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway. Visibility would appear achievable from the proposed access subject to removal of the existing mature hedgerow fronting the site.

Any proposed access road serving the site will need to be a minimum width of 5.5m with 10m kerb radii. The estate road will require 2m wide footways long both sides of the road.

The submitted layout plan (Drg. No. 3285-F01 Rev F) indicates the above detail.

Layout

The proposed site will need to comply with WCBC adoptable standards / Manual for Streets. Any proposed section of carriageway / footway not constructed to the above standards will need to be managed / maintained in perpetuity by a private management. A number of shared private access roads are indicated on the submitted plans which meet this criteria.

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.

BUDDSODDWYR MEWN POBL | INVESTORS IN PEOPLE

All proposed turning heads will need to comply with WCBC adoptable standards being capable of accommodating the turning movements of an 11.2m long refuse vehicle. Any proposed private, shared driveway will need to provide a turning head capable of accommodating the turning movements of a medium sized delivery vehicle ie/ 7m in length. The submitted swept path details appear acceptable.

All proposed internal junctions / shared private accesses will need to provide visibility splays of 2.4 x 25m in both directions to nearside edge.

I would recommend that 2m wide footways are constructed either side of the main access along Wrexham Road linking up to the existing footway fronting the Castle Green development to the east and up to the pedestrian gate serving Sycamore house in the westerly direction A reduced footway width in the westerly direction may be required given the available verge width. Although such a footway would be less than our standard 2m width requirement, it would be considered acceptable given that the additional land required to deliver a 2m footway would require 3rd party land belonging to Sycamore House. The submitted Transport Statement indicates that the extended footway up to the pedestrian gate of Sycamore House is not required. However, I would recommend that such provision is included.

Appropriate dropped kerb / tactile crossing points will be required across Wrexham Road either side of the main access.

Parking provision at the site will need to be compliant with LPGN 16 and WCBC Standard Driveway details.

Footway / Cycleway Links

I would recommend that a suitable shared cycleway / footway (with appropriate signage / barriers / lighting / dropped kerbs - tactiles) is provided through the site from the north west corner of the site off Wrexham Road linking to the proposed open space, all internal access roads and adjoining MUGA at the south eastern corner of the site and a link onto Francis Lane at the rear of the site. An indicative route for a shared cycleway / footway has been indicated on the submitted layout plan. I would recommend that the specific detail of this feature is discussed / agreed with our Active Travel Officer (Tel: 01978 729689).

Traffic Impact Analysis

The submitted TRICS data includes 12 sites, 7 of which are classed as Edge of Town sites. Holt is a village located approximately 4 miles from the edge of Wrexham. I would consider the categories of Neighbourhood Centre / Free Standing to be more appropriate in this instance. Daily vehicle movements of 4.2 trips per dwelling is considered to be too low.

Surface Water Drainage

I assume that such a development will require SABs approval in respect of surface water drainage.

Refuse Collection / Recycling

I would recommend that the applicant liaises with our Waste Strategy Officer (Catherine Golightly) on Tel: 01978 729693.

Construction Traffic Management Plan

If the application is supported, I would recommend that a suitable condition is included as follows:-

No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

You are advised that the above comments are those of an officer of the council and do not commit the Council in any way with regard to the determination of any formal planning application that may be submitted. You are also advised that the above comments take account of policies and guidance adopted by the Council at the present time and which remain open to continuous review.

Yours faithfully,



Chief Officer, Environment & Technical

From:	Paul Campini
To:	Justin Paul
Subject:	RE: DMO pre-application consultation : land adj. Sycamore House, Wrexham Road, Holt
Date:	10 June 2022 07:53:21
Attachments:	image012.png image003.png image004.png image005.png image006.png image007.png image009.png image011.png image008.png

Good morning Justin

This was the basis on what my initial response to your consultation was, identifying the areas that should be addressed in the report accompanying the submission. The reason for the additional detail was in response to the comments you made. That they will be addressed in the formal submission is satisfactory.

For the AQA, I accept that there is no mention of one in the document and to address a point you made, this was because this section was not consulted on this. I have explained my reasoning behind one and in the event that a planning application is submitted, I will be reiterating them to the case officer that it is assigned to.

Regards

Paul Campini
Swyddog Gorfodaeth / Enforcement Officer
Iechyd yr Amgylchedd a Safonau Tai / Environmental Health and Housing Standards

07800 688713
Cynllunio a Rheoleiddio, Guildhall, Wrexham, LL11 1AY| Planning and Regulatory, Guildhall, Wrexham, LL11 1AY
wrecsam.gov.uk | wrexham.gov.uk
twitter.com/cbcwrecsam | twitter.com/wrexhamcbc
facebook.com/cyngor wrecsam | facebook.com/wrexhamcouncil

From: Justin Paul <Justin@j10planning.com>
Sent: 09 June 2022 15:15
To: Paul Campini <Paul.Campini@wrexham.gov.uk>
Subject: RE: DMO pre-application consultation : land adj. Sycamore House, Wrexham Road, Holt

Paul

With regards Acoustics … it seems that you are getting bogged down with detail. The application is in Outline and the layout is simply illustrative so could change when a developer is on board (post-Outline planning).
As the Noise report outlined, the mitigation is loosely based on this premise to show that this

type of layout works. The report can be amended to reflect the comments below (i.e. recommendations on barrier heights to achieve 50 dB and below) but it is getting more detailed than is really needed. With respect the glazing aspect, again, the facades and dwellings are not fixed and so there is no point specifying window-by-window requirements here.
Do you agree that this is a sensible way forward ?

With regards AQA …. I don't believe the request is proportionate or justified and would invite you once again to reconsider your position … having a report for the sake of having a report is potentially unreasonable, especially when it was never identified in the first place.

Regards
Justin

From: Justin Paul
Sent: 09 June 2022 11:25
To: Paul Campini <Paul.Campini@wrexham.gov.uk>
Subject: RE: DMO pre-application consultation : land adj. Sycamore House, Wrexham Road, Holt

Paul
Here is the pre-app letter … your team will have been consulted but raised no AQA issues.
Regards
Justin

Justin Paul
BA BTP MTRPI
Managing Partner
01244 349400
07971 446630
2 Wrexham Road Chester CH4 7QR
www.j10planning.com
Company Reg. No. 6000409 VAT Reg. No. 815630835

From: Paul Campini <Paul.Campini@wrexham.gov.uk>
Sent: 09 June 2022 10:47
To: Justin Paul <Justin@j10planning.com>
Subject: RE: DMO pre-application consultation : land adj. Sycamore House, Wrexham Road, Holt

Good Morning Justin

You mention an attachment in your email, there wasn't one.

To address your other points:

- The site does not fall into an AQMZ – A proposed site does not need to be in a AQMA for a AQA to be required.
- The pre-app response from Planning (attached) does not identify this as a matter to be addressed and nor does the validation checklist suggest an AQA should be provided – See

above

- The neighbouring site (granted permission and now being built out P/2013/0823 and P/2018 0009) was not subject of any request for an AQA From what I can see, for this section, P/2018/0009 was related to a noise report. I cannot find a record of our response for P/2013/0823 so am unable to comment on it.

Given the proposed sites proximity to the A453 and that there is a main access into Holt on the other side, I am satisfied that an AQA is appropriate in this circumstance and will be recommending the requirement for one to planning.

For noise

I refer you to TAN11 which categorises noise levels into Noise Exposure Categories A to D. The ones of relevance to this application are B & C where TAN 11 states:

NEC B Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection.

NEC C Planning permission should not normally be granted. Where it is considered that permission should be given, for example, because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.

As you can see NEC B Contains the proviso for noise mitigation whereas NEC C states that approval should not normally be given and that mitigation is for when there are no other suitable sites. This is the reason I stated in my email that this would be a matter for planning to assess as to whether the current design is appropriate under the noise definitions of TAN 11. Whatever design is ultimately approved will need to comply with BS8223.

For garden areas I refer you back to my email:

- BS8233 – states for external amenity area it is desirable that the external noise level does not exceed 50 dB LAeq,T, with an upper guideline value of 55 dB LAeq,T which would be acceptable in noisier environments. However, it is also recognized that these guideline values are not achievable in all circumstances where development might be desirable

  The design should include mitigation to achieve the 50 dB in the external amenity areas **or provide justification why this is not possible, in which case the lowest practicable levels should be achieved**.

The noise report you provided states in section 5.1 ‘noise levels range between 37 and 61 dB without any mitigation measures’. That section then refers back to itself for acoustic barriers ‘Acoustic barriers are outlined in Section 5.1.’ though the only other reference to acoustic barriers in this section are that they are needed. Section 6.2 then discusses noise barriers but only in the context in stating that 55dB will be achieved by the use of 1.8 and 2.1 metre barriers. This suggests that it has been assumed that 55 dB is acceptable when BS8223 clearly states that 50 dB is the desirable limit with an upper value of 55 dB. Details should be provided of what

attenuation would be achieved by differing acoustic barriers (height and material) with a view to meeting the 50 dB or as close as possible.

You mention concerns that 'excessively high barriers would be required which would introduce potential visual impact issues for residents'. Given that the document already proposes barriers that are 1.8 and 2.1 metres tall details should be provided to support the statement of 'excessively high'.

Further the noise report you provided starts Section 5 Full Assessment with the phrase 'E3P have been provided with an **example** site layout'. The use of the word example suggests that the design is not yet fixed. Further the report then comments in Section 6.3

The worst-case required glazing is chosen per facade. For example, where a glazing needed due to night-time noise is higher than for daytime periods, the night-time requirements are recommended. In the absence of an internal layout, assumptions have been made that habitable room windows can be located on any façade.

Then later on.

The above glazing units would achieve the required reduction due to average noise levels as well as those resultant from maximum instantaneous noise levels. It is also recommended that a glazier is consulted to ensure any system installed achieves the above reduction as a minimum.

Where background ventilators form part of the system, the reduction provided by the vent in the open position should, at least, match the attenuation provided by the glazing unit. The number of background ventilators per room will be dependent on the requirements given in Building Regulations Part F.

My initial comments relate to the above points:

- Is the layout design fixed?
- Will the worst case glazing specification be used throughout the respective plots?
- Confirmation of which plots will have acoustic ventilation in place of the recommended glazing.

These matters I would normally address by planning conditions but given that this is a pre-planning application it would seem the opportune time to do so.

Regards

Paul Campini
Swyddog Gorfodaeth / Enforcement Officer
Iechyd yr Amgylchedd a Safonau Tai / Environmental Health and Housing Standards

07800 688713

Cynllunio a Rheoleiddio, Guildhall, Wrexham, LL11 1AY| Planning and Regulatory, Guildhall, Wrexham, LL11 1AY

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facebook.com/cyngor wrecsam | facebook.com/wrexhamcouncil

From: Justin Paul <Justin@j10planning.com>
Sent: 08 June 2022 14:49
To: Paul Campini <Paul.Campini@wrexham.gov.uk>
Subject: RE: DMO pre-application consultation : land adj. Sycamore House, Wrexham Road, Holt

Thanks for your email response Paul

With respect **Air Quality** I would suggest that an AQA is not required for a number of reasons:

- The site does not fall into an AQMZ
- The pre-app response from Planning (attached) does not identify this as a matter to be addressed and nor does the validation checklist suggest an AQA should be provided
- The neighbouring site (granted permission and now being built out P/2013/0823 and P/2018 0009) was not subject of any request for an AQA

Your request therefore appears to be inconsistent and is without any evidential base for doing so.

With respect **Noise** we have provided mitigation in order to achieve the BS 8233 criteria.
With regards to garden areas, the majority of plots will experience noise levels of 50 dB or below in rear gardens, with and without mitigation. Good acoustic design has been followed and the site is allocated for development and so it is considered that the strict application of 50 dB and below is not justified for all gardens. Some gardens close to the road will experience noise levels of between 50 and 55 dB with 1.8 m high barriers in place. In order to achieve levels of 50 dB and below, excessively high barriers would be required which would introduce potential visual impact issues for residents.
As such, and in accordance with BS 8233 and ProPG, a compromise between noise levels of up to 55 dB and standard garden fences was made. As stated below in the excerpt from BS 8233, 55 dB is considered acceptable in noisier environments which is the case for this site adjoining the A543 Wrexham Road.

Please could you reconsider the points you have raised in respect of these items. All other matters raised below are accepted.

Kind regards
Justin

Justin Paul
BA BTP MTRPI
Managing Partner

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07971 446630
2 Wrexham Road Chester CH4 7QR
www.j10planning.com

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

From: Paul Campini <Paul.Campini@wrexham.gov.uk>
Sent: 08 June 2022 14:01
To: Justin Paul <Justin@j10planning.com>
Subject: FW: DMO pre-application consultation : land adj. Sycamore House, Wrexham Road, Holt

Good Afternoon Justin

I email in response to the below pre-planning consultation on behalf of Environmental Health at Wrexham County Borough Council.

Should I be consulted on this by Wrexham's Planning Department I would look to recommend the following comments / conditions:

- As the proposed development is adjacent to a busy road an Air Quality assessment for the road traffic pollutants Nitrogen Dioxide (NO2) and Particulate Matter (PM10) shall be carried out and submitted with the planning application. The assessment shall use appropriate modelling methods, as described in 'Local Air Quality Management Technical Guidance LAQM TG(16)". The report shall include an assessment of the Air Quality at the proposed development and on existing receptors near to the proposed development.

  Prior to undertaking the modelling it is advised to contact the Councils air quality officer to discuss existing monitoring data that may be available and confirm which nearby receptors should be included in the assessment.

- Acoustic report 'Noise Constraints Assessment, Wrexham Road, Holt' Reference: 50-256-R1-2, Dated: December 2021 by e3p. States that the properties along the southern area of the development along the A453, will fall within Noise Exposure Category (NEC) C of Technical Advice Note (TAN) 11 for road traffic for both day and night. Whereas mitigation has been suggested TAN 11 makes the following comment about NEC C '*Planning permission should not normally be granted. Where it is considered that permission should be given, for example, because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise*'. However, it is recognised that this site is included in the draft LDP and it will therefore be a matter for the Planning Dept to decide whether this justifies the current development plan given the above.

  Notwithstanding the above it will be necessary to confirm the acoustic attenuation details as part of the planning application so as to meet the requirements of:

- BS8233 – The internal noise levels of the properties.
- BS8233 – states for external amenity area it is desirable that the external noise level does not exceed 50 dB LAeq,T, with an upper guideline value of 55 dB LAeq,T which would be acceptable in noisier environments. However, it is also recognized that these guideline values are not achievable in all circumstances where development might be desirable

  The design should include mitigation to achieve the 50 dB in the external amenity areas or provide justification why this is not possible, in which case the lowest practicable levels should be achieved.

- No part of the development shall commence until an appropriate Dust Management Scheme has been submitted to and approved in writing by the Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase.

- All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

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

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

  The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292 040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

- Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

  Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;

  Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements

of such a notice can result in prosecution;

Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Planning & Regulatory Department on 01978 292 040 for further advice and information.

Should you wish to discuss any of the above please don't hesitate to contact me.

Regards

Paul Campini
Swyddog Gorfodaeth / Enforcement Officer
Iechyd yr Amgylchedd a Safonau Tai / Environmental Health and Housing Standards

07800 688713

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facebook.com/cyngor wrecsam | facebook.com/wrexhamcouncil



From: Justin Paul <Justin@j10planning.com>
Sent: 26 May 2022 09:01
To: highwaysplanning <highwaysplanning@wrexham.gov.uk>; public_protection_service <public_protection_service@wrexham.gov.uk>; flooding <flooding@wrexham.gov.uk>; Emma Broad <Emma.Broad@wrexham.gov.uk>; Jon Brewin <Jon.Brewin@wrexham.gov.uk>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; Dafydd Ifans <Dafydd.Ifans@wrexham.gov.uk>; Developer.services@dwrcymru.com; New.connections@hdcymru.co.uk; NorthPlanning@cyfoethnaturiolcymru.gov.uk; AmAdminPlanning@gov.wales; lqas@gov.wales; mark.walters@cpat.org.uk; Shawn Fleet <Shawn.Fleet@wrexham.gov.uk>
Subject: DMO pre-application consultation : land adj. Sycamore House, Wrexham Road, Holt

Dear Sir / Madam

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

the proposed residential development on the draft LDP Housing allocation site (H13 – land adj. Sycamore House, Holt).

This is the formal notification as required by the planning legislation.

The notice provides a link to the full suite of documents and plans associated with this Outline proposal (for up to 425 dwellings with detailed means of highway access), but to make life easier I provide the hyperlink here (live from later on today) by visiting:
https://j10planning.com/consultations/holt-local-housing/

Please note that under separate cover we have notified the Community Council, Ward Councillor and all neighbours with site notices having also been erected.

In any event, we look forward to hearing from you by the deadline of 23rd June 2022.

Yours faithfully
Justin Paul

Justin Paul
BA BTP MTRPI
Managing Partner

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07971 446630
2 Wrexham Road Chester CH4 7QR
www.j10planning.com

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

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 yngl?n 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

From:	Nichola.Davies@gov.wales
To:	Justin Paul
Subject:	Cadw - DMO pre-application consultation : land adj. Sycamore House, Wrexham Road, Holt - Response
Date:	22 June 2022 08:23:05
Attachments:	image001.png image002.png image003.png image004.png

Dear Justin

Thank you for your consultation.

Advice

DE013 Holt Roman Settlement
DE024 Holt Bridge
DE106 Holt Castle
DE224 Fishponds at Esp Hill

The above scheduled monuments are located inside 3km of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these scheduled monuments. Cadw therefore has no comments.

Kind regards

Nichola
Cadw
Nichola Davies
Rheolwr Gwaith Achos/ Casework Manager, Cadw
Llywodraeth Cymru / Welsh Government
FFôn / Tel: 03000 256007
E-bost/ Email:Nichola.Davies@gov.wales
Cadw— er lles pawb.
For us all, to keep.

Ymunwch â Cadw
Join Cadw

From: Justin Paul <Justin@j10planning.com>
Sent: 26 May 2022 09:01
To: highwaysplanning@wrexham.gov.uk; public_protection_service@wrexham.gov.uk; flooding@wrexham.gov.uk; emma.broad@wrexham.gov.uk; jon.brewin@wrexham.gov.uk; Matthew Phillips <matthew.phillips@wrexham.gov.uk>; Dafydd Ifans <dafydd.ifans@wrexham.gov.uk>; Developer.services@dwrcymru.com; New.connections@hdcymru.co.uk; NorthPlanning@cyfoethnaturiolcymru.gov.uk; Am Admin Planning <AmAdminPlanning@gov.wales>; LQAS <LQAS@gov.wales>; mark.walters@cpat.org.uk; Shawn Fleet <shawn.fleet@wrexham.gov.uk>
Subject: DMO pre-application consultation : land adj. Sycamore House, Wrexham Road, Holt

Dear Sir / Madam

As required by the relevant planning legislation please find attached formal Notices with respect the proposed residential development on the draft LDP Housing allocation site (H13 – land adj. Sycamore House, Holt).

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In any event, we look forward to hearing from you by the deadline of 23rd June 2022.

Yours faithfully
Justin Paul

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2 Wrexham Road Chester CH4 7QR
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Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein hysbysiad preifatrwydd yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our Privacy Notice explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-189893-T8X4
Eich cyf/Your ref: Land adj. Sycamore

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

By email: justin@j10planning.com

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

22/06/2022

Dear Justin Paul,

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

BWRIAD / PROPOSAL: Proposed residential development for the construction of up to 39 residential dwellings with all matters reserved except for detailed means of primary highway access and indicative provision made for pedestrian linkages, public open space, landscaping, drainage and biodiversity.

LLEOLIAD / LOCATION: Land adj. Sycamore House, Wrexham Road, Holt

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 26/05/2022.

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. 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.

Protected Sites

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). On the 21st January 2021, NRW published an evidence package outlining phosphate levels for all river SACs across Wales. As part of this package, we issued a Planning Position Statement, in which we advised that any proposed development that might increase the amount of phosphate (or phosphorus) within a riverine SAC catchment could lead to damaging effects to the SAC. Therefore, such proposals should be screened through a Habitats Regulations Assessment (HRA) by the Local Planning Authority (LPA) to determine whether they are likely to have a significant effect on the SAC. We have also issued Planning Advice (May 2021) which gives specific advice in respect of foul drainage arrangements for new developments.

This application for a residential development proposes connection of foul water to the mains sewer. As such, we refer you to our Planning Advice, in particular the section titled 'What does this mean for development proposals involving connection to public wastewater

treatment works', which specifies the information that should be provided to support applications which propose connections to public wastewater treatment works.

With regards to the third bullet point, we note from the submitted information that Holt Wastewater Treatment Works does not have capacity to treat additional phosphorus.

The Local Planning Authority (LPA) will need to take the above into account in their determination of 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 (seeking advice from consultants as may be necessary) to demonstrate no adverse effect on site integrity. The LPA should then consult us on their Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Protected Species

We note that the Ecology Scoping Assessment submitted in support of the above application (Roe, R (2021) Land at Wrexham Road, Holt. Doc Ref: KE21/2403/02) has identified that protected species were not using the application site. We therefore have no comments to make on the application as submitted.

Other Matters

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

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

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

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

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

Yours sincerely,

Siôn M. Williams
Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales

From: Justin Paul
To: LQAS@gov.wales; arwel.williams@gov.wales
Cc: Mike Palmer
Subject: RE: DMO pre-application consultation : land adj. Sycamore House, Wrexham Road, Holt
Date: 22 June 2022 17:50:00
Attachments: image001.png
image002.png
J10 - Planning Statement - May 2022.pdf

Hello Arwel
Thanks for your letter.
You should note (from reading our Planning Statement - copy attached) that under the proposed and unadopted Wrexham LDP (2013-2028), the site is proposed for allocation as housing (*Ref: H13 Land at Sycamore House)* for housing under policy H1.
The emerging LDP assessment process considers the total loss of BMV agricultural land for the whole LPA area, over the plan period. The approach you have taken with other sites (e.g. the KSS2) is that if the proposed LDP is proved sound and adopted by the LPA, which includes the site as a development allocation, then the Department would **withdraw its concerns/ objection**.
I would ask you to consider this and that you consider revising your letter with a view to re-issuing it please to reflect the emerging policy framework position ?
Kind regards
Justin

Justin Paul
BA BTP MTRPI
Managing Partner

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2 Wrexham Road Chester CH4 7QR
www.j10planning.com

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

From: Arwel.Williams@gov.wales <Arwel.Williams@gov.wales> **On Behalf Of** LQAS@gov.wales
Sent: 22 June 2022 17:13
To: Justin Paul <Justin@j10planning.com>
Cc: LQAS@gov.wales
Subject: RE: DMO pre-application consultation : land adj. Sycamore House, Wrexham Road, Holt

Dear Justin Paul,

Re: Pre-application consultation response under article 2E of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 - Proposed development at land adj. Sycamore House, Wrexham Road, Holt.

Please find attached the Departments substantive response, as a specialist consultee, to the above pre-application consultation.

Regards

Arwel Williams

Arwel Wyn Williams
Cynghorydd Polisi Pridd a Defnydd Tir Amaethyddol / Agricultural Land Use & Soil Policy Advisor
Is-adran Tirweddau, Natur a Choedwigaeth / Landscapes, Nature and Forestry Division
Llywodraeth Cymru / Welsh Government
Ffôn / Tel: 0300 025 2052
E-bost: arwel.williams@llyw.cymru / E-mail: arwel.williams@gov.wales
Ar y We / Internet: www.llyw.cymru / www.gov.wales

From: Justin Paul <Justin@j10planning.com>
Sent: 26 May 2022 09:01
To: highwaysplanning@wrexham.gov.uk; public_protection_service@wrexham.gov.uk; flooding@wrexham.gov.uk; emma.broad@wrexham.gov.uk; jon.brewin@wrexham.gov.uk; Matthew Phillips <matthew.phillips@wrexham.gov.uk>; Dafydd Ifans <dafydd.ifans@wrexham.gov.uk>; Developer.services@dwrcymru.com; New.connections@hdcymru.co.uk; NorthPlanning@cyfoethnaturiolcymru.gov.uk; Am Admin Planning <AmAdminPlanning@gov.wales>; LQAS <LQAS@gov.wales>; mark.walters@cpat.org.uk; Shawn Fleet <shawn.fleet@wrexham.gov.uk>
Subject: DMO pre-application consultation : land adj. Sycamore House, Wrexham Road, Holt

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In any event, we look forward to hearing from you by the deadline of 23rd June 2022.

Yours faithfully
Justin Paul

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Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein hysbysiad preifatrwydd yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our Privacy Notice explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Soil Policy & Agricultural Land Use Planning Unit
Uned Polisi Pridd a Chynllunio Defnydd Tir Amaethyddol
Yr Adran Newid Hinsawdd / Department for Climate Change.
Change

Llywodraeth Cymru
Welsh Government

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

Via Email: justin@j10planning.com

22nd June 2022.

Dear Justin Paul,

Re: Pre-application consultation response under article 2E of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 - Proposed development at land adjacent to Sycamore House, Wrexham Road, Holt, LL13 9YU.

I refer to your email of 26th May 2022 consulting the Department on the above statutory pre-application consultation. This response is made in accordance with:

- Part 1A, Article 2D, 2E and Schedule 4, paragraph (s) of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.
- Annex B5 and B6 of Technical Advice Note (TAN) 6 – 2010.
- Planning Policy Wales (PPW), Edition 11 – 2021.

This response will first set out our consideration of the agricultural land classification survey undertaken for the site, followed by our substantive response on the proposed application.

1. Agricultural Land Classification (ALC) survey - Technical Review:

An Agricultural Land Classification report has been prepared by Land Research Associates (LRA) *(Ref: 1776/1 'Agricultural Quality of Land Adjacent to Sycamore House, Wrexham Road Hold, Cefn Park, Wrexham', dated 17th March 2021)* and is included with the pre-application consultation documents[1].

The Department has reviewed this report and had several queries on the grading which were discussed with the surveyor for clarification. Following these discussions, LRA sent the Department a revised version of the ALC survey report – (Ref: 1776/2, dated 21st June 2022 - copy attached).

[1] https://j10planning.com/consultations/holt-local-housing/

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

The Department has undertaken a validation of the revised ALC survey report by LRA and can confirm it has been undertaken in accordance with the '*Revised Guidelines and Criteria for Grading the Quality of Agricultural Land' (MAFF 1988)*[2].

The revised report confirms the application area land quality to be 1.0ha ALC Grade 2, 0.4ha Subgrade 3a and 0.3ha 'other land', total of 1.70ha surveyed.

2. Agricultural Land Classification (ALC) – Advice:

The revised ALC survey report by Land Research Associates (Ref: 1776/2, dated 21st June 2022) can be accepted as an accurate reflection of the land quality on site. This confirms the presence of 1.40ha of Best and Most Versatile (BMV) agricultural land.

3. Expression of view:

Having considered this proposal in light of the Welsh Government's Planning Policy Wales provision for the protection of BMV agricultural land (paragraphs 3.58 & 3.59); and TAN 6 (Annex B5), the Department advises the applicant that it has identified concerns in relation to the proposed development for the following reasons:

- The proposed site is not allocated for development under the adopted Wrexham UDP. Therefore, the submitted proposal must be assessed on its merits alone as a Departure case.

- As a Departure case, the submitted proposal has failed to justify the loss of BMV agricultural land (as is required by PPW paragraph 3.58 and 3.59) in demonstrating considerable weight given, justification of overriding need and application of the sequential test. The applicant's justification is based on the current unadopted LDP.

- The proposed Wrexham LDP assessment process considers the total loss of BMV agricultural land for the whole LPA area, over the whole plan period. The proposed Wrexham LDP has not to date been adopted; therefore, the outcome of the LDP should not be pre-judged and this proposal should be assessed on its merits alone.

- A number of non-BMV sites have been put forward within the un-adopted LDP. Lower grade agricultural land is available, and the planning statement conflicts with PPW.

The view expressed does not bind any other part of Welsh Government commenting on the proposal.

I trust the above expression of view and associated remarks are clear and unambiguous. Please do not hesitate to contact if necessary.

Yours sincerely



Arwel Williams.
Agricultural Land Use & Soil Policy Advisor
Soil Policy & Agricultural Land Use Planning Unit - LQAS@gov.wales

Enc. Revised ALC Report, Ref: 1776/2 - Agricultural Quality of Land Adjacent to Sycamore House, Wrexham Road Hold, Cefn Park, Wrexham - dated 21st June 2022.

[2] http://publications.naturalengland.org.uk/file/5526580165083136

From: Mark Walters
To: Justin Paul
Subject: Re: land adj. Sycamore House, Holt
Date: 18 July 2022 09:19:18
Attachments: 136d390e.png
image001.png

Hi Justin

Thanks for the geophysics report. I would tend to agree that there is little of interest being thrown up by the geophysics and we would not require additional investigation of the anomalies which all appear to represent either former 18th/19th c. field boundaries or recent agricultural activity.

Best regards

Mark

Mark Walters
Senior Planning Archaeologist / Uwch Archeolegydd Cynllunio
Ffôn / Tel: Mobile: 07736 163148
E-bost / E-mail: mark.walters@cpat.org.uk

Ymddiriedolaeth Archaeolegol Clwyd-Powys, Y Swyddfeydd, Coed y Dinas, Welshpool, SY21 8RP, Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig CIfA.

Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP. Registered Office as above. Company No 1212455, Charity No 508301. Chartered Institute for Archaeologists Registered Organisation No 6.

Please note that I do not work Fridays

From: Justin Paul <Justin@j10planning.com>
Sent: 15 July 2022 15:45
To: Mark Walters <mark.walters@cpat.org.uk>
Subject: land adj. Sycamore House, Holt

Hi Mark
We've now had the geophysics undertaken for this site and it appears that it reveals nothing of nay archaeological interest that would merit any further (pre-determination) investigation.
Please could you kindly review and confirm accordingly ?
Many thanks
Justin

Justin Paul
BA BTP MTRPI
Managing Partner

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

From: Chris Matthews <cmatthews@archaeologicalsurveywest.co.uk>
Sent: 11 July 2022 09:15
To: Justin Paul <Justin@j10planning.com>
Subject: Re: INVOICE for Wrex-rd Holt

Hi Justin

Please find attached report.

In summary, the only features identified relate to former field boundaries present in the 19th and 20th century Ordnance Survey maps. There association with the former Sycamore house may give them some negligible significance, as the only original remains of which are the grade II listed gates.

Aside from that, other features relate to either cultivation or debris associated with the roads. There is a weak circular feature with an approximate 8m diameter. These are often interpreted as prehistoric, however, I believe it is more likely to be associated with cultivation turning circles, as it corresponds with visible circular cultivation marks present on some of the early 2000s aerial photography.

If you have any questions, please let me know.

Chris

Archaeological Survey West LLP
Director
Christopher Matthews
cmatthews@archaeologicalsurveywest.co.uk

Visit us at:
www.archaeologicalsurveywest.co.uk
Or
Find us on Facebook at @archaeologicalsurveywest

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From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 01 June 2022 13:00
To: Justin Paul <Justin@j10planning.com>
Subject: Proposed development of 39 houses on land adj. Sycamore House, Wrexham Road, Holt - Geophysical Survey

Dear Justin

Thank you for the pre-application consultation on this application.

While there are currently no recorded archaeological sites within the development boundary the plot does lie immediately west of PRN 102484 - Sycamore House Mound. This is thought to be

either a prehistoric ring ditch burial site of Bronze Age date, or a possible former medieval windmill site. It has never been examined to test its origins. Unfortunately, while we recommended pre-determination evaluation of the development site here to the LPA in 2013, an error in the planning system resulted in no archaeological work being completed and the site was lost under new housing.

If the circular feature was indeed a prehistoric ring ditch these are not usually found in isolation and are typically part of a wider cremation cemetery where other burials may lie in simple pits outside the mound or mounds in the cemetery. Due to the proximity of the pre-application site to the former cropmark feature there is a potential for related sub-surface prehistoric archaeology in the application area.

We would therefore recommend that

pre-determination archaeological evaluation in the form of an initial geophysical survey of the whole plot should be completed here in accordance with Tan 24 (May 2017) and Planning Policy Wales (Feb 2021). A brief for the geophysical survey is attached, but the geophysics specialist will normally recommend the appropriate technique to be used based on the local soils and geology. The chosen geophysical specialist should forward a WSI/specification document which needs to be approved by us in advance.

The results of the geophysical survey may require additional pre-determination archaeological intervention in the form of investigative trenching if significant features are located.

Kind regards

Mark Walters

Mark Walters
Senior Planning Archaeologist / Uwch Archeolegydd Cynllunio
Ffôn / Tel: Mobile: 07736 163148
E-bost / E-mail: mark.walters@cpat.org.uk

Ymddiriedolaeth Archaeolegol Clwyd-Powys, Y Swyddfeydd, Coed y Dinas, Welshpool, SY21 8RP,
Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig CIfA.

Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP.
Registered Office as above.
Company No 1212455, Charity No 508301.
Chartered Institute for Archaeologists Registered Organisation No 6.

APPENDIX H : Responses : Community Council

From: Justin Paul
To: Jean Pierce; clerkforholtcc@outlook.com
Subject: RE: DMO pre-application consultation : land adj. Sycamore House, Wrexham Road, Holt
Date: 29 June 2022 12:00:00
Attachments: image001.png

Morning Jean
Firstly … happy retirement and thanks for sending these comments through on this consultation. The views expressed by the CC will be taken into account and duly responded to in any PAC report submitted with a planning application.
All the very best
Justin

Justin Paul
BA BTP MTRPI
Managing Partner

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

From: Jean Pierce <jeanannpierce@outlook.com>
Sent: 29 June 2022 10:46
To: Justin Paul <Justin@j10planning.com>
Subject: Re: DMO pre-application consultation : land adj. Sycamore House, Wrexham Road, Holt

Good Morning Justin,
As promised I am now sending comments regarding the Pre Application for Planning for Pridding Farming Partnership on land adjacent to
Sycamore House, Wrexham Road, Holt, Wrexham LL13 9YU

The members feel that at present any application is premature until the Local Development Plan is back with WCBC (possibly Autumn time).
It was felt that the Proposed open space allotted is inadequate. Some parts of the site are elevated and the properties should be a maximum of 2 storeys in height as the site will be very visible when approaching Holt from the Isycoed direction.
The site should include some starter homes and also some bungalows to enable residents who live in Holt to move to a bungalow in retirement and also starter homes to enable young couples to settle in the village and hopefully benefit the furure of the local school.
The reply to my e.mail can come to me but for future reference I now enclose the new Clerk's details.

Mr. Graham Mitchell,
Clerk to Holt Community Council
e.mail clerkforholtcc@outlook.com

Telephone 01829 270879

Many thanks.
Kind regards.
Jean Pierce - Clerk to Holt Community Council (retiring July)

From: Justin Paul <Justin@j10planning.com>
Sent: 26 May 2022 09:00
To: Jeanannpierce@outlook.com <Jeanannpierce@outlook.com>
Subject: DMO pre-application consultation : land adj. Sycamore House, Wrexham Road, Holt

Good morning Jean

I am sending the attached correspondence, given your position as Clerk to Holt Community Council.

As required by the relevant planning legislation please find attached formal Notices with respect the proposed residential development on the draft LDP Housing allocation site (H13 – land adj. Sycamore House, Holt).

This is the formal notification as required by the planning legislation. Under separate cover we have also notified the local Ward Councillor, all immediate neighbours (residents and businesses) within the immediate proximity of the site with a formal notice drop / flyer to advise them of the proposal and site notices have also been erected.

The notice provides a link to the full suite of documents and plans associated with this proposal, but to make life easier I provide the hyperlink here (live from later on today) by visiting:
https://j10planning.com/consultations/holt-local-housing/

The closing date for all responses to this formal pre-application consultation is 23rd June 2022.

Yours faithfully
Justin Paul

Justin Paul
BA BTP MTRPI
Managing Partner

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HOLT COMMUNITY COUNCIL- MINUTES OF THE MEETING HELD ON TUESDAY JUNE 28TH 2022 AT 7-00PM AT THE KENYON HALL, HOLT.

PRESENT: Councillors – Mr J Cubitt, Mrs G Jones, Ms A Shone, Mr D Munnerley, Mr J Pridding, Mr A Jones, Councillor M Morris

Also present, Mr G Mitchell, new Clerk and Mrs J Pierce, retiring Clerk.

APOLOGIES: Mr S Lewis, Mr D Powell.

CHAIR: Mr J Cubitt, Chairman, took the chair and welcomed everyone. A silence was held in respect of the late Mrs Ann Baker.

Mr Cubitt read out a card from the retiring Clerk, Mrs Jean Pierce, advising that she was formally retiring at the end of July and thanking the Councillors, both past and present, for the support and friendship given to her over the 43 years in which she has been Clerk to Holt Community Council.

MINUTES: Mr J Cubitt proposed these be signed and approved as a true record, seconded Mrs G Jones

ITEM 1 – MATTERS ARISING FROM THE MINUTES:

1) **Mr J Pridding signed the Declaration of Office and Acceptance of the Model Code of Conduct in the presence of the retiring Clerk who countersigned (as per requirement in Law)**
2) **HOLT COMMUNITY GARDENERS: The Holt Car Park Nature Project is progressing well**
3) **COMMUNITY AGENTS: A letter from the Rainbow Foundation was read out which advised that the Rainbow Foundation had joined with the National Trust and were inviting people in the local communities to join with them in a series of wellbeing activities at Erddig in June and July: the activities include Nordic walking, an outdoor tour, art in the garden, woodland walks and books on prescription, with the activities designed to encourage the natural world and to take advantage of the beauty of Erddig. Full details of the activities, dates and times were included in the letter.**
4) **ALLOTMENTS: A meeting with Grant Howard regarding quotes for Allotment fencing, tile waste removal from one of the allotments and removal of a fallen apple tree is to be arranged by the Clerks.**
5) **MUGA: Councillor Morris advised that a meeting is due to be held soon to discuss Section 106 and the surface water issues.**
6) **PLAY EQUIPMENT DEE PARK: A meeting was held with Alison, Area Sales Manager for Sutcliffe Play to discuss which equipment to order for the Dee Park play area; both Clerks and some councillors attended; 2 options were identified and Alison will provide detailed quotations.**
7) **FINANCIAL SHEET: The Financial sheet had been circulated to the Councillors; it was discussed and variances explained; proposed acceptance by Ms A Shone, seconded by Mrs G Jones, all agreed.**

8) **The retiring Clerk advised that on her return from holiday, a message had been received on her answerphone from a resident of Cae'r Lew Flats on Quakers Way asking for the land at the approach to Dee Villas to be tidied up; an email was sent to the Street Scene Co-ordinator at WMBC who went to have a look but could not find anything wrong. In addition, the Clerk had sent thanks on behalf of Holt CC for the swift removal of the graffiti on the bypass bridge.**
9) **WILDLIFE AT CASTLE: The retiring Clerk advised that she had had a lengthy conversation with Rachel Carter from One Voice Wales regarding free garden packs from Local Places for Nature but it was decided that it was not suitable for Holt.**
10) **PLANNING: Due to a Councillor having an interest in a planning application, this item was deferred until the end of the meeting.**
11) **MONUMENT MEADOW: Mr J Cubitt, Mr P Hinchliffe and Mr D Munnerley attended the recent open day.**
12) **INDEPENDENT REMUNERATION FOR WALES: Mr J Pridding was advised of his right to claim expenses but declined the offer.**
13) **GRANTING OF FREEDOM OF HOLT TO MR P GAADE; The meeting was advised that Mr Gaade had been presented with the scroll and that he had been pleased to accept the honour.**

ITEM 2: CORRESPONDENCE

14) **An email had been received from Rachel Varley, Senior Parliamentary Researcher to Sarah Atherton MP requesting whether it would be possible for local MP to attend a meeting of Holt CC; after a discussion, it was decided to invite Mrs Atherton to the September meeting with a time slot of the first 15 minutes to be made available: Proposed Mr J Pridding, seconded by Mrs G jones, all agreed, Clerk to confirm.**
15) **A request had been made by WMBC to site a small cabin on a corner of the car park (as had happened previously) while repairs were made to the nearby council houses; this work was likely to take some weeks, possibly a couple of months; this was agreed by all**
16) **A letter had been received from the office of the Mayor of Wrexham inviting the Chairman Mr J Cubitt, to attend a Civic Service at St Giles Church, Wrexham on Sunday 10th July; unfortunately, Mr Cubitt is away on holiday, and the Vice Chairman is away on holiday at this time and cannot be asked whether can attend; accordingly, the request will be declined.**
17) **An application for a premises licence for The Quarry Arms (formally the Gredington Arms) had been received.**
18) **A notice was read out regarding the Holt and Farndon Community Archaeological Project**

ITEM 3: AGENDA

19) **The retiring Clerk advised that she had been informed that it was not possible to co-op Mr J Hughes onto the Community Council and that a notice needed to be displayed in the first instance; this was done but as**

Mr D Bithell had expressed an interest in becoming a Community Councillor, another notice was now required advising that there were 2 vacancies and has subsequently been put up.

ITEM 4: ANY OTHER BUSINESS

20) **Mrs G Jones advised that the condition of the archway into the Dee park play area was getting worse; Clerk advised this had previously been reported to WMBC; also that a wiring cover on a street lamp at the entrance to Chapel Lane had fallen off and the wiring exposed; Clerk to contact WMBC**
21) **Mr J Pridding advised that commercial bins were being left out for days on the footpath on Green Street; this was to be monitored: a Mercedes van was being parked on this side of the traffic lights on the bridge and was causing an obstruction; damage had been done to the tiling on the inside of the toilets and tiles now need replacing; it was agreed to check the CCTV and if necessary inform the PCSO.**
22) **Councillor M Morris brought up about having more CCTV cameras in the village especially on the Cross although this may create difficulties regarding monitoring of them.**
23) **Mr J Cubitt mentioned that names of ex Councillors needed removing from the website; also banking mandate needed to be amended; in addition, Mr Cubitt had been contacted by his opposite number on Farndon Parish Council asking whether it would be possible to establish a closer relationship between the 2 adjoining councils; a suggestion was made to invite the both Chairpersons to attend meetings of each council. Mr Cubitt asked the Clerks to try and get an approximate cost to lay electrics to the allotments.**

MR J PRIDDING, WHO HAD DECLARED AN INTEREST IN A PLANNING APPLICATION, LEFT THE MEETING.

24) **PLANNING APPLICATIONS: A letter from a J10 Planning, a company working on behalf of Pridding Farming Partnership, was read out; the letter was a "Consultation Before Applying For Planning Permission Notice Under Article 2D". The property was "land adjoining Sycamore House, Wrexham Road, Holt." The notice was requesting a pre-application consultation response from specialist consultees before the application for planning permission was made.**
Councillor Morris advised that the notice was a legal requirement as part of the pre-application process. The site had been included in the Pre Local Planning for the Local Development Plan of 2013 which has not yet been adopted. Councillor Morris commented that any application before the Local Development Plan is adopted is presumptuous.
It was commented that some of the proposed houses were 2.5 storeys high, that 39 properties was too many and there was not enough provision for affordable housing.