PRE-APPLICATION CONSULTATION REPORT

STRATEGIC ECOLOGY CORRIDOR

May 2025

Carter Jonas

Classification L2 - Business Data

Date: May 2025

Client: Mauna Kea

Client or Job Number: J0082108

Contacts: Andy Cowan

Project Ref:	J0082108	J0082108
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Date:	10/04/2025	
Prepared by:	SC	
Checked by:		

17 Marble Street
5th Floor Bloc
Manchester
M2 3AW

T: 0161 674 0500

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1.0 INTRODUCTION

1.1 Carter Jonas ("The Agent") has prepared this Pre-Application Consultation report on behalf of Mauna Kea Limited ("The Applicant") to support a Full Planning Application at Land off Francis Lane, Wrexham, Land adjoining the B5130, Wrexham and Land off Maesgwyn Lane, Wrexham ("The Site").

1.2 The description of the development is as follows:

Change of use from agricultural to ecological land use alongside the erection of bunds, access, landscaping, and associated works.

1.3 The application site (Figure 1) currently consists of open agricultural land located to the north and east of Wrexham Industrial Estate. Both the Land off Francis Lane and the Land adjoining the B5130 have thick hedgerows present along all boundaries as well as mature trees present both within the land and along the boundaries.

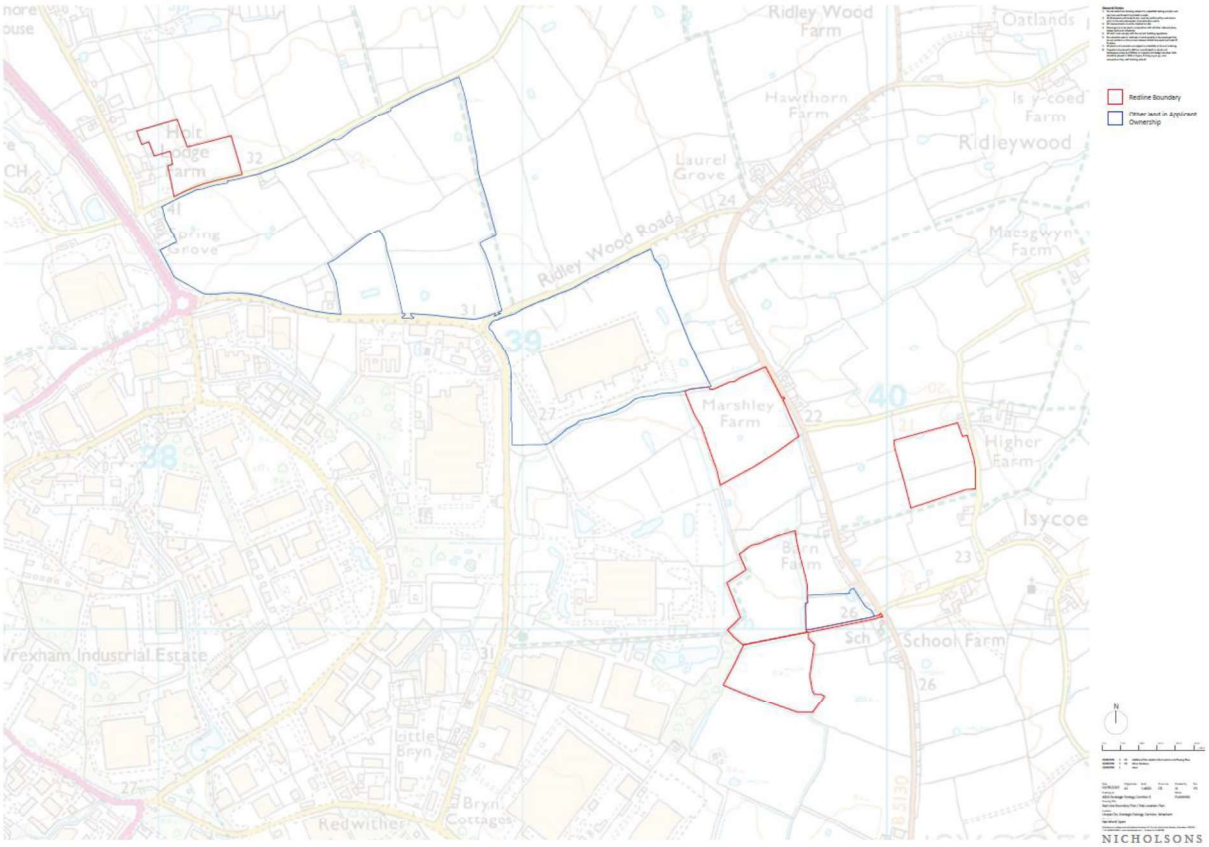


Figure 1: Application site area (red outline). Nicholsons, 2025

1.4 The proposed development is located on the edge of the Wrexham Industrial Estate which is allocated as employment land within the Wrexham County Borough Council Local Development Plan. The area has been identified to support continued economic growth, employment and enterprise within the County Borough and the wider region within the Local Development Plan (LDP) (adopted December 2023) and previously the Wrexham Unitary Development Plan (UDP) (adopted February 2005).

1.5 This statement also seeks to provide a summary of the process of engagement that has been undertaken by the applicant to date in relation to the proposals. It has sought to be a meaningful process, prepared in the context of practise guidance contained within Section 61Z of the Town and Country Planning Act 1990, Section 17 of the Planning (Wales) Act 2015, and Part 1A of the Town and County Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

1.6 The Statement describes how this process has influenced the evolution of the scheme prior to the submission of the planning application. Whilst it may be read in isolation, this Statement should be read alongside the Planning Statement also prepared by Carter Jonas.

1.7 This document is structured as follows:

- **Section1: Introduction (this section) –** Describes the aims and structure of the document.
- **Section 2: Planning Policy Context –** Provides and overview of the planning policy and legislative requirement for the Pre-Application Consultation.
- **Section 3: Methodology –** Explains the methodology behind the community consultation.
- **Section 4: Summary of Consultation –** Summary of responses received to date.
- **Section 5: Conclusions –** Presents a comprehensive review of the consultation undertaken.

2.0 PLANNING POLICY CONTEXT

2.1 The requirement to carry out a Pre-Application Consultation for proposed major development is set out in Section 61Z of the Town and Country Planning Act 1990, Section 17 of the Planning (Wales) Act 2015, and Part 1A of the Town and Country Panning (Development Management Procedure) (Wales) (Amendment) Order 2016.

2.2 The above legislation states that prior to the submission of a planning application, applicants must:

- Make draft planning application documents available to view publicly;
- Notify Statutory Consultants of the proposed development;
- Display site notices in at least one place on or near the land to which the proposed application relates to; and
- Provide a minimum 28-day consultation period.

2.3 This report sets out that the legislative requirements have been met in relation to the proposed development through the detailed pre-application consultation that was undertaken as set out in section 3 of this.

2.4 This report sets out the consultation that was undertaken, details of the feedback that was received and provides a response where appropriate.

3.0 METHODOLOGY

3.1 This section provides details of how the statutory consultation was carried out prior to the submission of a full planning application to Wrexham County Borough Council (WCBC), in accordance with legislative requirements as well as the following guidance set out in the Welsh Government "Pre-Application Community Consultation: Best Practise Guidance for Developers" document dated December 2021.

Site Notices

3.2 Five site notices in total were put up around the two parcels of land on the 4th of April 2025 to inform the local community of the Applicants intention to apply for planning permission for the proposed development.

3.3 The Site Notices contained all information as required by Schedule 1B of the "Publicity and Consultation before Applying for Planning Permission Notice under Articles 2C and 2D of the Town and County Planning (Development Management Procedure) (Wales) (Amendment) Order 2016; including:

- The site location;
- The Applicant details;
- Description of the proposed development;
- Details of where to view draft planning application documents online;

- How to respond to the consultation; and
- The Consultation Deadline

3.4 The Site Notices were displayed in both English and Welsh between 4th April 2025 to 2nd May 2025.

3.5 The Applicant regularly checked whether any of the site notices needed to be replaced due to defacement or removal; however, this was not required.

3.6 All Site Notices were easily visible and legible to members of the public for the whole 28-day period.

3.7 Appendix 2 provides a copy of the Site Notices in English and Welsh.

Notifying Adjoining Properties and Owners

3.8 Carter Jonas, on behalf of the Applicant identified all owners and occupiers of land adjoining the two parcels of land which the proposed development relates.

3.9 Due to the scale of the proposed development, an appropriate consultation area was identified to capture adjoining and nearby properties. The area extended to properties within approximately 300 metres of the site. This is considered reasonable considering the industrial nature of immediate surroundings.

3.10 Ownership was determined using Mapping Terrier, an internal Carter Jonas GIS system, with an interactive map, showing the ownership details of each parcel of land across the United Kingdom. Private Owner details are not shown within Mapping Terrier and therefore Land Registry documents were purchased for the parcels of land which were privately owned.

3.11 In total, 41 neighbouring owners/occupiers were identified. The names and addresses of these have not been provided in this report for data protection reasons. However, a map showing properties where owners and occupiers were sent a notice is shown in Appendix 8.

3.12 A hard copy of the following documents was posted to each owner/occupier:

- A covering letter giving a brief overview of the proposed development, where to view draft application documents, and how to submit comments.
- Site Notice (English).
- Site Notice (Welsh); and
- Completed Schedule 1B form.

3.13 An example of the covering letter and Schedule 1B form sent to each owner and occupier can be found in Appendix 5.

Everyone who received the letters had a link which would take them directly to the consultation website and documents. The information they received as well as the website signposted how comments and queries could be submitted direct to the Applicant via email, or the Carter Jonas project team via post.

Notifying Community Consultees

3.14 In line with regulations, Carter Jonas identified the relevant community consultees to be notified of the consultation. This included the relevant Community Council in which the proposed development would be and the Councillor representing the Ward.

3.15 The following community consultees were identified:

- Holt Community Council
- Isycoed Community Council
- Councillor Michael Morris

3.16 Each community consultee was notified about the proposed development via a physical letter and am email consisting of the following information.

- A covering letter giving a brief overview of the proposed development, where to view draft application documents, and how to submit comments.
- Site Notice (English)
- Site Notice (Welsh); and
- Completed Scheduled 1B form.

3.17 The above documents can be found in appendices 1-4.

Notifying Specialist Consultees

3.18 In line with Section 61Z of the Town and Country Planning Act 1990, the Applicant is required to consult with "Specialist Consultees" during the consultation period. These consultees are identified in Schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

3.19 The consultees are identified based on a number of criteria relating to the site location and the proposed development.

3.20 The identified Specialist Consultees of relevance to the application Site and proposed development are listed below:

- Wrexham County Borough Council Planning Department.
- Wrexham County Borough Council Highways Department.
- Natural Resources Body for Wales.
- Canal and River Trust.
- Dwr Cymru Welsh Water.
- The Fire and Rescue Authority.

3.21 Each Specialist Consultee was notified about the proposed development via an email containing the following information:

- A covering letter giving a brief overview of the proposed development, where to view draft application documents and how to submit comments.
- Site Notice (English).
- Site Notice (Welsh); and
- Completed Schedule 1C form.

3.22 The above documents can be found in Appendices 1-4 and 6.

Consultation Website

3.23 Prior to the 28-day consultation period, a website dedicated to the proposed development was set up and this went live on 4th April 2025, running for the full consultation period.

The web address was https://utopiacity.co.uk/strategic-ecology-corridor-wrexham and was included within the Site Notices and information sent to consultees and the adjoining landowners and occupiers. All responses from the website were directed to a dedicated consultation email address, referenced clearly where appropriate in consultation materials.

3.24 The website included the following information:

- Site location plan.
- Background to the proposed development.
- Further details of the proposals including what land uses and facilities are proposed.
- Development design.
- Outline of the benefits of the development.
- Links to view and/or download draft planning application documents.
- An email address and postal address to send comments to.

3.25 Screenshots of the website can be found in Appendix 7.

Natural Resource Wales Meeting

3.26 Net World Sports, Carter Jonas, Nicholsons and TEP met with Natural Resources Wales (NRW) on the 30th of April 2025.

3.27 During this meeting, an overview of the proposal was presented along with the proposals in which the Strategic Ecology Corridor would provide off-site mitigation for. It was explained that the proposals would ultimately deliver 17.4 ha of land for ecological purposes following a significant land assembly exercise by Net World Sports. The drawings were presented by Nicholsons, with the ecology evidence to support the application provide by TEP, giving NRW well rounded context to the planning proposals.

3.28 After the meeting, Carter Jonas issued minutes to Natural Resources Wales and invited them to amend and add to. This was completed on the 9th of May 2025.

3.29 The comments received back from NRW included advice stating that a like-for- like area of ecological mitigation should be provided for Utopia City, which would equate to an additional 3.44 ha being provided off site as part of the Strategic Ecology Corridor. During the meeting, a potential parcel of

land was shown to NRW which would accommodate the additional hectares of land, which was deemed as being acceptable by those at the meeting.

NRW Consultation Response

3.30 Following on from meeting with NRW, their official consultation response was sent to Carter Jonas and the Applicant on the 16th of May. The response was relatively positive, with various requests for minor amendments to the documents and the development proposal.

3.31 As part of their consultation response, NRW requested further information on protected species and how the parcels of land being brought forward within the planning application will be maintained and managed.

3.32 The submitted Habitat Management Plans were required to be amended to give further information on how the sites will be managed specifically towards the target sites i.e. Great Crested Newts (GCN). There was also no information provided on the surveillance or wardening of the sites to ensure the favourable conservation status of the species concerned.

3.33 The following information was requested:

- Details regarding GCN avoidance and mitigation measures.
- Details regarding the management, wardening and surveillance
- Details regarding the proposed tenure of the Strategic Ecology Corridor
- Information on the mechanism for securing each phase of the Strategic Ecology Corridor in relation to the corresponding development sites.

3.34 NRW noted in their consultation response that additional off-site mitigation was required for Utopia City, which is noted as being achieved through the addition to the Strategic Ecology Corridor through the land off Maesgwyn Lane which is approximately 3.44ha. However, NRW requested that further detail to confirm the on-site and total off-site ecology area (in hectares) should be submitted and further information should be submitted to the Local Planning Authority in support of a formal planning application.

3.35 The amendments requested by NRW have been carried out accordingly and have been included within the formal planning application.

4.0 SUMMARY OF CONSULTATION

4.1 This section of the report provides a summary of the responses received from members of the public.

Pre-Application Engagement

4.2 The application proposals have been discussed with Natural Resources Wales as part of an extensive pre-application consultation discussion.

4.3 The feedback related to the amount of mitigation area being proposed and how this could be increased. Following on from meeting with NRW, amendments to the plans were made to accommodate these comments.

4.4 Wrexham County Borough Council were approached for feedback as part of the pre-application consultation; however, no response was received.

4.5 Dwr Cymru Welsh Water responded as part of the pre-application consultation with information on their assets which cross the Northern Ecological Mitigation Area. From this response, an investigation into the location of these pipes was carried out, along with minor amendments to the design.

4.6 The proposed development has evolved as a result of the pre-application consultation responses received, as detailed in the submitted Planning, Design & Access Statement and reported in the technical assessment which supports this planning application.

Consultation Responses

4.7 In total, six responses were received to the consultation comprising:

- Two responses from adjoining owners/occupiers; and
- Three responses from Specialist Consultees.

4.8 During the Consultation period, John Hughes, a Director of Net World Sports met with the Isycoed Community Hub, a group of local residents to show them the proposed plans and to discuss the development proposal. The main concern local residents had was whether any buildings would be built on the land. Once it was made clear that no buildings would be on the land, nor would there be in the future the residents appeared to be in support of the planning proposal.

4.9 Table 1 below sets out the responses received, who these were from, the type of consultee and how th Applicant has taken each comment into consideration and provided a response where relevant.

Table 1: Consultation Responses

Consultee	Date of Response Received	Response Received	Applicant's Response
Canal and River Trust	7th April 2025	Commented stating that the scheme does not meet the criteria for consultation	No response required
Dwr Cymru Welsh Water	25th April 2025	They have provided a copy of the water and sewer extract plans for the area, and a copy of our Planning Guidance Note. They provide comments on the following: **Public Sewage Network –** They advised that some public drains may not be recorded on their maps and the presence of such drains may impact any proposal on the site. **Surface Water Drainage –** The development requires approval of sustainable drainage systems (SuDS) features in accordance with the 'Statutory standards for sustainable design systems – designing, constructing, operating, and maintaining surface water drainage systems. **Foul Water Drainage –** Advise that the applicant seek advice from Natural Resources Wales and/or the Building Regulations Authority as the regulatory body for this method of drainage. Should circumstances change and a connection to the public sewerage system is preferred, we recommend the developer contact and re-consult us on this proposal.	No Foul Water Drainage is required on site and the surface water will continue to drain as existing. As there is no built development occurring on site it is understood that further investigations are not needed. If circumstances change, Dwr Cymru Welsh Water will be reconsulted.

Isycoed Community Council	7th April 2025	Acknowledged receiving the information pack. No further comment from them was received.	No response required.
Natural Resources Wales	30th April 2025	Please see Paragraphs 3.30 to 3.35	The additional land has been sourced, with the plans and documents updated to reflect this addition within the full planning application.
Local Planning Authority	Awaiting a Response	At the time of submission, no response was received from the Local Planning Authority.	
Local Highway Authority	Awaiting a Response	At the time of submission, no response was received from the Local Highway Authority	
Welsh Ministers	Awaiting a Response	At the time of submission, no response was received from Welsh Ministers	

The Fire and Rescue Authority	Awaiting a Response	At the time of submission, no response was received from the Fire and Rescue Authority
Councillor Michael Morris	Awaiting a Response	At the time of submission, no response was received from Councillor Michael Morris
Holt Community Council	Awaiting a Response	At the time of submission, no response was received by Holt Community Council

Consultee	Date of Response Received	Response Received	Applicants Response
Adjoining Landowner	11th April 2025	Questions in regard to how long the development would take and what level of development would be required for the plots of land. The owner also had questions on the significance of the red line boundary, and whether access to existing septic tanks will remain as existing.	Net World Sports offered and a held a meeting with the adjoining landowner. Feedback was that the meeting went positively. At the time of submission, no further correspondence was received from the responder
Adjoining Landowner	21st April 2025	Statement of support given for Utopia City, as well as comments in regard to the Strategic Ecology Corridor being a high-quality scheme which will which enhance the city and local area. Questions asked relating to how the land will be maintained and whether a tree could be moved slightly away from their garden. The owner also wanted to know whether the land would be open to the public or whether it would be closed.	Net World Sports met with the adjoining landowner and discussed the plans with them in more detail. All questions were answered.
Adjoining Landowner	17th April 2025	Left a message with the Carter Jonas switchboard to say she had issues accessing the documents. Three attempts were made to contact her, all of which failed.	This individual had access to the correct link to the website and the consultation documents. It is therefore our view, that after multiple attempts to get in touch, no further action is required.

5.0 SUMMARY AND CONCLUSIONS

5.1 This report has outlined the pre-application community consultation undertaken by the Applicant which has informed the submission of the planning application to Wrexham County Borough Council.

5.2 The Applicant consultation strategy meets all statutory requirements as set out in the legislation and has followed additional best practise guidance, including undertaking non-statutory consultation beyond requirements.

5.3 There were only minimal comments received throughout the consultation period, however those which were received have been considered prior to the submission of the planning application to Wrexham County Borough Council.

5.4 The Applicant is committed to continuing engagement with all consultees, and the public throughout the planning application process.

APPENDICES

1. Site Notice Locations









2. Example Site Notice

PROPOSED DEVELOPMENT – STRATEGIC ECOLOGY CORRIDOR, WREXHAM INDUSTRIAL ESTATE

SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

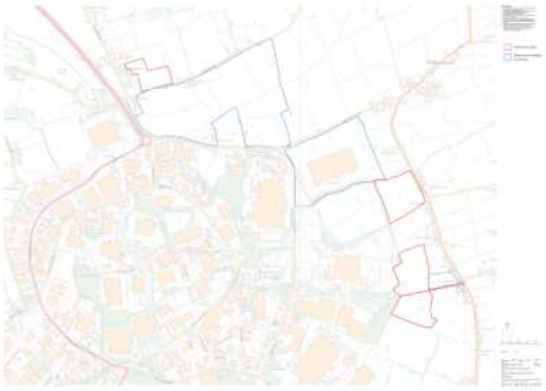
Notice is given that Mauna Kea Limited, a fully owned subsidiary of Net World Sports is intending to apply for full planning permission for the proposed development at this location, which will include enhanced ecological mitigation, landscaping, and associated works.

The Proposed Development will deliver high quality biodiversity enhancements across the whole site which will positively contribute to the ecological habitats within and around Wrexham Industrial Estate.

As required by Schedule 1B (Articles 2C&2D) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, this notice provides the opportunity to comment directly to the developer on the proposals prior to submission of a planning application to Wrexham Country Borough Council.

Any subsequent planning application will be publicised by Wrexham County Borough Council.

The Proposed Development is on land which bounds the industrial estate to the east and land off Francis Lane. This is illustrated on the map below.



NET WORLD SPORTS

Comments provided in response to this site notice will not prejudice your ability to make representations to Wrexham County Borough Council on any related planning application. You should note that any comment submitted may be placed on public file.

Information, reports and drawings regarding the proposal are available to inspect online at:

https://utopiacity.co.uk/strategic-ecology-corridor-wrexham

Computer facilities are available to view this information online at Wrexham Library, Rhosddu Road, LL11 1AU between the hours of 9am-6pm (Monday-Friday) and 9am – 4pm (Saturday).

Anyone who wishes to make representations about this proposed development can email use as space@networld.co.uk by **2nd May 2025.**

Or send responses via post to Ecological Corridor Project Team, Carter Jonas, 17 Marble Street, Bloc. Manchester, M2 3AW.

SIGNED: S CRAGG MRTPI

Date: 04/04/2025

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3. Example Cover Letter

Carter Jonas

Carter Jonas,
5th Floor, Bloc,
17 Marble Street,
Manchester,
M2 3AW
T: 0161 674 0500

Wrexham County Borough Council,
Planning & Regulatory Service,
Guildhall,
Wrexham,
LL11 1AY

Our ref: J0082108

Sent via email.

4th April, 2025

Dear Sirs,

STRATEGIC ECOLOGY CORRIDOR: LAND OFF FRANCIS LANE AND LAND ADJOINING THE B5130, WREXHAM.

As required by Schedule 1C (Article 2D) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, please find enclosed a notice relating to a proposed development for a Strategic Ecology Corridor at Land off Francis Lane and Land adjoining the B5130, Wrexham.

The applicant, Mauna Kea Limited, a fully owned subsidiary of Net World Sports, is planning to apply for full planning permission for the proposed development at these locations, making up four parcels of land in total, which will be proposed for ecological enhancement.

You are receiving this notice as a Specialist Consultee, presenting an opportunity for you to submit your comments on the proposed development by the **2nd May, 2025.**

All responses will be considered before the planning application is submitted to Wrexham County Borough Council, with a report summarising consultation responses forming part of the submission.

You can view the planning application documents online at:

https://utopiacity.co.uk/strategic-ecology-corridor-wrexham

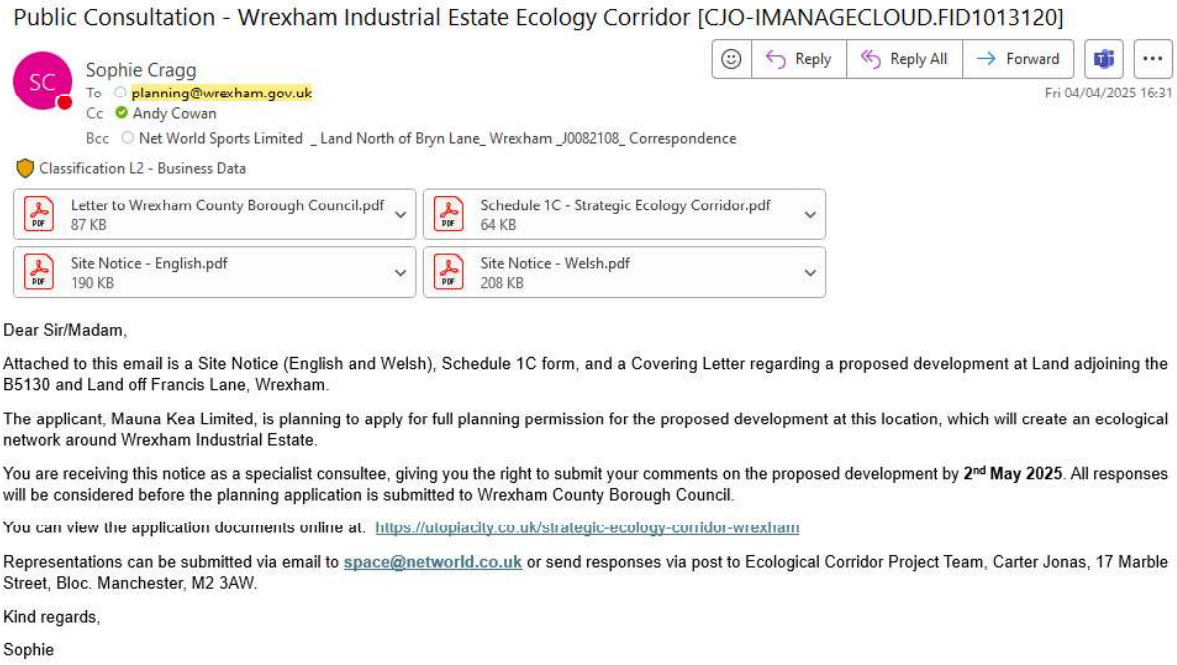
Representations can be submitted via email to space@networld.co.uk , or you may send you responses by post to Strategic Ecology Corridor Team, Carter Jonas, Bloc, 17 Marble Street, Manchester, M2 3AW.

Yours sincerely,

Sophie Cragg MRTPI
Planner, Carter Jonas

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4. Example Covering Email



Public Consultation - Wrexham Industrial Estate Ecology Corridor [CJO-IMANAGECLOUD.FID1013120]

Reply | Reply All | Forward

SC Sophie Cragg
To planning@wrexham.gov.uk
Cc Andy Cowan
Bcc Net World Sports Limited _ Land North of Bryn Lane_ Wrexham _J0082108_ Correspondence
Fri 04/04/2025 16:31

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Letter to Wrexham County Borough Council.pdf 87 KB
Schedule 1C - Strategic Ecology Corridor.pdf 64 KB
Site Notice - English.pdf 190 KB
Site Notice - Welsh.pdf 208 KB

Dear Sir/Madam,

Attached to this email is a Site Notice (English and Welsh), Schedule 1C form, and a Covering Letter regarding a proposed development at Land adjoining the B5130 and Land off Francis Lane, Wrexham.

The applicant, Mauna Kea Limited, is planning to apply for full planning permission for the proposed development at this location, which will create an ecological network around Wrexham Industrial Estate.

You are receiving this notice as a specialist consultee, giving you the right to submit your comments on the proposed development by **2nd May 2025**. All responses will be considered before the planning application is submitted to Wrexham County Borough Council.

You can view the application documents online at. https://utopiacity.co.uk/strategic-ecology-corridor-wrexham

Representations can be submitted via email to space@networld.co.uk or send responses via post to Ecological Corridor Project Team, Carter Jonas, 17 Marble Street, Bloc. Manchester, M2 3AW.

Kind regards,

Sophie

5. Schedule 1B Form

SCHEDULE 1 (Article 4(4))

Pre-application notices

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 or near the location of the proposed development).

Purpose of this notice:

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("I PA") as required by Schedule 1B (Articles 2C&2D) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

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 public file.

Proposed development at Land off Francis Lane and Land adjoining the B5130, Wrexham.

I give notice that *Mauna Kea Limited*

Intends to apply for planning permission to: deliver a high-quality Strategic Ecology Corridor to the north and east of Wrexham Industrial Estate including landscaping and associated works.

You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents

Available to view online at:

https://utopiacity.co.uk/strategic-ecology-corridor-wrexham

Computer facilities are available to view this information online at Wrexham Library, Rhosddu Road, LL11 1AU between the hours of 9am-6pm (Monday-Friday) and 9am-4pm (Saturday).

Anyone who wishes to make representations about this proposed development can to the project team at Strategic Ecology Corridor, Carter Jonas,17 Marble Street, Bloc, Manchester, M2 3AW or alternatively email us at space@networld.co.uk by **2nd May 2025**.

Signed: SOPHIE CRAGG

Date: 04/05/2025

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6. Schedule 1C Form

SCHEDULE 1C (Article 2D)

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

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

Purpose of this notice:

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

Proposed development at Land off Francis Lane and Land adjoining the B5130, Wrexham.

I give notice that Mauna Kea Limited

Intends to apply for planning permission to: deliver a high-quality Strategic Ecology Corridor to the north and east of Wrexham Industrial Estate including landscaping and associated works.

You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents.

Available to view online at https://utopiacity.co.uk/strategic-ecology-corridor-wrexham.

Computer facilities are available to view this information online at Wrexham Library, Rhosddu Road, LL11 1AU between the hours of 9am-6pm (Monday-Friday) 9am-6pm (Monday-Friday) and 9am-4pm (Saturday).

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 Strategic Ecology Corridor Team, Carter Jonas, 17 Marble Street, Bloc, Manchester, M2 3AW by **2nd May 2025.**

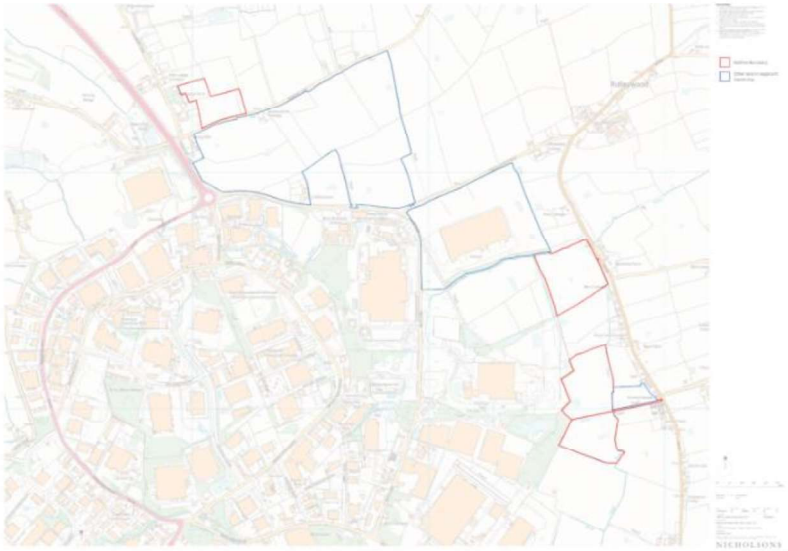
Signed: SOPHIE CRAGG

Date: 04/04/2025

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7.0 Website Screenshots.

Net World Sports Strategic Ecology Corridor, Wrexham Industrial Estate



Welcome

Welcome to the consultation website for the proposed development of a new Strategic Ecology Corridor within the Wrexham Industrial Estate.

Under Section 61Z of the Town and Country Planning Act 1990, we are carrying out a pre-application consultation for the proposed development focused to the north and east of Wrexham Industrial Estate as illustrated on the map above.

This website provides you with the opportunity to view the draft planning application documents and leave feedback on the proposals.

Background

Net World Sports (NWS) is pleased to present proposals for a new Strategic Ecology Corridor, which will be located to the north and east of the existing Wrexham Industrial Estate, as illustrated on the site plan above and the accompanying drawings. The estate is a designated Employment Area, specifically protected for Class B1 and B8 uses by Policy EM1 of the adopted Wrexham Local Development Plan (LDP).

The proposal covers four parcels of land located to the north and east of the Wrexham Industrial Estate. The sites are being put forward to provide additional land for ecology use in support of delivering three new development proposals which are as follows:

· Land North of Bryn Lane, Wrexham – also known as Utopia City and subject to a live planning application (Ref: P/2023/0497).

· Land South of Bryn Lane, Wrexham – subject to a live full planning application (P/2025/0143).

· The existing Net World Sport Headquarters Building where NWS are currently considering expansion plans.

Through discussions with Natural Resources Wales (NRW) and Wrexham County Borough Council (WCBC) on Utopia City, there was an opportunity to develop a strategic approach to deliver a significant uplift in the quantum and quality of ecological land within the Wrexham Industrial Estate area.

The parcels of land being put forward to make up the proposed Strategic Ecology Corridor are currently made up of agricultural land. The land classification as denoted on the Welsh Government's "Agriculture Land Classification: Predictive Map" is 3B meaning the land is not considered to be "best and most versatile" (BMV).

Net World Sport owns these parcels of land, covering an area of over 17 hectares, and is able to put this unique offer forward. The four parcels being brought forward will be protected against built development in the future and instead, allow for an enhancement of biodiversity on site. This will complement other initiatives in the Wrexham Industrial Estate and recognises its wider ecological value.

The Strategic Ecology Corridor will complement any on-site provision for mitigation land within each of the schemes above, ensuring that a substantial proportion of the developable site area is given over for ecological purposes.

The Proposal

The proposal will progress through a detailed Full Planning Application, informed by extensive Pre-Application consultation. This consultation will engage with local stakeholders, relevant consultees and key representatives from WCBC to ensure that all ensure that all comments are considered and inform the proposals.

The proposed layout of the Strategic Ecology Corridor which can be viewed below through the links provided offers a comprehensive vision of how the scheme will be developed. In designing the Strategic Ecology Corridor, characteristics of the existing parcels of land have been considered including its topography, natural features and the surrounding environment. This approach aims to create a cohesive and sustainable development that is in keeping with the surrounding open space and industrial environment.

There will be two Ecological Mitigation Areas which make up the Strategic Ecology Corridor. The 'Northern Ecological Mitigation Area' is located off Francis Lane, north of the industrial estate. The 'Southern Ecological Mitigation Area' is located off the B5130, east of Wrexham Industrial Estate. These two areas are referred to throughout the Planning Statement which can be viewed following the link below.

Any existing Public Right of Way through the parcels within the Southern Ecological Mitigation Area will remain in place. During the construction phase and for on-going maintenance of the land, access will be achieved via existing entrances to the fields which are all within the ownership of the applicant.

Key Features

The full description of the proposal is available to view in the draft planning application. The proposed development comprises the following:

The overall aim of the landscape proposals is to provide connections between the existing established surrounding hedgerows, trees, ponds, and grasslands within the wider Strategic Ecological Network of the Wrexham Industrial Estate. The proposals will increase species diversity and create linked habitats, providing an uplift in ecological attributes. The proposed development on site comprises the following:

- Woodland
- Tree Planting
- Scrub Planting
- Open Grassland
- Rough Grass Meadow
- Existing/Proposed Ponds
- Marginal Vegetation
- Hedgerow & Bunds (these are only proposed on land east of the Wrexham Industrial Estate)

The development proposal will result in an additional 170 no. new trees planted across the development site, along with the creation of 36 new ponds and 250 lin.m of hedgerow planted.

Wider Benefits

The proposal has the opportunity to deliver key benefits to the surrounding area, including but not limited to:

· Increased biodiversity provision within Wrexham Industrial Estate;

· Provide a clear buffer to the east of the industrial estate;

· Restoration, preservation, and enhancement of both existing and new wildlife habitats;

· Allow movements between important habitats to maintain genetic diversity in wildlife populations; and

· To encourage natural pollination and seed dispersal to create a diverse environment for vegetation.

The Design

The design process of the Strategic Ecology Corridor started with a comprehensive analysis of the site constraints, which allowed the design team to fully understand both the sites and their surrounding contexts. Details of the full design approach can be found within the draft planning documents which are available to review as part of this consultation.

The parcels have been designed with the existing biodiversity at the forefront, as well as the site constraints and layouts which have informed how the scheme will achieve its maximum potential.

The parcels will consist of additional planting of hedgerows, trees, scrub, and woodland to raise the ecological value of the land and create a richer, more diverse wildlife environment.

The parcels of land have been chosen due to their location on the periphery of the industrial estate. As the land within the industrial estate is allocated for Employment Development, the only land that could work as a Strategic Ecology Corridor is land out of the allocation. It is felt that vacant land within the Industrial Estate should be for future development.

Draft Planning Application Documents

As part of the planning application, we will be submitting the following documents. These documents are in draft form and will be finalised following the Pre-Application Consultation. You can view these documents by clicking on the links below:

- **Reports & Plans**

Make a Comment

We welcome your thoughts on our plans and for the growth of the Strategic Ecology Corridor around the Wrexham Industrial Estate. The consultation period will run until 2nd May 2025. All feedback received during the consultation period will be taken into account to inform our final planning application proposals. You can provide your feedback by emailing **space@networld.co.uk** or by post to Strategic Ecology Corridor Team, Carter Jonas, Bloc, 17 Marble Street, Manchester M2 3AW.

After the consultation, all feedback will be reviewed and considered as part of the final planning application submission. A pre-Application Consultation Report summarising comments returned during the process will be included in the application.

UTOPIA CITY

Company Reg #: 06899671, VAT #: 946544201, Registered Office: Net World Sports Ltd, Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT