

Land to the North of Bronwylfa Road Planning Application Consultation Responses

LPA Reference: P/2024/0155

LPA: Wrexham County Borough Council

Case Officer: Matthew Phillips

Last Updated: 28/02/2025

Date	Consultee	Consultee Type	Summary of the Comments	Response
13/04/2024	National Gas	Statutory	No National Gas assets affected in this area	n/a
14/04/2024	Welsh Water	Statutory	Requested a surface water condition be attached to any planning permission	n/a
15/03/2024	Wrexham Ramblers	Non-statutory	This is near Public Right of Way footpaths Esclusham 1 and 3 which should not be diverted or blocked by the development, nor during its construction.	No objection, can be dealt with via appropriately worded CEMP condition.
19/03/2024	Contaminated Land	Statutory	No Comments	n/a
21/03/2024	Public Protection	Statutory	Recommend conditions relating to demolition / construction times and burning of waste. Requested further information about the potential impacts on residential receptors from low frequency noise.	Toby Zorn confirmed (email 27/11/24) he is content with condition wording proposed by Innova, restricting noise level to +1dB over background when measured in accordance with 1996 ISO standards.
21/03/2024	Conservation Officer	Statutory	No objection to the proposed development. Recognise the negligible impacts on the local heritage assets, no concerns raised. Deferred to the guidance and advice of CPAT and Cadw in respect of Offa's Dyke impacts.	n/a

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21/03/2024	AONB Planning Department	Statutory	The Joint Committee raise no objections in principle to the use and confirmed that given the distance from the site the impact upon the setting of the AONB is limited.	
22/03/2024	HSE	Statutory	The HSE have reviewed the site area and consider there are no reasons for them to advise against the granting of planning permission for the proposed development.	n/a
25/03/2024	CPAT	Statutory	CPAT have recommended a condition is imposed on any future decision notice to ensure that a suitably qualified archaeological contractor is present during any cable route groundworks that may affect the SAM Offa's Dyke.	n/a
05/04/2024	CADW	Statutory	Cadw concur with the findings of the Settings assessments for the heritage assets and agree with the low levels of harm to near by assets caused by the proposals. They have confirmed there is no need to defer the application in lieu of a SAM consent as the road option provides a viable alternative to crossing the SAM.	Guy Salkeld sent email to M.Phillips (03/12/24) confirming Cadw's agreement in principle to all 3 cable route option included in the planning application (two of which cross Offa's Dyke SAM).
08/04/2024	PROW	Statutory	If any of the existing public footpaths require closure to the public during the works, the developer/contractor will need to apply for a formal temporary closure of the affected footpaths under the Road Traffic Regulation Act 1984. The closure application would need to be made through me. I also note from the plans (Layout Plan V12) that a permissive footpath is proposed along the northern boundary of this development. Whilst we welcome the proposed addition to public access in this area, the permissive nature of the proposed footpath means that access may be withdrawn at any time in the future. Our preference would be for the footpath to be legally created through an agreement under section 25 of the Highways Act 1980 and also for the path to be extended further west to link in with Esclusham Above footpath 1 as shown by the black dashed line on the attached map. This would provide pedestrians with a safer east-west route than that currently provided by the B5097 Bronwylfa Road which is well used by pedestrians, in spite of it	Met with officer and agreed that the path will be extended to run to the cricket club. Officer has suggested this can be secured via condition, will await draft conditions ahead of final agreement.

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			being a fairly busy road with a 50mph speed limit and having no pedestrian footway for most of its length.	
08/04/2024	National Grid	Statutory	I can see that the proposal requires a connection into our Legacy substation. Can you please ask the applicant to confirm they have agreed a connection with us for this? Additionally, their red line boundary encroaches on our land surrounding the substation site, I assume this is in relation to their proposed cable route connecting to our substation for which they will need to agree an easement with us via the Use of NGET land process. Can you confirm with the applicant if there is any other development taking place within the thin red line boundary area closest to our substation (shown below) and confirm if they having already started engaging with us in relation to their cable easement?	Response submitted, now NG has no objection to the application, provided the applicant continues to follow the Use of NGET land Process that they are already engaged in with NG.
11/04/2024	Landscapes, Nature and Forestry Division of Welsh Government	Statutory	The Department, as a Specialist Consultee, advises the applicant that it has concerns with the application and provides the following observations: Site Selection Report; Appendix 9 Table of Findings - Of the 29 sites considered: ○ The 'RAG' status for sites containing predicted BMV agricultural land is inconsistent. ○ It is unclear how 'considerable weight' has been given in the search sequence or assessment to protecting BMV agricultural land from development. ○ the weight given to BMV land in the assessment compared to other constraints is unclear. ○ It is unclear if there is an 'overriding need' for use of BMV agricultural land. ○ how was the application of the sequential test undertaken. The LPA will need to consider whether the assessment undertaken by the applicant addresses paragraph 3.58 and 3.59 of PPW in respect of BMV policy.	SSR Addendum submitted to M. Phillips (28/02/25) to confirm the position regarding policy basis of assessment process and RAG rating of sites. LPA Officer to apply planning balance in relation to use of BMV land.

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			Planning Policy Wales (PPW) 12, paragraph 3.58 and 3.59.	
09/05/2024	NRW	Statutory	Concerns with the application and the information submitted. Whilst we consider that the submitted reports provide an adequate basis upon which to consider the potential impacts of the scheme on this species, any consent will need to ensure that the detail and implementation of the long-term management of habitats for the species is agreed with the local authority in consultation with NRW. This information can be provided via suitably worded conditions, included on the decision notice. We welcome the principles of the proposed ecological enhancement measures as detailed in Figure 5: Environmental Enhancement Area (version 1.2 dated 20/11/23) of the Ecology Report (2024). However, we advise that three ponds are constructed as opposed to the scrapes currently proposed and that an updated plan is submitted to confirm this. NRW also requested a LEMP Condition, a GCN Plan condition, Lighting condition NRW's updated response (V4 dated 24/01/25) is a carbon copy of previous response albeit removes Condition 2, which Innova had previously accepted and which relates to preparation of a detailed drainage strategy, inclusive of firewater management, pre-commencement. The updated response instead advises: <i>“Ideally the measures to minimise the risk of pollution from contaminated firewater should be clearly set out by the applicant in a detailed drainage scheme prior to determining the application if your authority are satisfied that adequate measures can be implemented on site for the containment and/or removal of contaminated firewater then the following points could be conditioned”.</i>	Innova submitted an updated outline drainage strategy in response to NRW comments to confirm how contamination risk in the event of a fire will be managed and don't believe there is any merit in providing a detailed drainage strategy pre-determination, in advance of detailed site design. LPA officer to make a judgement on the suggested conditions imposed.

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1/05/2024	LPA Ecology	Statutory	Confirmed they are happy with the NRW response and requested that access for mammals is also included in any LEMP. Additionally, three conditions were requested: Prior to any construction, excavation or vegetation clearance a detailed method statement in relation to cable installation is required. It should include timescales, tree protection measures, hedgerow protection measures, details of any replanting required, amphibian protection measures and pre construction checks for badger. No vegetation including for access purposes should occur within bird nesting season March 1st to September 31st without prior approval from the LPA. A lighting plan is required pre-commencement.	Final response from ecology officer raises species rich hedgerow loss as a concern, but does not provide an objection and proposes several conditions which Innova accept. Further information has been provided as to why a small amount of species rich hedgerow loss is unavoidable due to abnormal load access requirements. All information shared (28/02/25) to confirm why existing access is not suitable and second access is required. Applicants submissions have addressed the ecologists concerns, LPA officer to determine the conditions
04/07/2024	WG Trunk Road Agency	Statutory	The applicant must provide the following information to support this application or resubmit the application with the following details; 1) Due to the proposed amendments to the natural drainage regime in the development site above the A483, particularly the concentration of surface water flows towards the eastern edge of the site and proposed attenuation basin (sited immediately adjacent to the trunk road boundary), the Welsh Government has concerns over the potential impacts of these proposals on the stability of the highway	AECOM prepared additional information and WGTRA removed holding objection (Jan 2025). Recommended condition wording agreed.

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			cutting and also over potentially increased slope seepage flows impacting the A483 trunk road and its drainage system below the site. The Welsh Government therefore requires a risk assessment to be undertaken to assess these specific risks to the A483 trunk road to ensure long term impacts are managed. 2) In addition, a screening form must be completed by the proposer in accordance with CD622 (Managing Geotechnical Risk) of the Design Manual for Roads and Bridges to allow an internal assessment of the scheme to manage the geotechnical risk of the proposals.	
31/01/2025	LPA Highways	Statutory	Raised concerns over the swept paths of the AIL access onto a national speed limit road and the potential conditions imposed as part of the CTMP.	Innova's response and updated swept paths removed concerns and conditions recommended to be attached to any decision.