

Caulmert Limited

Engineering, Environmental & Planning
Consultancy Services

LAND TO THE NORTH OF BRIDGE ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM

JCP INVESTMENTS LTD.

OUTLINE PLANNING APPLICATION FOR THE PROPOSED ERECTION OF A STORAGE
AND DISTRIBUTION UNIT (USE CLASS B8), IMPROVEMENTS TO THE EXISTING SITE
ACCESS, THE CONSTRUCTION OF AN INTERNAL SITE ACCESS ROAD, CAR PARKS AND
SERVICE AREA AND THE ERECTION OF A CYCLE SHELTER AND SECURITY FENCING,
TOGETHER WITH ASSOCIATED LANDSCAPING AND ECOLOGICAL MITIGATION
MEASURES (DETAILS OF LANDSCAPING RESERVED FOR SUBSEQUENT APPROVAL)

Pre-Application Consultation Report

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June 23



APPROVAL RECORD

Site: Land to the north of Bridge Road North, Wrexham Industrial Estate, Wrexham

Client: JCP Investments Ltd.

Project Title: Outline Planning Application for the proposed erection of a storage and distribution Unit

Document Title: Pre-Application Consultation Report

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Report Status: Final

Project Manager: Howard Jones

Caulmert Limited: Units 21/22, c/o Glyndwr Innovations Ltd, St Asaph Business Park,
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Pre-Application Consultation Report

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1.0 INTRODUCTION

1.1 Background

- 1.1.1 Caulmert Ltd has been appointed by JCP Investments Ltd. (“the applicant”) to submit an outline planning application to Wrexham Council for the erection of a storage and distribution unit (Use Class B8), improvements to the existing site access, the construction of an internal site access road, car parks and service area and the erection of a cycle shelter and security fencing, together with associated landscaping and ecological mitigation measures (Details of landscaping reserved for subsequent approval).

1.2 Pre-Application Consultation

- 1.2.1 Section 61Z of the Town and Country Planning Act 1990, as amended (“the Act”), and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, as amended (DMPWO), make provision for pre-application consultation on major development schemes. The definition of major development includes “the provision of a building where the floor space to be created by the development is 1,000 square metres or more” as well as “development carried out on a site having an area of 1 hectare or more.” The proposed development meets both of these thresholds and thus falls within the pre-application consultation requirement.
- 1.2.2 The Welsh Government has issued ‘Guidance on Pre-application Consultation’, in order to assist developers with the requirements of the pre-application consultation process.
- 1.2.3 This Pre-Application Consultation Report (PAC Report) has been prepared by Caulmert on behalf of JCP Investments Ltd. and sets out how the Applicant has complied with its duty to carry out pre-application consultations on the proposed development.

1.3 Pre-Application Consultation Report

- 1.3.1 This Report sets out how the consultation activities that have been carried out comply with the requirements of the Act and DMPWO. The Report also includes a summary of the consultation responses received and explains how those responses have been taken into account in shaping the final scheme.
- 1.3.2 The Report demonstrates that consultation carried out with the local community and stakeholders has been timely, meaningful, effective and compliant with the requirements of the Act and the DMPWO.

2.0 CONSULTATION APPROACH

2.1 Consultation Requirements

2.1.1 This section of the Report demonstrates how the pre-application consultations carried out by the Applicant comply with the requirements of:

- Section 61Z of the Town and Country Planning Act 1990;
- The Town and Country Planning (Development Management Procedure) (Wales) Order 2012, as amended (DMPWO); and

2.2 Statutory Consultation Activities

Site Notices

- 2.2.1 The Applicant is required to place site notices (in English and Welsh) in at least one place on or near the land to which the proposed application relates for public viewing for a period of no less than 28 days.
- 2.2.2 A bilingual notice was produced in accordance with Schedule 1B of the DMPWO and a copy of the notice is available within Appendix 1.
- 2.2.3 Copies of the notice were displayed on 18th November 2022 and remained in place until at least 19th December 2022. This provided a 30-day viewing period of the notice, exceeding the minimum period of 28 days.
- 2.2.4 The bilingual notices were printed, laminated and posted on the lamppost situated on the north side of Bridge Road North immediately to the east of the application site boundary. A photograph of the notice in situ is shown in Figure 1 below.

Figure 1 – Site Notice in Situ***Owners and/or Occupiers***

- 2.2.5 The Applicant must notify any owner or occupier of land adjoining the application site in writing (in English and Welsh).
- 2.2.6 All adjoining landowners and tenants were identified and were provided with a copy of the site notice (see Appendix 1) and a covering letter explaining why they had received the notice. A map identifying the owners/occupiers consulted is included at Appendix 2. A copy of the bilingual covering letter is provided at Appendix 3.
- 2.2.7 Notification letters were dated and posted first class on 18th December 2022.

Community Consultees

- 2.2.8 Community consultees comprise each Community Council in whose area the proposed development would be situated and/or each councillor (local member) representing an electoral ward in which the proposed development would be situated. The site falls within the boundary of Isycoed Community Council and Holt Electoral Division. The Community Council were consulted along with the elected member who represents Holt Ward, Councillor Michael Morris.

- 2.2.9 The site lies adjacent to the boundary for Abenbury Community Council and so the Community Council were also consulted.
- 2.2.10 The Community consultees identified above were provided with a copy of the site notice (Appendix 1) and a covering letter explaining why they had received the notice.
- 2.2.11 The bilingual letters sent out first class on 18th November 2022. A copy of the covering letter is available within Appendix 3.

Specialist Consultees

- 2.2.12 The Applicant is required to consult with relevant 'specialist consultees' identified in Schedule 4 of the DMPWO.
- 2.2.13 The relevant specialist consultees are determined on a case-by-case basis, with reference to the description of the proposed development included in Schedule 4 of the DMPWO. The specialist consultees consulted as part of this pre-application consultation were:
- Dwr Cymru Welsh Water; and
 - Wrexham Highways Department.
- 2.2.14 The specialist consultees were provided with a bilingual notice in accordance with Schedule 1C of the DMPWO, along with a covering letter explaining why they had received the notice.
- 2.2.15 A copy of the notice under Schedule 1C is provided at Appendix 4.
- 2.2.16 The bilingual covering letters were sent out first class on 18th November 2022. A copy of the covering letter is included at Appendix 5.

Postal Address and Email Address Details

- 2.2.17 The Applicant is required to provide a postal and email address for the submission of any comments by consultees. During the consultation period, consultees were able to submit their comments using the following methods:
- By post to:
Caulmert Ltd,
Units 21 & 22,
c/o Glyndŵr Innovations Ltd,
Ffordd William Morgan,
St Asaph Business Park,
St Asaph,
Denbighshire,
LL17 0JD

- By e-mail to: consultations@caulmert.com
- Via the Project Website: www.caulmert.com/consultations

2.2.18 These details were provided to all consultees and via the site notices.

Draft Planning Application

2.2.19 The Applicant is required to provide a copy of the draft planning application documents and any relevant supporting information for public viewing. As part of the consultation the following draft application documents were provided.

- Site Location Plan. Ref 2002.P.001;
- Existing Site Plan. Ref 2002.P.002;
- Proposed Site Plan. Ref 2002.P.003;
- Unit 1 Plans and Elevations. Ref 2002.P.004;
- Unit 2 Plans and Elevations. Ref 2002.P.005;
- Cycle Shelter Details. Ref 2002.P.007;
- Ecological Enhancements. Ref 2002.P.006;
- Draft Application Form;
- Supporting Planning Statement Ref 5125-CAU-XX-XX-RP-T-0300.A0-C1;
- Design and Access Statement Ref 5125.CAU.XX.XX.RP.T.0301.A0.C1;
- Preliminary Ecological Appraisal (September 2022);
- Drainage Strategy Ref 5125-CAU-XX-XX-RP-C-0300;
- Transport Statement Ref 1798/1/B;
- Arboricultural Statement Ref CW/10585-AS; and
- Phase 1 & 2 Contaminated Land Assessment Ref 125-CAU-XX-XX-RP-V-0300.A0.C1.

- 2.2.20 The Welsh Government's 'Guidance on Pre-application Consultation' requires a copy of the draft planning application to be made available for public viewing in an accessible place, and states that developers can make this information available online or in a public building.
- 2.2.21 A consultation website was hosted at <https://www.caulmert.com/consultation>. The website provided a downloadable copy of each draft application document and a feedback facility which enabled viewers to leave their comments. A screenshot of the website is available within Appendix 6.
- 2.2.22 Given the location of the proposed development on Wrexham Industrial Estate it was considered more appropriate to provide a copy of the draft planning application online through the consultation website than in a public building. The letters and notices gave various ways of making contact in order to request hard copies of any documentation available. All site notices provided phone numbers, email addresses, postal addresses and website details for ease of contact. No requests for hard copies of any documentation were received during the consultation process.

3.0 PRE-APPLICATION CONSULTATION RESPONSES AND APPLICANTS' RESPONSE

3.1 Introduction

- 3.1.1 This Section sets out the consultation responses received during the pre-application consultation, details the category of consultee and how the Applicant has considered the responses received.
- 3.1.2 These responses are those received during the consultation period which was held for a total of 30 days between 18th November 2022 and 19th December 2022.

3.2 Specialist Consultees

- 3.2.1 Responses received from specialist consultees are summarised below. A copy of the full responses is available within Appendix 7.

Dwr Cymru Welsh Water

- 3.2.2 Comments received from Dwr Cymru Welsh Water advise that there is no objection to the proposed development and offers standing advice.
- 3.2.3 The impact of foul flows generated by the proposed development has been considered and it is concluded that flows can be accommodated within the public sewerage system.
- 3.2.4 Any connection to the public sewer must be made by an application to DCWW under Section 106 of the Water industry Act 1991. 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).
- 3.2.5 The response advises, in relation to surface water, as of 7th January 2019, the 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. It is therefore recommended that the developer engage in consultation with Wrexham County Council as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features.
- 3.2.6 In terms of sewage treatment, the response advises that Natural Resources Wales have recently released Planning Advice relating to increased phosphate levels in several river Special Areas of Conservation (SAC). Applications for new development in these areas need to consider the requirements set out in the planning advice and should form part of the local planning authority's decision making when determining planning applications.' The flows from this development would eventually drain to our Five Fords Wastewater Treatment Works

which has a phosphate consent. Notwithstanding this, no problems are envisaged with the Wastewater Treatment Works for the treatment of domestic discharges from this site.

Applicant's Response to Dwr Cymru Welsh Water Comments

- 3.2.7 The Applicant thanks Dwr Cymru Welsh Water for their response. The comments have been taken into account within the planning application and no changes are required to the proposed plans as a result of the comments provided.

Wrexham Highways Department

- 3.2.8 Comments from Wrexham Highways Department are as follows:
- 3.2.9 A speed survey was recently carried out along this section of Bridge Road North which determined 85th percentile speeds of 42.6mph for vehicles travelling eastbound and 43.8mph for vehicles travelling westbound. Based on the above speeds any existing / proposed access would normally be required to provide visibility splays of 2.4 x 119m to the east and 2.4 x 114m to the west measured to the nearside edge of the adjoining highway. It is recommended that a suitably scaled plan indicating the available visibility from the existing access is provided to accompany the application.
- 3.2.10 The existing access is approximately 7.5m wide with circa 9m and 6m kerb radii. The access is surfaced with hard bound materials and slopes / drains towards the site. The response recommends that any proposed shared access is a minimum width of 7.3m with 15m kerb radii. The access shall be paved with hard bound materials for a minimum distance of 20m behind the adjoining highway with no gates within 20m of the highway boundary. No private surface water run-off shall be permitted to flow into the adjoining highway. An Aco drain or similar shall be provided to intercept such run-off. Any proposed access must provide appropriate dropped kerb / tactile crossings across the narrowest point of the access. The back of these crossings will form the new limit of adoption. The construction of the new access and reinstatement of the existing access will require a s.38 / 278 agreement with the Council.
- 3.2.11 The proposed development comprises a mixture of Class B1, B2 & B8 uses for both units 1 and 2:- Unit 1 – 2306m² gfa Unit 2 – 2301m² gfa, and on this basis the proposed parking provision comprises 49 spaces for each unit (total 98 spaces). The response recommends that the applicant provides a breakdown of the proposed gross floor areas against each proposed class use for both units so a more accurate assessment of the adequacy of the parking provision can be made.
- 3.2.12 The submitted swept path plans indicate the turning movements of a 16.5m long HGV entering, exiting and turning within the site. The proposed 12.5m diameter turning circle provided would appear very tight to the proposed parking spaces and could be impeded should any vehicle park slightly out of line. I also understand that 18.5m long trailer HGVs are now permitted on the road. The response recommends that swept paths details are also provided for such a vehicle and increased turning space is proposed which allows for a suitable clearance from parked vehicles / cars.

- 3.2.13 The response recommends that the applicant liaises with Wrexham's Active Travel Officer on any specific requirements, with these indicated on a revised layout plan.
- 3.2.14 The response recommends that the applicant liaises with Wrexham's Transport Section on any specific requirements on public transport infrastructure.
- 3.2.15 In terms of Traffic Impact Analysis the response suggests that instead of the submitted TRICs data, data is provided for sites which are located in less sustainable locations. In terms of traffic generation, the response suggests that as the access is a shared access, traffic generation from the existing factory unit (Coolpoint) should also be included. The response suggests details of the 2 way AADT flow on Bridge Road North and comparison with the anticipated traffic flow from the overall development site.
- 3.2.16 The response recommends that any application includes a Service Delivery Management Plan (SDMP) which details how the businesses will operate in respect of staff parking, size of vehicles visiting site, frequency of delivery vehicles, details of how HGV deliveries will be staggered throughout the day etc.
- 3.2.17 Should the development be supported, Wrexham Highways recommend that a condition is included which states *"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"*
- Applicant's Response to Wrexham Highways Department*
- 3.2.18 The Applicant thanks Wrexham Highways Department for their response.
- 3.2.19 Following discussions with the Council's Highways Engineer, the existing / proposed access onto Bridge Road North is to be closed up and re-located further east in the interest of highway safety.
- 3.2.20 The submitted Transport Statement which accompanies the application Ref 31.1798 1C includes details of visibility from the proposed access and demonstrates that the required visibility splays can be achieved.
- 3.2.21 The proposed access will be of a minimum width of 7.3m with 15mkerb radii. The access will be paved with hard bound materials for a minimum distance of 20m behind the adjoining highway with no gates within 20m of the highway boundary.
- 3.2.22 No private surface water run-off will flow into the adjoining highway. An Aco-drain (or similar) will be provided to intercept such run-off.
- 3.2.23 The proposed access will provide an appropriate dropped kerb / tactile crossing.

- 3.2.24 In order to ensure that the proposed development is consistent with the Councils parking and servicing standards, the development is now limited to the erection of a storage and distribution unit (Use Class B8) rather than two industrial/warehouse units (Use Classes B1c, B2, B8).
- 3.2.25 The internal site access road has been re-designed so that it is more direct and with improved clearances and better-defined servicing/turning arrangements.
- 3.2.26 The response recommends that the applicant liaises with Wrexham's Active Travel Officer on any specific requirements, with these indicated on a revised layout plan.
- 3.2.27 The submitted Transport Statement has been amended to address the comments received relating to Traffic Impact Analysis.
- 3.2.28 Comments around Active Travel have been noted, and secure cycle parking has been provided within the scheme.
- 3.2.29 Comments regarding the Service Delivery Management Plan (SDMP) and Construction Traffic Management Plan are noted. The SDMP will be produced in consultation with the prospective tenant once a lease has been agreed.

3.3 Community Consultees

Isycoed Community Council

- 3.3.1 Isycoed Community Council responded and had no comments to make.

Applicant's Response to Isycoed Community Council

- 3.3.2 The Applicant thanks Isycoed Community Council for responding.

Abenbury Community Council

- 3.3.3 Abenbury Community Council responded with the following comments.

- 3.3.4 Concern was raised over the effect of the height of the building and the impact on light pollution and a request made that this be controlled in some way.

- 3.3.5 They also commented that there is a lack of facilities for lorry drivers on the Industrial Estate, including toilet facilities and that this can cause an adverse effect upon the Industrial Estate and surrounding residential areas. They requested that a contribution be made on site to mitigate against this.

Applicant's Response to Abenbury Community Council

- 3.3.6 The Applicant thanks Abenbury Community Council for their comments and wishes to respond as follows.

- 3.3.7 The proposed development will make provision for toilet and wash facilities for all employees.
- 3.3.8 Any proposed lighting would be hooded and directional into the site and therefore the light spread beyond the proposed development will be minimised. Details of external lighting associated with the proposed development will be controlled by planning condition.

3.4 Owner / Occupier Consultees

- 3.4.1 No responses have been received from local residents.

3.5 Other Responses received

- 3.5.1 Whilst not formally consulted as part of the Pre-Application process, the following comments were received from Wrexham Council's Enforcement Officer.

"The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

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 the 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 Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information."

Applicant's Response to Wrexham Enforcement Officer

- 3.5.2 The Applicant thanks Wrexham's Enforcement Officer for his comments and can confirm that these have been noted.

4.0 CONCLUSION

- 4.1.1 JCP Investments Ltd. (“the applicant”) intend to submit an outline planning application to Wrexham Council for the erection of a storage and distribution unit (Use Class B8), improvements to the existing site access, the construction of an internal site access road, car parks and service area and the erection of a cycle shelter and security fencing, together with associated landscaping and ecological mitigation measures (Details of landscaping reserved for subsequent approval).
- 4.1.2 The proposed development constitutes major development and, therefore, falls within the requirement for pre-application consultation in accordance with the provisions of Section 61Z of the Town and Country Planning Act 1990, as amended (“the Act”), and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, as amended (DMPWO).
- 4.1.3 This PAC Report sets out the pre-application consultation activities undertaken, the consultation responses received and how the Applicant has taken these responses into account.
- 4.1.4 Each consultation response received has been addressed in Chapter 3 of this Report. The Applicant analysed all feedback received and this report shows how any feedback has been responded to.
- 4.1.5 As a result of feedback from Wrexham’s Highways Department, the following changes have been made to the scheme:
- The existing / proposed access onto Bridge Road North is to be closed up and re-located further east in the interest of highway safety.
 - In order to ensure that the proposed development is consistent with the Councils parking and servicing standards, the development is now limited to the erection of a storage and distribution unit (Use Class B8) rather than two industrial/warehouse units (Use Classes B1c, B2, B8).
 - The internal site access road has been re-designed so that it is more direct and with improved clearances and better-defined servicing/turning arrangements.
- 4.1.6 The pre-application consultation undertaken with the local community and stakeholders has been timely, meaningful and effective and the statutory requirement to consult has been satisfied.

APPENDIX 1

SITE NOTICE SCHEDULE 1B - BILINGUAL

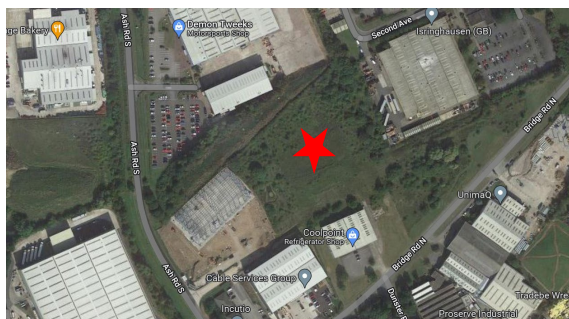
PROPOSED ERECTION OF TWO INDUSTRIAL/WAREHOUSE UNITS (USE CLASSES B1C, B2, B8), THE CONSTRUCTION OF AN INTERNAL SITE ACCESS ROAD, CAR PARKS AND SERVICE AREAS AND THE ERECTION OF A CYCLE SHELTER AND SECURITY FENCING, TOGETHER WITH ASSOCIATED LANDSCAPING AND ECOLOGICAL MITIGATION MEASURES (DETAILS OF LANDSCAPING RESERVED FOR SUBSEQUENT APPROVAL) ON LAND TO THE NORTH OF BRIDGE ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM

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

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

Proposed development at **land to the north of Bridge Road North, Wrexham Industrial Estate, Wrexham.**

I give notice that **JCP Investments Ltd.** is intending to apply for **Outline planning permission for the proposed erection of two industrial/warehouse units (Use Classes B1c, B2, B8), the construction of an internal site access road, car parks and service areas and the erection of a cycle shelter and security fencing, together with associated landscaping and ecological mitigation measures (Details of landscaping reserved for subsequent approval).**



You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

Online at www.caulmert.com/consultations

For further information or to request a hard copy please call 01745 530890.

Anyone who wishes to make representations about this proposed development must write to the agent at:

Email – consultations@caulmert.com

Website - www.caulmert.com/consultations

Post -
Caulmert Ltd,
Units 21 & 22,
c/o Glyndŵr Innovations Ltd,
Ffordd William Morgan,
St Asaph Business Park,
St Asaph,
Denbighshire,
LL17 0JD

All responses must be received by **19/12/2022**

Signed: *Howard Jones*

Howard Jones Dip TP MRTPI

Dated: 18/11/2022

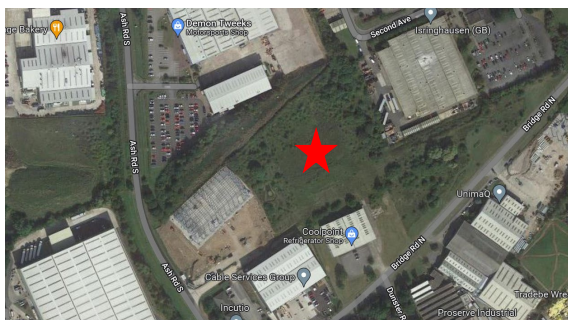
CODI DAU UNED DIWYDIANNOL/WARWS ARFAETHEDIG (DOSBARTH DEFNYDD B1C, B2, B8), ADEILADU Ffordd FYNEDIAD SAFLE FEWNOL, MEYSYDD PARCIO AC ARDALOEDD GWASANAETHU, A CODI CYSGODFEYDD SEICLO A FFENSIO DIOGELWCH, YNGHYD Â TIRLUNIO CYSYLLTOL A MESURAU LLINIARU ECOLEGOL (MANYLION TIRLUNIO AR GADW AR GYFER CYMERADWYAETH DDILYNOL) AR DIR I'R GOGLEDD O GOGLEDD Ffordd Y BONT, STÂD DDIWYDIANNOL WRECSAM, WRECSAM

ATODLEN 1B: HYSBYSIAD CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN RHOI CAIS AM GANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D -GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFNAU RHEOLI DATBLYGU) (CYMRU) 2012.

Mae'r hysbysiad yma yn rhoi cyfle i roi sylwadau yn uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig, cyn rhoi cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael eu cyhoeddi gan y ACLI, ni fydd unrhyw sylwadau a ddarperir fel ymateb i'r hysbyseb yma yn rhagfarnu eich gallu i wneud sylwadau i'r ACLI ar unrhyw ganiatâd cynllunio eraill. Nodwch bydd sylwadau a gyflwynwyd am y cais ar gael ar y ffeil gyhoeddus.

Datblygiad arfaethedig ar **dir i'r gogledd o Gogledd Ffordd y Bont, Stâd Ddiwydiannol Wrecsam, Wrecsam.**

Rwyf yn rhoi hysbyseb fod **JCP Investments Ltd.** yn bwriadu rhoi cais am **ganiatad cynllunio amlinellol ar gyfer codi dau uned diwydiannol/warws arfaethedig (Dosbarth Defnydd B1c, B2, B8), adeiladu ffordd fynediad safle fewnol, meysydd parcio ac ardaloedd gwasanaethu, a codi cysgodfeydd seiclo a ffensio diogelwch, ynghyd â tirlunio cysylltol a mesurau lliniaru ecolegol (manyion tirlunio ar gadw ar gyfer cymeradwyaeth ddilynol).**



Gallwch archwilio copïau o'r:

- Cais arfaethedig;

- Cynlluniau; a
- Dogfenau cefnogol eraill

ar-lein: www.caulmert.com/consultations

Am wybodaeth bellach neu i ofyn am gopi caled, ffoniwch 01745 530890.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at yr asiant:

E-bost – consultations@caulmert.com

Gwefan - www.caulmert.com/consultations

Post - Caulmert Ltd,
Units 21 & 22,
c/o Glyndŵr Innovations Ltd,
Ffordd William Morgan,
St Asaph Business Park,
St Asaph,
Denbighshire,
LL17 0JD

Rhaid i'r holl ymatebion ddod i law erbyn
19/12/2022

Llofnod: *Howard Jones*

Howard Jones Dip TP MRTPI

Dated: 18/11/2022

APPENDIX 2

OWNERS AND/OR OCCUPIERS CONSULTED



1.

Isringhausen (GB) Limited
16 Redwither Industrial Complex
Wrexham Industrial Estate
Wrexham

2.

Mr Shah
Coolpoint Limited
Bridge Road North
Wrexham Industrial Estate
Wrexham
LL13 9PS

3.

Mr N Andrews
Andrews 4 Property Limited
Portal House
Unit 2 Botterley Court
Nantwich Road
Calveley
Tarpoley
CW6 9GT

4.

Garey Goss
ESL Commercial Limited
6/8 Salisbury Road
Wrexham
LL13 7AS

5.

Demon Tweeks Ltd
75 Ash Road South
Wrexham Industrial Estate
Wrexham
LL13 9UG

6.

The Chief Executive
Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY



Site Notice to be erected on the lamp post situated on north side on Bridge Road North immediately to the north-east of the application site boundary.



APPENDIX 3

COMMUNITY CONSULTEE CONSULTATION LETTER – BILINGUAL

The Owner/Occupier
Y Perchennog / Deiliad

Ein Cyfeirnod / Our ref: 4963 Pre-Application Consultation
Dyddiad / Date: 18/11/2022

Annwyl Syr/Madam

Dear Sir/Madam,

**ATODLEN 1B - CYHOEDDUSRWYDD AC
YMGYNGHORIAD CYN GWNEUD CAIS AM
GANIATAD CYNLLUNIO O DAN ERTHYGLAU 2C A
2D – GORCHYMYN CYNLLUNIO GWLAD A THREF
(GWEITHDREFN RHEOLI DATBLYGU) (CYMRU)
2012**

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

Yr wyf yn ysgrifennu atoch fel rhan o'r Ymgynghoriad Cyn-Ymgeisio, sy'n rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol (ACLI). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysu gan yr ACLI perthnasol; Ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylid nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

I am writing to you as part of Pre-Application Consultation which gives you an opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Gan gyfeirio at yr uchod, gweler wedi ei atodi hysbysiad fod **JCP Investments Ltd.** yn bwriadu cyflwyno **Cais cynllunio amlinellol ar gyfer codi dau uned diwydiannol/warws arfaethedig (Dosbarth Defnydd B1c, B2, B8), adeiladu ffordd fynediad safle fewnol, meysydd parcio ac ardaloedd gwasanaethu, a codi cysgodfeydd**

With reference to the above, please find enclosed notification that **JCP Investments Ltd.** intend to submit an **Outline planning application for the proposed erection of two industrial/warehouse units (Use Classes B1c, B2, B8), the construction of an internal site access road, car parks and service areas and**



Certificate Number 9113
ISO 9001, ISO 14001

Caulmert Limited

Registered Office: InTec, Parc Menai, Bangor, Gwynedd, LL57 4FG

Company Registered No. 06716319

Company Registered in Cardiff



seiclo a ffensio diogelwch, ynghyd â tirlunio cysylltol a mesurau lliniaru ecolegol (manylion tirlunio ar gadw ar gyfer cymeradwyaeth ddilynol).

the erection of a cycle shelter and security fencing, together with associated landscaping and ecological mitigation measures (Details of landscaping reserved for subsequent approval).

Safle'r cais yw **tir i'r gogledd o Gogledd Ffordd y Bont, Stâd Ddiwydiannol Wrecsam, Wrecsam.**

The application site is **land to the north of Bridge Road North, Wrexham Industrial Estate, Wrexham.**

Gan fod y cynnig yn cael ei hystyried fel datblygiad mawr, rydym yn cynnal ymgynghoriad cyn gwneud cais cynllunio yn unol â Deddf Cynllunio (Cymru) 2015.

As the proposals are considered as major development we are therefore undertaking pre-application consultation on the scheme in line with the Planning (Wales) Act 2015.

Mae'r hysbysiad yma yn cael ei gyflwyno i chi fel ymgynghorai Cymunedol yn unol â deddf Cynllunio Gwlad a Thref (Gweithdrefnau Rheoli Datblygiadau) (Cymru) 2016.

This notification is served upon you as a community consultee under the Town and Country Planning (Development Management Procedure) (Wales) Order 2016.

Mae'r rhybudd amgaeedig yn rhoi gwybodaeth ar sut i weld drafft o'r dogfennau cysylltiedig â'r cais cynllunio, sut i wneud sylwadau ar y datblygiad a'r dyddiad cau ar gyfer derbyn eich sylwadau.

The enclosed notice provides information on how to view the draft planning application documents, how to make representations on the proposed development and the deadline for the receipt of your comments.

Os byddwch angen unrhyw wybodaeth pellach, peidiwch ag oedi i gysylltu â mi.

Should you require any further information, please do not hesitate to contact me.

Yn gywir / Yours faithfully,

Howard Jones

Howard Jones. Dip TP MRTPI

On behalf of Caulmert Ltd

T: 01745 530890

M: 07909 578823

howardjones@caulmert.com

Amg. Hybysiad o dan Atodlen 1B Cyhoeddusrwydd a Ymgynghoriad cyn ymgeisio am caniatad cais cynllunio o dan Erthyglau 2C a 2D – Cynllunio Gwlad a Thref (Gweithdrefnau Rheoli Datblygu) (Cymru) 2012

Enc. Notice under Schedule 1B Publicity and Consultation before Applying for Planning Permission Notice under Articles 2C and 2D - Town and Country Planning (Development Management Procedures) (Wales) Order 2012



APPENDIX 4

CONSULTEE NOTICE SCHEDULE 1C – BILINGUAL

SCHEDULE 1C - ARTICLE 2D - CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION -TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURES) (WALES) ORDER 2012

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 to the north of Bridge Road North, Wrexham Industrial Estate, Wrexham.**

I give notice that **JCP Investments Ltd.** is intending to apply for **Outline planning permission for the proposed erection of two industrial/warehouse units (Use Classes B1c, B2, B8), the construction of an internal site access road, car parks and service areas and the erection of a cycle shelter and security fencing, together with associated landscaping and ecological mitigation measures (Details of landscaping reserved for subsequent approval).**

A copy of the proposed application; plans; and other supporting documents can be viewed online at www.caulmert.com/consultations.

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:

Email – consultations@caulmert.com

Website - www.caulmert.com/consultations

Post - Caulmert Ltd,
Units 21 & 22,
c/o Glyndŵr Innovations Ltd,
Ffordd William Morgan,
St Asaph Business Park,
St Asaph,
Denbighshire,
LL17 0JD

All responses must be received by **19/12/2022**

Signed: *Howard Jones*

Howard Jones Dip TP MRTPI

Dated: 18/11/2022

ATODLEN 1C – ERTHYGL 2D – YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO O DAN ORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFNAU RHEOLI DATBLYGU) (CYMRU) 2012.

Mae'r hysbysiad yma yn cynnwys cais ffurfiol am ymateb ymgynghoriad cyn gwneud cais o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefnau Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig ar safle **tir i'r gogledd o Gogledd Ffordd y Bont, Stâd Ddiwydiannol Wrecsam, Wrecsam.**

Rwyf yn rhoi hysbyseb fod **JCP Investments Ltd.** yn bwriadu cyflwyno cais am **ganiatad cynllunio amlinellol ar gyfer codi dau uned diwydiannol/warws arfaethedig (Dosbarth Defnydd B1c, B2, B8), adeiladu ffordd fynediad safle fewnol, meysydd parcio ac ardaloedd gwasanaethu, a codi cysgodfeydd seiclo a ffensio diogelwch, ynghyd â tirlunio cysylltol a mesurau lliniaru ecolegol (manylion tirlunio ar gadw ar gyfer cymeradwyaeth ddilynol).**

Bydd copi o'r cais arfaethedig, cynlluniau a dogfennau cefnogol eraill ar gael ar-lein ar www.caulmert.com/consultations.

Mewn cytundeb â'r anghenion yn erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefnau Rheoli Datblygu) (Cymru) 2012, bydd rhaid i ymatebion yr ymgynghoriad cael ei yrru i

E-bost – consultations@caulmert.com

Gwefan - www.caulmert.com/consultations

Post -
Caulmert Ltd,
Units 21 & 22,
c/o Glyndŵr Innovations Ltd,
Ffordd William Morgan,
St Asaph Business Park,
St Asaph,
Denbighshire,
LL17 0JD

Bydd rhaid i'r ymatebion gael eu dychwelyd erbyn **19/12/2022**

Signed: *Howard Jones*

Howard Jones Dip TP MRTPI

Dyddiad: 18/11/2022



APPENDIX 5

SPECIALIST CONSULTEE CONSULTATION LETTER – BILINGUAL

Dwr Cymru Welsh Water

Developer Services

PO Box 3146

Cardiff

Vale of Glamorgan

CF30 0EH

Email - developer.services@dwrcymru.com

Ein Cyfeirnod / Our ref: 4963 Pre-Application Consultation

Dyddiad / Date: 18/11/2022

Annwyl Syr / Madam,

Dear Sir/Madam,

**ATODLEN 1C – ERTHYGL 2D – YMGYNGHORI
CYN YMGEISIO AM GANIATAD CYNLLUNIO –
GORCHYMYN CYNLLUNIO GWLAD A THREF
(GWEITHDREFN RHEOLI DATBLYGU) (CYMRU)
2012**

**SCHEDULE 1C - ARTICLE 2D - CONSULTATION
BEFORE APPLYING FOR PLANNING
PERMISSION - TOWN AND COUNTRY
PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURES) (WALES) ORDER 2012**

Gan gyfeirio at yr uchod, gweler wedi ei atodi hysbysiad fod **JCP Investments Ltd.** yn bwriadu cyflwyno **Cais cynllunio amlinellol ar gyfer codi dau uned diwydiannol/warws arfaethedig (Dosbarth Defnydd B1c, B2, B8), adeiladu ffordd fynediad safle fewnol, meysydd parcio ac ardaloedd gwasanaethu, a codi cysgodfeydd seiclo a ffensio diogelwch, ynghyd â tirlunio cysylltol a mesurau lliniaru ecolegol (manylion tirlunio ar gadw ar gyfer cymeradwyaeth ddilynol).**

With reference to the above, please find enclosed notification that **JCP Investments Ltd.** intend to submit an **Outline planning application for the proposed erection of two industrial/warehouse units (Use Classes B1c, B2, B8), the construction of an internal site access road, car parks and service areas and the erection of a cycle shelter and security fencing, together with associated landscaping and ecological mitigation measures (details of landscaping reserved for subsequent approval).**



Certificate Number 9113
ISO 9001, ISO 14001

Caulmert Limited

Registered Office: InTec, Parc Menai, Bangor, Gwynedd, LL57 4FG

Company Registered No. 06716319

Company Registered in Cardiff



Safle'r cais yw **tir i'r gogledd o Gogledd Ffordd y Bont, Stâd Ddiwydiannol Wrecsam, Wrecsam.**

Gan fod y cynnig yn cael ei hystyried fel datblygiad mawr, rydym yn cynnal ymgynghoriad cyn gwneud cais cynllunio yn unol â Deddf Cynllunio (Cymru) 2015.

Mae'r hysbysiad yma yn cael ei gyflwyno i chi fel ymgynghorwyr arbenigol o dan Atodlen 4 o Ddeddf Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2016

Mae'r rhybudd amgaeedig yn rhoi gwybodaeth ar sut i weld drafft o'r dogfennau cysylltiedig â'r cais cynllunio, sut i wneud sylwadau ar y datblygiad a'r dyddiad cau ar gyfer derbyn eich sylwadau.

Os byddwch angen unrhyw wybodaeth pellach, peidiwch ag oedi i gysylltu â mi.

The application site is **land to the north of Bridge Road North, Wrexham Industrial Estate, Wrexham.**

As the proposals are considered as major development we are therefore undertaking pre-application consultation on the scheme in line with the Planning (Wales) Act 2015.

This notification is served upon you as a specialist consultee under Schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2016.

The enclosed notice provides information on how to view the draft planning application documents, how to make representations on the proposed development and the deadline for the receipt of your comments.

Should you require any further information, please do not hesitate to contact me.

Yn gywir / Yours faithfully,

Howard Jones

Howard Jones. Dip TP MRTPI

On behalf of Caulmert Ltd

T: 01745 530890

M: 07909 578823

howardjones@caulmert.com

Amg. Hybysiad o dan Atodlen 1C – Erthygl 2D - Ymgynghori cyn ymgeisio am caniatad cais cynllunio – Ddeddf Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Enc. Notice under Schedule 1C - Article 2D - Consultation Before Applying for Planning Permission - Town and Country Planning (Development Management Procedures (Wales)) Order 2012

SCHEDULE 1C - ARTICLE 2D - CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION -TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURES) (WALES) ORDER 2012

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 to the north of Bridge Road North, Wrexham Industrial Estate, Wrexham.**

I give notice that **JCP Investments Ltd.** is intending to apply for **Outline planning permission for the proposed erection of two industrial/warehouse units (Use Classes B1c, B2, B8), the construction of an internal site access road, car parks and service areas and the erection of a cycle shelter and security fencing, together with associated landscaping and ecological mitigation measures (Details of landscaping reserved for subsequent approval).**

A copy of the proposed application; plans; and other supporting documents can be viewed online at www.caulmert.com/consultations.

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:

Email – consultations@caulmert.com

Website - www.caulmert.com/consultations

Post - Caulmert Ltd,
Units 21 & 22,
c/o Glyndŵr Innovations Ltd,
Ffordd William Morgan,
St Asaph Business Park,
St Asaph,
Denbighshire,
LL17 0JD

All responses must be received by **19/12/2022**

Signed: *Howard Jones*

Howard Jones Dip TP MRTPI

Dated: 18/11/2022

ATODLEN 1C – ERTHYGL 2D – YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO O DAN ORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFNAU RHEOLI DATBLYGU) (CYMRU) 2012.

Mae'r hysbysiad yma yn cynnwys cais ffurfiol am ymateb ymgynghoriad cyn gwneud cais o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefnau Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig ar safle **tir i'r gogledd o Gogledd Ffordd y Bont, Stâd Ddiwydiannol Wrecsam, Wrecsam.**

Rwyf yn rhoi hysbyseb fod **JCP Investments Ltd.** yn bwriadu cyflwyno cais am **ganiatad cynllunio amlinellol ar gyfer codi dau uned diwydiannol/warws arfaethedig (Dosbarth Defnydd B1c, B2, B8), adeiladu ffordd fynediad safle fewnol, meysydd parcio ac ardaloedd gwasanaethu, a codi cysgodfeydd seiclo a ffensio diogelwch, ynghyd â tirlunio cysylltol a mesurau lliniaru ecolegol (manylion tirlunio ar gadw ar gyfer cymeradwyaeth ddilynol).**

Bydd copi o'r cais arfaethedig, cynlluniau a dogfennau cefnogol eraill ar gael ar-lein ar www.caulmert.com/consultations.

Mewn cytundeb â'r anghenion yn erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefnau Rheoli Datblygu) (Cymru) 2012, bydd rhaid i ymatebion yr ymgynghoriad cael ei yrru i

E-bost – consultations@caulmert.com

Gwefan - www.caulmert.com/consultations

Post -
Caulmert Ltd,
Units 21 & 22,
c/o Glyndŵr Innovations Ltd,
Ffordd William Morgan,
St Asaph Business Park,
St Asaph,
Denbighshire,
LL17 0JD

Bydd rhaid i'r ymatebion gael eu dychwelyd erbyn **19/12/2022**

Signed: *Howard Jones*

Howard Jones Dip TP MRTPI

Dyddiad: 18/11/2022



APPENDIX 6

WEBSITE SCREENSHOT



Pre-Application Consultations – Proposed Erection Of Two Industrial/Warehouse Units And Associated Works

Your Sector

- Commercial
- Education
- Energy
- Health
- Hotel, Leisure & Recreation
- Industry, Storage and Distribution
- Rail
- Residential & Social Housing
- Retail & Leisure
- Waste

Our Expertise

- Geotechnical, Civil & Structural Engineering
- Environmental
- Town Planning

by caulmert caulmert

November 18, 2022

42 likes

SITE LOCATION / LLEOLIAD Y SAFLE

Land to the north of Bridge Road North, Wrexham Industrial Estate, Wrexham / Tir i'r gogledd o Gogledd Ffordd y Bont, Stad Ddiwydiannol Wrecsam, Wrecsam.

DESCRIPTION OF DEVELOPMENT / DISGRIFIAD O'R DATBLYGIAD

Outline planning permission for the proposed erection of two industrial/warehouse units (Use Classes B1c, B2 and B8), the construction of an internal site access road, car parks and service areas and the erection of a cycle shelter and security fencing, together with associated landscaping and ecological mitigation measures (Details of landscaping reserved for subsequent approval).

Cais am ganiatad cynllunio amlinellol ar gyfer codi dau uned diwydiannol/warws arfaethedig (Dosbarth Defnydd B1c, B2, B8), adeiladu ffordd fynediad safle fewnol, meysydd parcio ac ardaloedd gwasanaethu, a codi cysgodfeydd seiclo a ffensio diogelwch, ynghyd â tirlunio cysylltoli a mesurau lliniaru ecolegol (manylion tirlunio ar gadw ar gyfer cymeradwyaeth ddilynol).

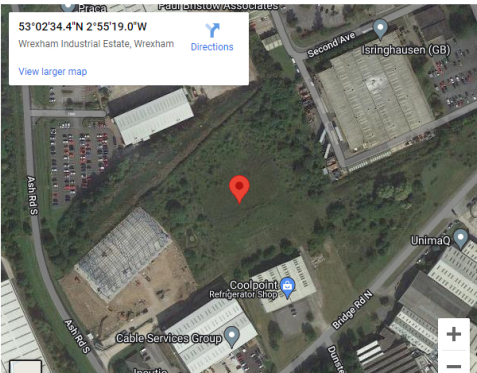
Draft Planning Application Documents

Drawings

- ✓ Site Location Plan
- ✓ Existing Site Layout Plan
- ✓ Proposed Site Layout Plan
- ✓ Unit 1 Plans and Elevations
- ✓ Unit 2 Plans and Elevations
- ✓ Cycle Shelter Details
- ✓ Ecological Enhancements

Reports

- ✓ Draft Application Form
- ✓ Supporting Planning Statement
- ✓ Design and Access Statement
- ✓ Preliminary Ecological Appraisal
- ✓ Drainage Strategy
- ✓ Transport Statement
- ✓ Arboricultural Statement
- ✓ Contaminated Land Assessment



Have your say

Anyone who wishes to make representations about this proposed development must do so by 19 December 2022.

Please do so by completing the form below, emailing consultations@caulmert.com or writing to us at:

Caulmert Ltd (Planning Consultations)
c/o Glyndwr Innovations Ltd, St Asaph Business Park
St Asaph, Denbighshire
LL17 0JD

First Name*	Last Name*
E-mail*	+44
Address Line 1	Address Line 2
Message	

SUBMIT

#Consultations

← PREV

Geotechnical, Civil & Structural Engineering

Environmental

Town Planning

Digital Drafting & Modelling

Project Management

Registered Office

InTec, Parc Menal, Bangor
Gwynedd, LL57 4FG

contact@caulmert.com

Bangor: 01248 672666
St Asaph: 01745 530890
Cheshire: 0161 928 6886
Nottingham: 01773 749132
Kent: 01622 427 759

Useful Links

[Homepage](#)

[Careers](#)

[News](#)

[Contact](#)

[Privacy Policy](#)

[Anti-slavery and Human Trafficking Policy Statement](#)

Contact Caulmert

Name*	E-mail*
+44	Your Company name
Sector	How to contact me
Message	

SEND MESSAGE



Certificate Number 9113
ISO9001
ISO 14001



APPENDIX 7

SPECIALIST CONSULTEE RESPONSES

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



Caulmert

Email: consultations@caulmert.com

Eich Cyf/Your Ref

Ein Cyf/Our ref

Dyddiad/Date

Gofynner am/Ask for

Rhif Cyswllt/Contact No

E-bost/E-mail

PRE/2022/025

26th November 2022

Mr P Palmer

01978 729688

phil.palmer@wrexham.gov.uk

FAO: Howard Jones

Dear Sir

**Land to the north of Bridge Road North, Wrexham Industrial Estate, Wrexham.
Proposed Erection of Two Industrial / Warehouse Units (Class B1c, B2 & B8)**

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

I refer to your email / enquiry dated 18/11/2022 in respect of the above.

Access

The proposed development site is located on Bridge Road North which is an unclassified road subject to a 40mph speed limit.

In understand that a speed survey was recently carried out along this section which determined 85th percentile speeds of 42.6mph for vehicles travelling eastbound and 43.8mph for vehicles travelling westbound.

Based on the above speeds any existing / proposed access would normally be required to provide visibility splays of 2.4 x 119m to the east and 2.4 x 114m to the west measured to the nearside edge of the adjoining highway. **I would recommend that the applicant submits a suitably scaled plan indicating the available visibility from the existing access.**

The existing / proposed 7.5m wide access is located in close proximity to the existing junction of Dunster Road (ie/ approximately 9m stagger). I would normally recommend that an access of this nature is located at least 25m away (c/l to c/l) to minimize any conflict with vehicles entering / exiting both junctions. **I would recommend that the existing / proposed access is closed up and re-located further east in the interest of highway safety. I would recommend that the applicant submits a suitably scaled plan indicating the available visibility from this access.**



The existing access is approximately 7.5m wide with circa 9m and 6m kerb radii. The access is surfaced with hard bound materials and slopes / drains towards the site.

I would recommend that any proposed shared access is a minimum width of 7.3m with 15m kerb radii. The access shall be paved with hard bound materials for a minimum distance of 20m behind the adjoining highway with no gates within 20m of the highway boundary. No private surface water run-off shall be permitted to flow into the adjoining highway. An Aco drain or similar shall be provided to intercept such run-off.

Any proposed access must provide appropriate dropped kerb / tactile crossings across the narrowest point of the access. The back of these crossings will form the new limit of adoption. The construction of the new access and reinstatement of the existing access will require a s.38 / 278 agreement with the Council.

Parking & Turning Provision

In terms of parking provision, I comment as follows:-

I understand that the proposed development comprises a mixture of Class B1, B2 & B8 uses for both units 1 and 2:-

Unit 1 – 2306m² gfa

Unit 2 – 2301m² gfa

The proposed parking provision comprises 49 spaces for each unit (total 98 spaces).

However, I would recommend that the applicant provides a breakdown of the proposed gross floor areas against each proposed class use for both units so a more accurate assessment of the adequacy of the parking provision can be made.

In terms of turning provision, I comment as follows:-

The submitted swept path plans indicate the turning movements of a 16.5m long HGV entering, exiting and turning within the site. The proposed 12.5m diameter turning circle provided would appear very tight to the proposed parking spaces and could be impeded should any vehicle park slightly out of line. I also understand that 18.5m long trailer HGVs are now permitted on the road. I would recommend that swept paths details are also provided for such a vehicle and increased turning space is proposed which allows for a suitable clearance from parked vehicles / cars.

Footway / Cycleway Provision

I would recommend that the applicant liaises with our Active Travel Officer (Tel: 01978 729689 / email: daniel.morris@wrexham.gov.uk) on any specific requirements. Any such requirements should be indicated on a revised layout plan.

Public Transport Provision

I would recommend that the applicant liaises with our Transport Section (contact: Andrew Mytton on 01978 729760 or email: andrew.mytton@wrexham.gov.uk) to discuss any specific requirements on public transport infrastructure eg/ upgrades to bus stops.

Traffic Impact Analysis

The submitted TRICs data (14 no. sites for both class uses) includes a number of sites ie/ edge of town location - 10 no. sites). However, I would consider Wrexham Industrial Estate to be classed as more freestanding or neighbourhood centre type locations therefore in less sustainable locations. I would suggest that more relevant sites are submitted.

The submitted data indicates Class B8 use as generating the highest trip rates in the AM and PM peak hours ie/ AM 2 way – 30 trips, PM 2 way – 28 trips which is not considered to have any detrimental impact on the highway network. However, as the access is a shared access, the traffic generation from the existing factory unit (Coolpoint) should also be included in this study.

I would request details of the 2 way AADT flow on Bridge Road North and comparison with the anticipated traffic flow from the overall development site.

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 for any advice. However, I assume that the units will be serviced by a private contractor.

Service Delivery Management Plan

I would recommend that any application includes a Service Delivery Management Plan (SDMP) which details how the businesses will operate in respect of staff parking, size of vehicles visiting site, frequency of delivery vehicles, details of how HGV deliveries will be staggered throughout the day etc.

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,

A handwritten signature in black ink, appearing to be 'R. Owen', written in a cursive style.

Chief Officer, Environment & Technical

Caulmert Ltd
Units 21 & 22, c/o Glyndŵr Innovations Ltd,
Ffordd William Morgan
St Asaph Business Park
LL17 0JD

Date: 07/12/2022
Our Ref: PPA0007376

Dear Sir/Madam,

Grid Ref: 338312 349909

Site Address: Bridge Road, North Wrexham

Development: 2D- 2 industrial units (Use Classes B1c, B2, B8), construction of internal site access rd, car parks & service areas & erection of cycle shelter & security fencing, with associated landscaping & ecological mitigation measures

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 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.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site.

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 Five Fords Wastewater Treatment Works which has a phosphate consent. Notwithstanding this, no problems are envisaged with the Wastewater 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.

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



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently, the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.

APPENDIX 8

COMMUNITY CONSULTEE RESPONSES

From: clerk@isycoedcommunitycouncil.gov.uk
To: [Mandy Jones](#)
Subject: RE: Pre-Application Consultation: Bridge Road North, Wrexham Industrial Estate
Date: 04 January 2023 10:16:12
Attachments: [img-0.png](#)
[img-1.gif](#)
[img-2.png](#)
[img-3.png](#)
[img-4.png](#)
[img-5.jpg](#)

Hello Mandy

I am just writing to confirm that at the most recent meeting of the Isycoed Community Council, the Community Council had no comments to make at this stage to the proposal.

Many thanks
Serena

--Original Message-----

From: "Mandy Jones" <MandyJones@caulmert.com>
Sent: Friday, 18 November, 2022 15:47
To: "clerk@isycoedcommunitycouncil.gov.uk" <clerk@isycoedcommunitycouncil.gov.uk>
Cc: "consultations" <consultations@caulmert.com>
Subject: Pre-Application Consultation: Bridge Road North, Wrexham Industrial Estate

Good afternoon

Please see the attached letter and notice providing information on the above Pre-Application Consultation.

Kind regards

Mandy



Mandy Jones

Caulmert Ltd

Senior Support Manager

Mobile:

MandyJones@caulmert.com

Direct: 01745 777 169

www.caulmert.com

Phone: 01745 530890

St Asaph Office • Units 21 & 22, c/o Glyndŵr Innovations Ltd • St Asaph, Denbighshire • LL17 0JD • United Kingdom



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S Baxter
Clerk to Isycoed Community Council

Telephone 07470 602612

Please note the Clerk's working week and availability is generally Monday and Tuesday. This may vary due to the demands of the service. If the Clerk is unavailable, please leave a message and they will get back to you as soon as possible.

Following the introduction of new General Data Protection Regulations (replacing the Data Protection Act from May 2018), this notice is to inform you that the information the Community Council holds about you will consist of information you have provided to us, which could include your name and address, together with your telephone number(s) and email address if you have provided them. This information will be used solely for the purpose of Isycoed Community Council communicating with you. The Council does not share this information with any other person or organisation and will hold it only for as long as it is needed. If you are content for this situation to continue, you do not need to do anything further at the moment. If you wish the Council to delete your personal data, please let me know.

From: [Baxter Serena](#)
To: [Mandy Jones](#); [Howard Jones](#)
Subject: Re: Pre-Application Consultation: Bridge Road North, Wrexham Industrial Estate
Date: 10 January 2023 11:06:25
Attachments: [logo_e2d43f21-9cac-4229-931e-8a959fcbdc4c.png](#)
[banner_43a9ba83-a3de-44fa-b0d8-2b028414a79a.gif](#)
[linkedin_14b896ef-de54-45e5-8b77-3c6309a52ed1.png](#)
[twitter_3be277fc-9866-4acc-bbf1-cc81de99ceab.png](#)
[chaslogo_a89de6d8-1c88-4675-b0bb-4eb4256b77e5.png](#)
[BRE_Certification_blue_9d1d9f04-f24f-45a0-aca7-1c6a5472773c.jpg](#)

Hello Mandy, and Howard.

Thank you for your letter and the opportunity to comment. I can advise that Abenbury Community Council met last evening and discussed the proposal.

The Community Council wished to raise concerns to mitigate upon the effects of high height of such buildings, and light pollution emanating. If this could be controlled in some way, that would resolve any issues for objection.

In addition, the Community Council wish to point out the adverse effect upon the Industrial Estate and surrounding residential areas, of the complete lack of any facilities for lorry drivers on the Industrial estate at the present time, including toilet facilities. Any additional warehousing requiring delivery vehicles to site will compound the issue, therefore if there is any contribution you can make on site within the development to mitigate against such increase then this will be appreciated.

Regards

S Baxter
Clerk to Abenbury Community Council
Telephone 07470 602612

Please note the Clerk's working week and availability is generally Monday and Tuesday. This may vary due to the demands of the service. If the Clerk is unavailable, please leave a message and they will get back to you as soon as possible.

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On Fri, 18 Nov 2022 at 15:45, Mandy Jones <MandyJones@caulmert.com> wrote:

Good afternoon

Please see the attached letter and notice providing information on the above Pre-Application Consultation.

Kind regards

Mandy



Mandy Jones

Caulmert Ltd

Senior Support Manager
MandyJones@caulmert.com
www.caulmert.com

Mobile:
Direct: 01745 777 169
Phone: 01745 530890

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APPENDIX 9

OTHER RESPONSES RECEIVED

From: [Paul Campini](#)
To: [consultations](#)
Subject: Pre-application consultation
Date: 07 December 2022 14:55:57
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Good Afternoon

I email from the Public Protection Service at Wrexham County Borough Council in response to the consultation for 'erection of two industrial/warehouse units (Use Classes B1c, B2, B8)' on 'land to the north of Bridge Road North, Wrexham Industrial Estate, Wrexham'

Should an application be received, I would look to recommend the following advice to the Planning Department:

- 1) The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.
- 2) 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 the 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 Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

Regards

Paul Campini

Swyddog Gorfodaeth / Enforcement Officer
Economi a Chynllunio / Economy and Planning



07800 688713



Economi a Chynllunio, Guildhall, Wrexham, LL11 1AY | [Economy and Planning, Guildhall,](#)

Wrexham, LL11 1AY



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

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.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 ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.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!

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