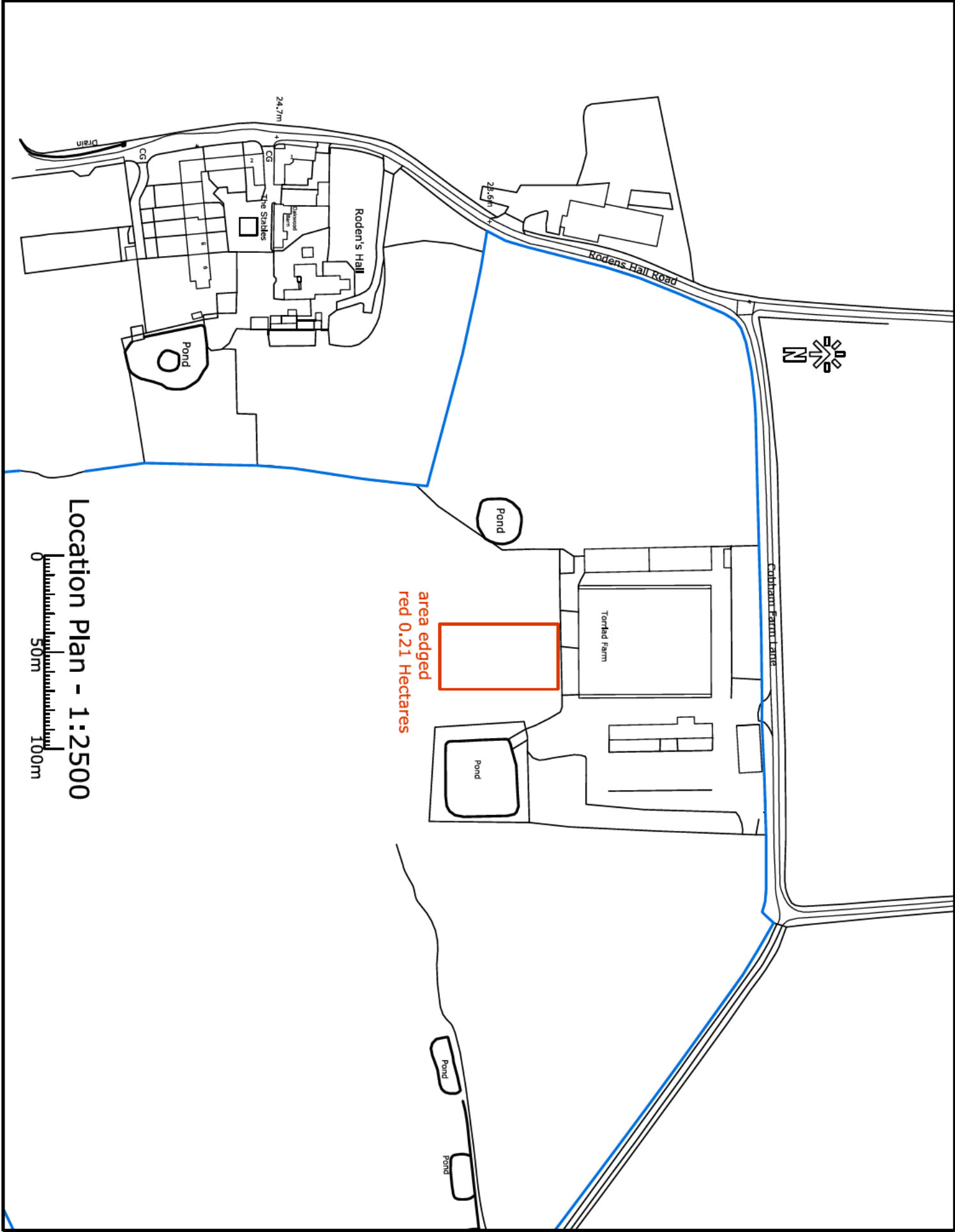


P/2024/0217- Torriad Farm- ERECTION OF AGRICULTURAL LIVESTOCK BUILDINGS

Pre-Application Consultation report

1. Notification from Wrexham for major Development
2. Site Notice – instructed and erected 1<sup>st</sup> May – Pictures on site.
  - a. We confirm that the site notice was erected by \_\_\_\_\_, and this was completed on 1<sup>st</sup> May 2024 as confirmed via email dated 1<sup>st</sup> May 2024 at 16.31pm
3. Consultation Email and attachment. Reminder email sent 14<sup>th</sup> May 2024
4. Consultation Responses
  - a. Biodiversity
  - b. Contamination Land
  - c. Environmental Health
  - d. Natural Resources Wales
  - e. Highways
  - f. Isycoed Community Council (Clerk) Email and hard copy posted 3<sup>rd</sup> May 2024
  - g. Local Members – Holt (Mr Morris)
5. Summary of issues raised
  - a. Environmental health requested Noise Survey – survey has been instructed and being completed
  - b. NRW – Drainage annotated on plan. Plan updated. Copy attached



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- Revision:
- |    |          |    |                         |
|----|----------|----|-------------------------|
| i  | 11-03-24 | SB | Site plan amended       |
| ii | 07-06-24 | SB | Effluent drainage shown |

|                                                                                                                            |                 |           |  |
|----------------------------------------------------------------------------------------------------------------------------|-----------------|-----------|--|
| Title:<br>Proposed Site & Location Plan<br>Livestock Buildings 18&2<br>Torriad Farm,<br>Bowling Bank,<br>Wrexham, LL13 9RT |                 |           |  |
| Client:<br>Torriad Farms Ltd                                                                                               |                 |           |  |
| Scale:                                                                                                                     | Drawing number: |           |  |
| 1:500, 1:2500@A1                                                                                                           | 1195-06         |           |  |
| Date:                                                                                                                      | Drawn by:       | Revision: |  |
| 07/03/24                                                                                                                   | SB              | ii        |  |



## SITE NOTICE

PLANNING APPLICATION HAS BEEN MADE BY

OF

TORRIAD FARM LTD

At

SITE ADDRESS

TORRIAD FARM, COBHAM FARM LANE, BOWLING BANK, WREXHAM, LL13 9RT

For

AGRICULTURAL LIVESTOCK BUILDINGS

Full details can be provided by Post and Email.

Contact- Mrs O Starkey (07815105595) or email – [office@osplanning.co.uk](mailto:office@osplanning.co.uk)

Prior to the formal submission of the FULL Application to the Authority  
formal consultation is required.

The Authority being:

Wrexham County Borough Council,  
Economy and Planning, Lambpit Street, Wrexham LL11 1AR

Notice Dated: 2<sup>nd</sup> May 2024

Notice expiry: 28<sup>th</sup> May 2024

Signed (The Applicant) .....



**SITE NOTICE**  
PLANNING APPLICATION HAS BEEN MADE BY

[REDACTED]

OF

TORRIAD FARM LTD

AT  
SITE ADDRESS:  
TORRIAD FARM, CORHAM FARM LANE, BOWLING BANK,  
WRECHAM, LL13 9RT  
For  
AGRICULTURAL LIVESTOCK BUILDINGS

Full details can be provided by Post and Email.  
Contact: Mrs G. Suckley (0783300599) or email - [colfax@wrexham.gov.uk](mailto:colfax@wrexham.gov.uk)

Prior to the formal submission of the FULL Application to the Authority  
Formal consultation is required.

The Authority being:

Wrexham County Borough Council,  
Economy and Planning, Llanfair Street, Wrexham LL13 1AB.

Notice Dated: 27<sup>th</sup> May 2024

Notice expires: 18<sup>th</sup> May 2024

Signed: (The Applicant)



**SITE NOTICE**  
PLANNING APPLICATION HAS BEEN MADE BY

[REDACTED]

OR

TORRADO FARM LTD

AT

SITE ADDRESS:  
TORRADO FARM, COBBHAM FARM LANE, BOWLING BANK,  
WIDFORDHAM, LL11 9RT

For  
AGRICULTURAL LIVESTOCK BUILDINGS

Full details can be provided by Post and Email  
Contact: Mrs D Stapley (07813 09555) or email - [info@torrado-farm.co.uk](mailto:info@torrado-farm.co.uk)

Prior to the formal submission of the FULL Application to the Authority  
Detailed consultation is required.

The Authority being:

Wrexham County Borough Council,  
Environment and Planning, Llandudno House, Wrexham LL11 1AR

Notice Dated: 27<sup>th</sup> May 2024

Notice expiry: 28<sup>th</sup> May 2024

Signed: (The Applicant)



| Tasks                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                               |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Consultation materials         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                               |
| Application documents          | <p>Developers must make the following information available for inspection at a location in the vicinity of the site or online for no less than 28 days (beginning when the site notices are erected):</p> <ul style="list-style-type: none"> <li>All information that would be required to be submitted as part of a formal planning application. This includes all the information on the relevant planning application form, except the ownership certificates. ✓</li> <li>Scaled plans, with north arrow, to identify the land to which the application relates. ✓</li> <li>Design and Access Statement. ✓</li> <li>Any information that would be needed in order to comply with any local validation requirements of the relevant local planning authority. ✓</li> </ul> <p>ECOLGY SURVEY</p>                                        | <p>All draft planning application documents were provided as described. ✓</p>                                                 |
| Viewing consultation materials | <p>The site notice is required to specify a location where the draft application documents can be viewed. Documents can be made available in hard copy or online.</p> <p>In cases where the developer has made the relevant information available on a website, the location for public viewing can be a library or other public building where computer facilities are made available to the general public.</p> <p>If the developer has not made the relevant information available on a website then a hard copy needs to be made available. Public buildings such as libraries, community centres and leisure centres would be appropriate.</p> <p>The developer has flexibility on the choice of venue but it should, as a minimum, allow the public access during normal working hours for the full 28 day notification period.</p> | <p>All draft planning application documents were available to view online/in a community building for at least 28 days. ✓</p> |
| Making representations         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                               |
| Contact details                | <p>The developer must set out how they can be contacted by persons wishing to comment on the proposed development i.e. a postal address or a email address.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Contact details were provided on the relevant notices. ✓</p>                                                               |

| Tasks                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reporting                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Pre-Application Consultation Report | <p>The developer must submit a Pre-Application Consultation Report (PAC Report) in order for the planning application to be validated.</p> <p>The developer has flexibility to determine the most effective way to present the pre-application community consultation report providing it contains:</p> <ul style="list-style-type: none"> <li>A copy of the site notice.</li> <li>A declaration that the site notice was displayed in accordance with the statutory requirements, i.e. in at least one place on or near the development site for no less than 28 days.</li> <li>A copy of the notice given to owners and occupiers of adjoining land, and a list of those persons.</li> <li>Copies of all notices provided to councillors, town and community councils, and specialist consultees.</li> <li>A summary of all issues raised in response to the statutory publicity and confirm whether the issues raised have been addressed and, if so, how they have been addressed.</li> <li>Copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer.</li> <li>Under relevant data protection legislation the addresses and other contact information of private individuals must be redacted in the PAC Report before it is submitted.</li> <li>If developers undertake publicity or consultation that exceeds the minimum statutory requirements, they are encouraged to report the outcome of this pre-application engagement in the PAC report.</li> </ul> | <p>A PAC Report has been submitted as part of the application. ✓</p> <p>The PAC Report contains:</p> <ul style="list-style-type: none"> <li>A copy of the site notice. ✓</li> <li>A declaration that the site notice was displayed in accordance with the statutory requirements. ✓</li> <li>A copy of the notices given to owners and occupiers, councillors, town and community councils, and specialist consultees. ✓</li> <li>A summary of all issues raised and how they have been addressed. ✓</li> <li>Copies of all responses received from specialist consultees with an explanation they have been addressed. ✓</li> <li>Redacted contact information. ✓</li> <li>Non-statutory consultation. ✓</li> </ul> |



# Torniad Farm - Erection of Agricultural Buildings

(1670sqm)

Pre-application Community Consultation - Best Practice Guidance for Developers

| Para | Description of Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Consultee                                                                                                                                             | Is there a need to consult? | Identified Consultee               |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------------------|
| (a)  | Development likely to affect land in the area of another local planning authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The local planning authority concerned                                                                                                                | N/A                         | —                                  |
| (b)  | Development, in relation to which an application for planning permission has been made to the Welsh Ministers under section 293A of the 1990 Act(1) (urgent Crown development: application), where that development is likely to affect land in the area of a community council                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The community council                                                                                                                                 | N/A                         | —                                  |
| (c)  | Development within an area which has been notified to the local planning authority by the Health and Safety Executive for the purpose of this provision because of the presence within the vicinity of toxic, highly reactive, explosive or inflammable substances (otherwise than on a relevant nuclear site) and which involves the provision of— (i) residential accommodation; (ii) more than 250 square metres of retail floor space; (iii) more than 500 square metres of office floor space; or (iv) more than 750 square metres of floor space to be used for an industrial process, or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area | The Health and Safety Executive                                                                                                                       | N/A                         | —<br>Agricultural                  |
| (d)  | Development within an area which has been notified to the local planning authority by the Office for Nuclear Regulation for the purpose of this provision because of the presence within the vicinity of toxic, highly reactive, explosive or inflammable substances on a relevant nuclear site and which involves the provision of— (i) residential accommodation; (ii) more than 250 square metres of retail floor space; (iii) more than 500 square metres of office floor space; or (iv) more than 750 square metres of floor space to be used for an industrial process, or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area                | The Office for Nuclear Regulation                                                                                                                     | N/A                         | —<br>Agricultural                  |
| (e)  | Development likely to result in a material increase in the volume or a material change in the character of traffic— (i) entering or leaving a trunk road; or (ii) using a level crossing over a railway                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The Welsh Ministers<br>The operator of the network which includes or consists of the railway in question, and the Welsh Ministers                     | N/A                         | —<br>EXISTING FARM<br>Agricultural |
| (f)  | Development likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road or proposed highway                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | The local highway authority concerned                                                                                                                 | ✓                           |                                    |
| (g)  | Development likely to prejudice the improvement or construction of a classified road or proposed highway                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The local highway authority concerned                                                                                                                 | N/A                         | —                                  |
| (h)  | Development involving— (i) the formation, laying out or alteration of any means of access to a highway (other than a trunk road); or (ii) the construction of a highway or private means of access to premises affording access to a road in relation to which a toll order is in force                                                                                                                                                                                                                                                                                                                                                                                                                                          | The local highway authority concerned<br>The local highway authority concerned, and in the case of a road subject to a concession, the concessionaire | N/A                         | —                                  |
| (i)  | Development which consists of or includes the laying out or construction of a new street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The local highway authority                                                                                                                           | N/A                         | —                                  |
| (j)  | Development, other than householder development, within an area which has been notified for the purpose of this provision to the local planning authority by the Coal Authority because of the presence of land instability risks from coal mining                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The Coal Authority                                                                                                                                    | N/A                         | —                                  |

| Para | Description of Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Consultee                                                                           | Is there a need to consult? | Identified Consultee |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------|----------------------|
| (k)  | Development involving or including mining operations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The Natural Resources Body for Wales                                                | ✓                           |                      |
| (l)  | (i) Development which has a direct physical impact on a scheduled monument; (ii) Development likely to be visible from a scheduled monument and which meets one of the following criteria— a) it is within a distance of 0.5 kilometres from any point of the perimeter of a scheduled monument; b) it is within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres or more in height, or has an area of 0.2 hectares or more; c) it is within a distance of 2 kilometres from the perimeter of a scheduled monument and is 50 metres or more in height, or has an area of 0.5 hectares or more; d) it is within a distance of 3 kilometres from the perimeter of a scheduled monument and is 75 metres or more in height, or has an area of 1 hectare or more; or e) it is within a distance of 5 kilometres from the perimeter of a scheduled monument and is 100 metres or more in height, or has an area of 1 hectare or more. (iii) Development likely to affect the site of a registered historic park or garden or its setting; (iv) Development within a registered historic landscape that requires an Environmental Impact Assessment; or (v) Development likely to have an impact on the outstanding universal value of a World Heritage Site | The Welsh Ministers                                                                 | N/A                         | —                    |
| (m)  | Development involving the carrying out of works or operations in the bed of or on the banks of a river or stream                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | The Natural Resources Body for Wales                                                | N/A                         | —                    |
| (n)  | Development for the purpose of refining or storing mineral oils and their derivatives                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The Natural Resources Body for Wales                                                | N/A                         | —                    |
| (o)  | Development relating to the retention, treatment or disposal of sewage, trade-waste, slurry or sludge (other than the laying of sewers, the construction of pump houses in a line of sewers, the construction of septic tanks and cesspools serving single dwelling houses or single caravans or single buildings in which not more than ten people will normally reside, work or congregate, and works ancillary thereto)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The Natural Resources Body for Wales                                                | N/A                         | —                    |
| (p)  | Development relating to the use of land as a cemetery                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The Natural Resources Body for Wales<br>The water and sewerage undertaker concerned | N/A                         | —                    |
| (q)  | Development— (i) in or likely to affect a site of special scientific interest; or (ii) within an area which has been notified to the local planning authority by the Natural Resources Body for Wales and which is within two kilometres, of a site of special scientific interest, of which notification has been given, or has effect as if given, to the local planning authority by the Natural Resources Body for Wales, in accordance with section 28 of the Wildlife and Countryside Act 1981 (sites of special scientific interest) as applied in Wales by section 27AA of that Act(1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | The Natural Resources Body for Wales                                                | N/A                         | —                    |
| (r)  | Development involving— (i) any land on which there is a theatre; (ii) residential development (excluding householder development) within 50 metres of a theatre (not falling within paragraph (i)); or (iii) a proposed theatre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | The Theatres Trust                                                                  | N/A                         | —                    |



# 30 Tormad Farm - Erection of Agricultural Buildings (1670sqm)

| Para | Description of Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Consultee                            | Is there a need to consult? | Identified Consultee |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------|----------------------|
| (s)  | Development which is not for agricultural purposes, is not in accordance with the provisions of a development plan and involves— (i) the loss of not less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes; or (ii) the loss of less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes, in circumstances in which the development is likely to lead to a further loss of agricultural land amounting cumulatively to 20 hectares or more | The Welsh Ministers                  | N/A                         | —                    |
| (t)  | Development within 250 metres of land which— (i) is or has, at any time in the 30 years before the relevant application, been used for the deposit of refuse or waste; and (ii) has been notified to the local planning authority by the Natural Resources Body for Wales for the purposes of this provision                                                                                                                                                                                                                                                                                                      | The Natural Resources Body for Wales | N/A                         | —                    |
| (u)  | Development which— (i) is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field; or (ii) is on land which has been: (aa) used as a playing field at any time in the 5 years before the making of the relevant application and which remains undeveloped; or (bb) allocated for use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement; or (iii) involves the replacement of the grass surface of a playing pitch on a playing field with an artificial, man-made or composite surface                             | The Sports Council for Wales (2)     | N/A                         | —                    |
| (v)  | Development likely to affect— (i) any inland waterway (whether natural or artificial) or reservoir owned or managed by the Canal & River Trust; or (ii) any canal feeder channel, watercourse, let off or culvert, which is within an area which has been notified for the purposes of this provision to the local planning authority by the Canal & River Trust                                                                                                                                                                                                                                                  | The Canal & River Trust              | N/A                         | —                    |

| Para | Description of Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Consultee                                                                                                                                                                                                                                                                                                                                                                                                     | Is there a need to consult? | Identified Consultee |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------|
| (w)  | Development— (i) involving the siting of new establishments; (ii) consisting of modifications to existing establishments covered by Article 11 of Directive 2012/18/EU(1); or (iii) which is new, including transport routes, locations of public use and residential areas in the vicinity of existing establishments, where the siting or development may be the source of or increase the risk or consequences of a major accident                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | The control of major accident hazards: competent authority, and in relation to development falling within paragraph (ii), any person who is, according to the register held by the hazardous substances authority under regulation 22 of the Planning (Hazardous Substances) (Wales) Regulations 2015(2), the person who is in control of the land on which any existing establishment in question is located | N/A                         | —                    |
| (x)  | Development— (i) on land designated as Flood Zone C2; (ii) involving or including emergency services development or highly vulnerable development on land designated as Flood Zone C1 or on land that has been notified to the local planning authority by the Natural Resources Body for Wales for the purpose of this provision.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The Natural Resources Body for Wales                                                                                                                                                                                                                                                                                                                                                                          | N/A                         | —                    |
| (y)  | Development— (i) involving new residential development (including single units); and (ii) which is major development not falling within paragraph (i).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The water and sewerage undertaker concerned                                                                                                                                                                                                                                                                                                                                                                   | N/A                         | —                    |
| (z)  | Development— (i) involving waste development; (ii) involving the provision of dwellinghouses where either the number of dwellinghouses to be provided is 10 or more or the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the number of dwellinghouses to be provided is 10 or more; (iii) involving the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; (iv) carried out on a site having an area of 1 hectare or more; (v) involving the provision of 10 or more flats (whether by increasing the number of flats within an existing building or otherwise); (vi) involving the provision of residential accommodation of 10 or more rooms, not contained in dwellinghouses or flats, which are not solely used for cooking purposes and are not toilet facilities, service rooms, corridors, laundry rooms, hallways or utility rooms; or (vii) involving the provision of residential accommodation of 10 or more rooms contained in a dwellinghouse or flat used as a house in multiple occupation, which are not solely used for cooking purposes and are not toilet facilities, service rooms, corridors, laundry rooms, hallways or utility rooms. | The Fire and Rescue Authority concerned                                                                                                                                                                                                                                                                                                                                                                       | ✓                           |                      |
|      | Add any additional consultees identified                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | e.g. historic interest group, local environmental group etc                                                                                                                                                                                                                                                                                                                                                   | N/A                         | —                    |



| Tasks                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                    |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Identifying the statutory consultees |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                    |
| Owners and occupiers                 | <p>The developer must send a copy of the site notice in writing to any owner or occupier of any land adjoining the land to which the proposed application relates and address the letter to 'the owner and/or occupier'.</p> <p>Developers may wish to consider the benefits of maximising publicity at pre-application stage.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Have all of the owners and occupiers been identified and consulted with? <input checked="" type="checkbox"/></p> <p>Was the letter containing the site notice addressed to 'the owner and/or occupier'? <input checked="" type="checkbox"/></p> |
| Community consultees                 | <p>Developers are required to inform:</p> <ul style="list-style-type: none"> <li>Each community council (this includes both town and community councils) in whose area the proposed development would be situated; and/or</li> <li>Each councillor (local member) representing an electoral ward in which proposed development would be situated.</li> </ul> <p>If the proposed development is located in an area where more than one town or community council operates, both should be notified.</p> <p>If the proposed development straddles a number of electoral wards, all local councillors within those wards will need to be notified.</p> <p>The community consultees will be notified via letter containing the same information as provided in the site notice (see below for details on the site notice).</p> | <p>Have all of the community consultees been identified and consulted with? <input checked="" type="checkbox"/></p>                                                                                                                                |
| Specialist consultees                | <p>Developers are required to inform specialist consultees of the development proposals.</p> <p>Details of the specialist consultees and when they should be consulted are set out in Schedule 4 to the DMPWO – see Annex 2 of this note.</p> <p>The specialist consultees will be notified via letter containing the information provided in Schedule 1C (see below for details on the site notice and Schedule 1C).</p>                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Have all of the specialist consultees been identified and consulted with? <input checked="" type="checkbox"/></p>                                                                                                                               |

| Tasks                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Raising awareness of the statutory consultation |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site notice – Schedule 1B                       | <p><b>Information required in the site notice</b></p> <p>The site notice must contain the information set out in 'Schedule 1B: Publicity and Consultation before Applying for Planning Permission Notice under Articles 2C and 2D' - DMPWO.</p> <p>An English and Welsh language version of the site notice must be provided.</p> <p><b>Displaying the site notice</b></p> <p>The site notice must be displayed in at least one place on or near the land to which the proposed application is.</p> <p>The site notice must be easily visible and legible by members of the public.</p> <p>The site notice must be displayed for no less than 28 days.</p> <p>Providing developers have taken reasonable steps to protect the site notice and, if needs be, replace it if it is removed, obscured or defaced before the end of the 28 day publicity period, then the developer will be considered to have complied with their statutory duties.</p> | <p><b>Information required in the site notice</b></p> <p>The site notice has been created containing the information from Schedule 1B. <input checked="" type="checkbox"/></p> <p>An English and Welsh language version has been provided. <input checked="" type="checkbox"/></p> <p><b>Displaying the site notice</b></p> <p>The site notice was displayed in one or more locations near the site. <input checked="" type="checkbox"/></p> <p>The site notice is easily visible and legible by members of the public. <input checked="" type="checkbox"/></p> <p>The site notice was displayed for no less than 28 days. <input checked="" type="checkbox"/></p> <p>The site notice <del>was</del> did not require replacing. <input checked="" type="checkbox"/></p> |
| Schedule 1C                                     | <p>The developer must give the relevant specialist consultees notice in writing of the proposed application. The letter must contain the information set out in the notice Schedule 1C under Article 2D - Consultation Before Applying for Planning Permission - DMPWO.</p> <p>The developer must enclose each of the draft application documents (see details below) with the notification or provide a link to a website on which those documents can be found.</p> <p>N.B. The developer is encouraged to provide specialist consultees with this information electronically (i.e. an email) and in cases when information is posted to statutory consultees, developers should consider using recorded delivery.</p>                                                                                                                                                                                                                            | <p>The specialist consultees have been provided notice in writing of the proposed application. <input checked="" type="checkbox"/></p> <p>The letter/notice contained the information set out in the notice in Schedule 1C. <input checked="" type="checkbox"/></p> <p>The specialist consultees have been provided with a link to / hard copy of the draft application documents. <input checked="" type="checkbox"/></p>                                                                                                                                                                                                                                                                                                                                              |
| Consultation period                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Consultation period                             | The developer must consult for a minimum of 28 days.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The consultation period ran for a minimum of 28 days. <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |





Olivia Starkey &lt;olivia@osplanning.co.uk&gt;

## P/2024/0217 - Torriad Farm - ERECTION OF AGRICULTURAL LIVESTOCK BUILDINGS

3 messages

**Bethan Jones** <Bethan.Jones@wrexham.gov.uk>  
To: "Olivia@osplanning.co.uk" <Olivia@osplanning.co.uk>

17 April 2024 at 15:39

Good Afternoon

I refer to the above submitted planning application and wish to inform you we have had to invalidate the application, as the floor area is 1670sq meters this means the application is a Major Application and that the following information is required to validate the application:

**Major Development:** Your application is classed as major development as defined in Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended). As such, you are required to carry out a period of pre-application consultation prior to the submission of your application. This planning application cannot legally be validated without the submission of a Pre-Application Consultation report which outlines the steps you have taken and the results of your consultation process.

The above requirements represent a significant part of the pre-application preparation process. Further information can be found on this requirement may be obtained from Section 6.4 of the Welsh Government Development Management Manual which can be found on the following link

[Planning major developments: guidance on pre-application consultation | GOV.WALES](#)

The application will retain the above reference number and will be validated on receipt of the above

I look forward to hearing from you in due course

Kind Regards

Bethan

Bethan Jones

Swyddog Cefnogi Busnes / Business Support Officer

Economi a Chynllunio / Economy and Planning

Cyngor Bwrdeistref Sirol Wrecsam / Wrexham County Borough Council



☎ 01978 298932

✉ Cyngor Bwrdeistref Sirol Wrecsam, Economi a Chynllunio , Stryt y Lampint, Wrexham.  
LL11 1AR

✉ Wrexham County Borough Council, Economy and Planning, Lambpit Street, Wrexham  
LL11 1AR



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

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

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

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

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

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**Olivia Starkey** <[olivia@osplanning.co.uk](mailto:olivia@osplanning.co.uk)>  
To: OS Planning <[office@osplanning.co.uk](mailto:office@osplanning.co.uk)>

25 April 2024 at 18:38

Kind Regards

Mrs Olivia Starkey Msc Surv RICS

Office Address:  
Orchard Cottage,  
Town Farm Lane,  
Norley,  
WA6 8NH

Tel: 07815105595

**Please Note: Working Days are Monday to Thursday (3pm finish).**



I am on annual leave from Friday 29th March until Tuesday 16th April.

I will have limited access to emails during this time but will try to come back to you as soon as possible, however, please send urgent enquiries to [Office@osplanning.co.uk](mailto:Office@osplanning.co.uk)

Website: <https://www.osplanning.co.uk/>

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[Quoted text hidden]

**Olivia Starkey** <[olivia@osplanning.co.uk](mailto:olivia@osplanning.co.uk)>  
To: Bethan Jones <[Bethan.Jones@wrexham.gov.uk](mailto:Bethan.Jones@wrexham.gov.uk)>

1 May 2024 at 15:46

Thank you for your email

To confirm we have made consultation and will update as soon as possible

Kind Regards

Mrs Olivia Starkey Msc Surv RICS

Office Address:  
Orchard Cottage,  
Town Farm Lane,  
Norley,  
WA6 8NH

Tel: 07815105595

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Olivia Starkey &lt;olivia@osplanning.co.uk&gt;

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**TORRIAD FARM BOWLING BANK WREXHAM LL13 9RT - MAJOR APPLICATION**

---

**Olivia Starkey** <olivia@osplanning.co.uk>

13 June 2024 at 14:21

To: Michael.Morris@wrexham.gov.uk

(ENGLISH)

Good afternoon Mr Morris

I am writing in respect of the above site, a working dairy farm located at Bowling Bank and the pending submission to Wrexham County Borough Council for the construction of two agricultural buildings.

A copy of the proposed submission, is attached to this email for ease of reference and proposes a floor area of 1670sq meters therefore this means the application is categorised as a Major Application.

As you are no doubt aware, as a major development as defined in Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)., we are required to carry out a period of pre-application consultation prior to the submission of the application.

Therefore, as part of the statutory consultation requirement, we are writing to engage with your department in respect of the proposal and should you have any concerns or wish to discuss we welcome comments and feedback on this pending submission by 28th May 2024

Should you require any hard copies of the attached document please do not hesitate to contact me otherwise we welcome your feedback on this essential and functional development at Torriad Farm

Thank you in advance

(WELSH)

Prynhawn Da

Rwy'n ysgrifennu mewn perthynas â'r safle uchod, fferm laeth weithredol wedi'i lleoli yn Bowling Bank a'r cyflwyniad sydd ar y gweill i Gyngor Bwrdeistref Sir Wrecsam ar gyfer adeiladu dau adeilad amaethyddol.

Mae copi o'r cyflwyniad arfaethedig wedi'i atodi i'r e-bost hwn er hwylustod ac yn cynnig arwynebedd llawr o 1670 metr sgwâr felly mae hyn yn golygu bod y cais yn cael ei gategoreiddio fel Cais Mawr.

Fel y gwyddoch yn ddiau, fel datblygiad mawr fel y'i diffinnir yng Ngorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (fel y'i diwygiwyd), mae'n ofynnol inni gynnal cyfnod o ymgynghori cyn cyflwyno cais. o'r cais.

Felly, fel rhan o'r gofyniad ymgynghori statudol, rydym yn ysgrifennu i gysylltu â'ch adran ynglyn a y cynnig a phe bai gennych unrhyw bryderon neu yn eisiau trafod rydym yn croesawu sylwadau ac adborth ar y cyflwyniad hwn erbyn 28ain Mai 2024

Os bydd angen unrhyw gopiau caled o'r dogfen amgaeedig peidiwch ag oedi i gysylltu a mi neu rydym yn croesawu eich adborth ar y datblygiad hanfodol a swyddogaethol yma yn Torri Farm

Diolch ymlaen llaw



Kind Regards

Mrs Olivia Starkey Msc Surv RICS

Office Address:  
Orchard Cottage,  
Town Farm Lane,  
Norley,  
WA6 8NH

Tel: 07815105595

Please Note: Working Days are Monday to Thursday (3pm finish).

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#### 7 attachments



**Kite-2-3-24.pdf**  
65K



**SVG\_Torriad\_letter.pdf**  
536K



**Amphibian Conservation Strategy- Torriad Farm 2024.pdf**  
501K



**04 - Proposed Livestock Building 1 110324.pdf**  
176K



**05 - Proposed Livestock Building 2 110324.pdf**  
176K



**06 - Proposed Livestock Buildings Site Plan 110324.pdf**  
625K



**Design and Access Statement.docx**  
3332K



Olivia Starkey &lt;olivia@osplanning.co.uk&gt;

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**TORRIAD FARM BOWLING BANK WREXHAM LL13 9RT - MAJOR APPLICATION**

---

Olivia Starkey &lt;olivia@osplanning.co.uk&gt;

1 May 2024 at 15:07

To: northplanning@cyfoethnaturiolcymru.gov.uk, OS Planning &lt;office@osplanning.co.uk&gt;

(ENGLISH)

Good afternoon

I am writing in respect of the above site, a working dairy farm located at Bowling Bank and the pending submission to Wrexham County Borough Council for the construction of two agricultural buildings.

A copy of the proposed submission, is attached to this email for ease of reference and proposes a floor area of 1670sq meters therefore this means the application is categorised as a Major Application.

As you are no doubt aware, as a major development as defined in Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)., we are required to carry out a period of pre-application consultation prior to the submission of the application.

Therefore, as part of the statutory consultation requirement, we are writing to engage with your department in respect of the proposal and should you have any concerns or wish to discuss we welcome comments and feedback on this pending submission by 28th May 2024

Should you require any hard copies of the attached document please do not hesitate to contact me otherwise we welcome your feedback on this essential and functional development at Torriad Farm

Thank you in advance

(WELSH)

Prynhawn Da

Rwy'n ysgrifennu mewn perthynas â'r safle uchod, fferm laeth weithredol wedi'i lleoli yn Bowling Bank a'r cyflwyniad sydd ar y gweill i Gyngor Bwrdeistref Sir Wrecsam ar gyfer adeiladu dau adeilad amaethyddol.

Mae copi o'r cyflwyniad arfaethedig wedi'i atodi i'r e-bost hwn er hwylustod ac yn cynnig arwynebedd llawr o 1670 metr sgwâr felly mae hyn yn golygu bod y cais yn cael ei gategoreiddio fel Cais Mawr.

Fel y gwyddoch yn ddiau, fel datblygiad mawr fel y'i diffinnir yng Ngorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (fel y'i diwygiwyd), mae'n ofynnol inni gynnal cyfnod o ymgynghori cyn cyflwyno cais. o'r cais.

Felly, fel rhan o'r gofyniad ymgynghori statudol, rydym yn ysgrifennu i gysylltu â'ch adran ynglyn a y cynnig a phe bai gennych unrhyw bryderon neu yn eisiau trafod rydym yn croesawu sylwadau ac adborth ar y cyflwyniad hwn erbyn 28ain Mai 2024

Os bydd angen unrhyw gopiau caled o'r dogfen amgaeedig peidiwch ag oedi i gysylltu a mi neu rydym yn croesawu eich adborth ar y datblygiad hanfodol a swyddogaethol yma yn Torri Farm

Diolch ymlaen llaw



Kind Regards

Mrs Olivia Starkey Msc Surv RICS

Office Address:  
Orchard Cottage,  
Town Farm Lane,  
Norley,  
WA6 8NH

Tel: 07815105595

Please Note: Working Days are Monday to Thursday (3pm finish).

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#### 7 attachments

-  **Kite-2-3-24.pdf**  
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-  **Amphibian Conservation Strategy- Torriad Farm 2024.pdf**  
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-  **04 - Proposed Livestock Building 1 110324.pdf**  
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-  **05 - Proposed Livestock Building 2 110324.pdf**  
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-  **06 - Proposed Livestock Buildings Site Plan 110324.pdf**  
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-  **Design and Access Statement.docx**  
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Olivia Starkey &lt;olivia@osplanning.co.uk&gt;

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**TORRIAD FARM BOWLING BANK WREXHAM LL13 9RT - MAJOR APPLICATION**

---

clerk@isycoedcommunitycouncil.gov.uk &lt;clerk@isycoedcommunitycouncil.gov.uk&gt;

1 May 2024 at  
17:03

To: Olivia Starkey &lt;olivia@osplanning.co.uk&gt;

Thank you. I will make sure this is on the agenda for the next Community Council meeting. In the meantime if you could supply any hard copy documents this will be most appreciated.

Kind regards  
Serena

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.

[Quoted text hidden]





Olivia Starkey &lt;olivia@osplanning.co.uk&gt;

---

**TORRIAD FARM BOWLING BANK WREXHAM LL13 9RT - MAJOR APPLICATION**

---

**contaminatedland** <contaminatedland@wrexham.gov.uk>  
To: Olivia Starkey <olivia@osplanning.co.uk>

14 May 2024 at 14:49

Good afternoon Olivia

I can confirm that I have received your email and I have now reviewed the development proposals and can also confirm that the Contaminated Land Team has no comments in regard to potential contamination concerns as our records do not indicate a potential contamination issue at the site.

Kind regards Angela

**Ms Angela Guy BSc (Hons) MSc**

Swyddog Tir wedi ei Halogi

Contaminated Land Officer



01978 298771

Cyngor Bwrdeistref Sirol Wrecsam, Economi a Chynllunio , Stryt y Lampint, Wrecsam LL11 1AR

Wrexham County Borough Council, Economy and Planning, 16 Lambpit Street, Wrexham LL11 1AR

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**From:** Olivia Starkey <olivia@osplanning.co.uk>

**Sent:** 14 May 2024 13:00

**To:** contaminatedland <contaminatedland@wrexham.gov.uk>

**Subject:** Re: TORRIAD FARM BOWLING BANK WREXHAM LL13 9RT - MAJOR APPLICATION

Good afternoon

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

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

[Quoted text hidden]

Olivia Starkey <[olivia@osplanning.co.uk](mailto:olivia@osplanning.co.uk)>

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**TORRIAD FARM BOWLING BANK WREXHAM LL13 9RT - MAJOR APPLICATION**

---

**Emma Broad** <[Emma.Broad@wrexham.gov.uk](mailto:Emma.Broad@wrexham.gov.uk)>  
To: Olivia Starkey <[olivia@osplanning.co.uk](mailto:olivia@osplanning.co.uk)>

14 May 2024 at 14:42

Yes Olivia, I've seen it but don't have time to review these at the moment, so I'll wait until it comes into planning.

Regards

Emma

**From:** Olivia Starkey <[olivia@osplanning.co.uk](mailto:olivia@osplanning.co.uk)>  
**Sent:** 14 May 2024 13:00  
**To:** Emma Broad <[Emma.Broad@wrexham.gov.uk](mailto:Emma.Broad@wrexham.gov.uk)>  
**Subject:** Re: TORRIAD FARM BOWLING BANK WREXHAM LL13 9RT - MAJOR APPLICATION

Good afternoon Emma

Hope you are well

I wondered kindly if you had seen or reviewed my email below

Kind Regards

Mrs Olivia Starkey Msc Surv RICS

Office Address:

Orchard Cottage,

[Town Farm Lane](#),

Norley,

WA6 8NH

Tel: 07815105595

Email: [Olivia@osplanning.co.uk](mailto:Olivia@osplanning.co.uk) or [Office@osplanning.co.uk](mailto:Office@osplanning.co.uk)

Website: <https://www.osplanning.co.uk/>

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Please note:



Working days are Monday to Thursday

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On Fri, 3 May 2024, 12:25 Olivia Starkey, <[olivia@osplanning.co.uk](mailto:olivia@osplanning.co.uk)> wrote:

FAO - BIODIVERSITY TEAM

(ENGLISH)

Good afternoon

I am writing in respect of the above site, a working dairy farm located at Bowling Bank and the pending submission to Wrexham County Borough Council for the construction of two agricultural buildings.

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Thank you in advance

(WELSH)

Prynhawn Da

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Felly, fel rhan o'r gofyniad ymgynghori statudol, rydym yn ysgrifennu i gysylltu â'ch adran ynglyn a y cynnig a phe bai gennych unrhyw bryderon neu yn eisiau trafod rydym yn croesawu sylwadau ac adborth ar y cyflwyniad hwn erbyn 28ain Mai 2024

Os bydd angen unrhyw gopiau caled o'r dogfen amgaeedig peidiwch ag oedi i gysylltu a mi neu rydym yn croesawu eich adborth ar y datblygiad hanfodol a swyddogaethol yma yn Torri Farm

Diolch ymlaen llaw

Kind Regards

Mrs Olivia Starkey Msc Surv RICS

Office Address:

Orchard Cottage,

[Town Farm Lane,](#)

[Norley,](#)

[WA6 8NH](#)

Tel: 07815105595

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Website: <https://www.osplanning.co.uk/>

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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](http://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](http://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](http://www.wrexham.gov.uk). Save paper - think before you print!

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Olivia Starkey &lt;olivia@osplanning.co.uk&gt;

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**TORRIAD FARM BOWLING BANK WREXHAM LL13 9RT - MAJOR APPLICATION**

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**Paul Campini** <Paul.Campini@wrexham.gov.uk>  
To: "olivia@osplanning.co.uk" <olivia@osplanning.co.uk>

15 May 2024 at 12:54

Good Afternoon

I email from Environmental Health further to the below pre-planning consultation.

Given the scale of the proposal I have concerns about noise from the proposed development affecting nearby residential accommodation. I would therefore recommend that a noise report accompany the application:

- *The noise survey shall determine noise levels for both Day (07:00 – 23:00 hours) and Night (23:00 – 07:00 hours), having regard to Planning Policy Wales (PPW) Guidance, Technical Advice Note (TAN) 11 – Noise. The report of the noise survey findings shall include:*

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

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

Should this proceed to a full planning application I would look to make the following comments to Planning:

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

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

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

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at [healthandhousing@wrexham.gov.uk](mailto:healthandhousing@wrexham.gov.uk) or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

- *Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:*
  - *Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;*
  - *Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of 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](mailto:healthandhousing@wrexham.gov.uk) or 01978 292040 for further advice and information.*

- *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](mailto:healthandhousing@wrexham.gov.uk) or 01978 292040 for further advice and information.*

Furthermore should lighting be incorporated into the design I make the following recommendation:

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

Please don't hesitate to contact me should you wish to discuss the further

**Regards**

**Paul Campini**

Swyddog Gorfodaeth / Enforcement Officer

Economi a Chynllunio / Economy and Planning



07800 688713



Economi a Chynllunio, Guildhall, Wrecsam, LL11 1AY | Economy and Planning, Guildhall, Wrexham, LL11 1AY



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Olivia Starkey &lt;olivia@osplanning.co.uk&gt;

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**TORRIAD FARM BOWLING BANK WREXHAM LL13 9RT - MAJOR APPLICATION**

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**highwaysplanning** <highwaysplanning@wrexham.gov.uk>  
To: "olivia@osplanning.co.uk" <olivia@osplanning.co.uk>

20 May 2024 at 07:34

Hi Olivia

Copy of my response attached.

Please confirm receipt of email.

Regards, Phil

Phil Palmer

*Peiriannydd (Rheoli Datblygiad)*

*Gwasanaethau Amgylchedd a Thechnegol*

*Engineer (Development Control)*

*Environment and Technical Services*



01978 729688

Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam LL11 1AY

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**From:** Olivia Starkey <[olivia@osplanning.co.uk](mailto:olivia@osplanning.co.uk)>

**Sent:** 03 May 2024 12:23

**To:** highwaysplanning <[highwaysplanning@wrexham.gov.uk](mailto:highwaysplanning@wrexham.gov.uk)>; Darren Williams <[Darren.Williams@wrexham.gov.uk](mailto:Darren.Williams@wrexham.gov.uk)>; Clare Whiting <[Clare.Whiting@wrexham.gov.uk](mailto:Clare.Whiting@wrexham.gov.uk)>

**Subject:** Fwd: TORRIAD FARM BOWLING BANK WREXHAM LL13 9RT - MAJOR APPLICATION

FAO - Chief Officer, Environment & Technical

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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.

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#### 8 attachments



**Kite-2-3-24.pdf**  
65K



**SVG\_Torriad\_letter.pdf**  
536K



**Amphibian Conservation Strategy- Torriad Farm 2024.pdf**  
501K



**04 - Proposed Livestock Building 1 110324.pdf**  
176K



**05 - Proposed Livestock Building 2 110324.pdf**  
176K



**06 - Proposed Livestock Buildings Site Plan 110324.pdf**  
625K



**Design and Access Statement.docx**  
3332K



**PRE-2024-010 Letter -To OS Planning re- Torriad Farm, Cobham Farm Lane, Bowling Bank,Wrexham.pdf**  
108K



Olivia Starkey &lt;olivia@osplanning.co.uk&gt;

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**TORRIAD FARM BOWLING BANK WREXHAM LL13 9RT - MAJOR APPLICATION**

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**highwaysplanning** <highwaysplanning@wrexham.gov.uk>

14 May 2024 at 17:29

To: Olivia Starkey &lt;olivia@osplanning.co.uk&gt;, highwaysplanning &lt;highwaysplanning@wrexham.gov.uk&gt;, Darren Williams &lt;Darren.Williams@wrexham.gov.uk&gt;, Clare Whiting &lt;Clare.Whiting@wrexham.gov.uk&gt;

Hi Olivia,

I'm afraid we have a heavy workload at the moment and therefore are running a little behind timescales. The scheme has been allocated but we will need a few more days to consider it before we provide a response. Apologies, we will get back to you as soon as we can.

Regards

Michelle Zenner

*Uwch Beiriannydd Rheoli Datblygu**Gwasanaethau Amgylcheddol a Thechnegol**Senior Engineer Development Control**Environment and Technical Services*

01978 729687

Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Ystad Ddiwydiannol, Wrecsam LL13 9PW

Wrexham County Borough Council, Abbey Road, Wrexham Industrial Estate, LL13 9PW

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**From:** Olivia Starkey <[olivia@osplanning.co.uk](mailto:olivia@osplanning.co.uk)>

**Sent:** 14 May 2024 12:58

**To:** highwaysplanning <[highwaysplanning@wrexham.gov.uk](mailto:highwaysplanning@wrexham.gov.uk)>; Darren Williams  
<[Darren.Williams@wrexham.gov.uk](mailto:Darren.Williams@wrexham.gov.uk)>; Clare Whiting <[Clare.Whiting@wrexham.gov.uk](mailto:Clare.Whiting@wrexham.gov.uk)>

**Subject:** Re: TORRIAD FARM BOWLING BANK WREXHAM LL13 9RT - MAJOR APPLICATION

Good afternoon

[Quoted text hidden]

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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.

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Olivia Starkey &lt;olivia@osplanning.co.uk&gt;

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**TORRIAD FARM BOWLING BANK WREXHAM LL13 9RT - MAJOR APPLICATION**

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**Michael Morris** <Michael.Morris@wrexham.gov.uk>  
To: Olivia Starkey <olivia@osplanning.co.uk>

24 June 2024 at 17:57

Hello Mrs Starkey

Thank you for your emails regarding the above.

Your email of 13th June requested a response by 28th May which I found somewhat puzzling. As I am sure you are aware, the consultation requirement for pre applications is 28 days and should therefore run until almost mid July.

In addition to this application, there is one which is yet to be determined for an extension to an existing building. There have also been previous applications for buildings which have been granted. I can understand that farmsteads evolve and requirements change but I do have concerns that part of the justification is based on rented land which cannot necessarily be relied on long term and must have regard to the scale of the development overall.

That said, I do not intend to comment at the pre application stage and will reserve comments for when the application is validated and I have had sight of the statutory consultee responses from agencies such as NRW given the sensitive location, proximity to the River Dee and the potential for water pollution/ phosphorous.

Kind regards

Michael Morris

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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.

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Ein cyf/Our ref: CAS-255108-B5S0

OS Planning  
By email: [olivia@osplanning.co.uk](mailto:olivia@osplanning.co.uk)

Dyddiad/Date: 16 May 2024

Dear Sir/Madam,

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

**PROPOSAL: Construction of two agricultural buildings**

**LOCATION: TORRIAD FARM, BOWLING BANK, WREXHAM, LL13 9RT**

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 01 May 2024. We have previously responded to the Local Planning Authority's formal consultation on the planning application for this proposal (our ref. CAS-253928-T7J9, dated 1 May 2024), based on the same submitted information. Our advice is therefore reiterated to you in this letter.

**We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding groundwater. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.**

**We also advise that based on the information submitted to date, we would ask the planning authority to include the document identified below in the approved plans and documents condition on the decision notice. Without the inclusion of this document by the planning authority we would be likely to object to the planning application.**

Approved document: Stirling, P. (2024) Erect 2x agricultural shed and extend an existing shed. Torriad Farm, Bowling Bank, Wrexham, LL13 9RT: Amphibian Conservation Strategy. Arbor Vitae. (Unpublished)

**Groundwater / Pollution of Controlled Waters**

The application site is located above a principal bedrock aquifer. Section 5.8 of the Design and Access Statement prepared by Olivia Starkey Planning and Development, dated March 2024 states: *"In respect of drainage, rainwater and runoff will be collected and recycled. Manure will be stored in the existing waste handling systems"*.

However, insufficient information has been submitted to demonstrate that the drainage infrastructure associated with the development is sealed and would not discharge to ground. We therefore advise that further information should be submitted to include details of the sealed drainage design to enable us to advise appropriately upon the risk to controlled waters.

Any slurry/manure produced should be managed in line with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 and [Code of Good Agricultural Practice guidance](#). Any new channels or pipes to an existing slurry storage system must comply with the 2021 Regulations and we should be informed of any substantial changes at least 14 days before construction begins. Further information is available on our website at [Natural Resources Wales / Silage and slurry storage](#).

## **Protected Species**

### Great Crested Newts (GCN)

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

- Stirling, P. (2024) Erect 2x agricultural shed and extend an existing shed. Torriad Farm, Bowling Bank, Wrexham, LL13 9RT: Amphibian Conservation strategy. Arbor Vitae. (Unpublished)
- Stirling, P. (2024) Erect 2x agricultural shed and extend an existing shed. Torriad Farm, Bowling Bank, Wrexham, LL13 9RT: Preliminary Ecological Appraisal. Arbor Vitae. (Unpublished)

The information has identified that Great Crested Newts (GCN) are material to the application site.

The Amphibian Conservation Strategy concludes:

*“The majority of the work is unlikely to impact GCN given that the habitats to be impacted are sub-optimal for foraging and sheltering. Impacts could arise from the incidental creation of rubble piles from works which could be used by newts on the site and the eventual clearance of such material could then lead to killing or injury. Installation of drainage on site could cause newts to become trapped in ditches or pipework.”*

GCN and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981. Where GCN are present and a development proposal is likely to contravene the legal protection, they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:

- i. The development works to be authorised are for the purpose of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment;
- ii. There is no satisfactory alternative; and,

- iii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

To avoid developments with planning permission subsequently not being granted a licence, the Local Planning Authority should take Planning Policy Wales and Technical Advice Note 5 into account when considering development proposals where a European Protected Species is present.

Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the third test “demonstration of no detriment to the maintenance of the favourable conservation status of European protected species”. We advise that before any consent is given, as informed by the provisions of Regulation 9 of the Conservation of Habitats and Species Regulations 2017 (as amended) the LPA satisfy itself as to whether the scheme satisfies the other two tests, namely a relevant Habitats Regulations purpose and whether there is no satisfactory alternative to the proposal.

We consider that the above report provides an adequate basis upon which to consider the potential impacts of the scheme on this species and inform the decision-making process.

We consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range provided the measures set out in the submitted report are implemented.

Therefore, we would advise the Local Authority that the following document is included in the approved list of plans / documents condition within the decision notice:

- Stirling, P. (2024) Erect 2x agricultural shed and extend an existing shed. Torriad Farm, Bowling Bank, Wrexham, LL13 9RT: Amphibian Conservation Strategy. Arbor Vitae. (Unpublished)

### Bats

We note that the Preliminary Ecological Appraisal (Stirling, P. 2024. Erect 2x agricultural shed and extend an existing shed. Torriad Farm, Bowling Bank, Wrexham, LL13 9RT: Arbor Vitae) has identified that bats are not present at the application site. Section 6.2 outlines best practice measures with regards to bats and any external lighting proposals. We would recommend to the Local Authority that these measures are appropriately secured in any future consent to the satisfaction of their Authority.

### **Protected Sites**

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). On 21 January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. In line with our [Planning Advice](#) (August 2023), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

We note from the information submitted that a new livestock building is to be built, to improve welfare facilities on the holding. This would constitute an improvement on existing arrangements; it would not result in any change to the volume of foul discharge from the site



and therefore there would be no increase in phosphorus contribution. As such, it is not likely to have a significant effect on the River Dee and Bala Lake SAC. All slurry/manure/contaminated water produced should continue to be managed in line with the Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021.

The slurry/manure should be applied to land in accordance with a suitable manure management plan (MMP) based on an underlying nutrient management plan (NMP).

We would refer the Local Authority to our Planning Advice. Provided this guidance is followed and the Local Authority can conclude that the development is not likely to have a significant effect on the SAC, we have no objection to the proposal. However, should they conclude that the proposed development is likely to have a significant effect on the SAC, we would ask to be consulted on their Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

### **Other Matters**

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

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

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

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

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

Yours faithfully,

**Tristan Williams**

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning  
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: [northplanning@cyfoethnaturiolcymru.gov.uk](mailto:northplanning@cyfoethnaturiolcymru.gov.uk)

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.