



PRE-APPLICATION CONSULTATION REPORT (PAC)

In support of proposed planning application for employment development, car parking, servicing, amended access off Bryn Lane, circulation road, ecology mitigation zone and landscaping

On behalf of FI Real Estate Management Limited

Located at Land East of Bryn Lane, Wrexham Industrial Estate “the Kingmoor Site”

APRIL 2023

DOCUMENT REFERENCE: FI006_005 v1



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APPENDICES

- 1 Consultation responses**
- 2 Consultation letters and notices issued**



1 INTRODUCTION

- 1.1 Plan Red has prepared this Pre-Application Consultation Report ('PAC') on behalf of FI Real Estate Management ('FIREM'), the owner of the site and applicant.
- 1.2 This Report sets out statutory pre-application process undertaken, the comments received from that process and the response of the applicant and its development team to those comments and how this is reflected in the planning submission now being made.
- 1.3 The PAC and this Report is a statutory requirement for all major development proposals, which this is one by reason of its nature, character and scale. The relevant legislation is set out in section 61Z of the *Town & Country Planning (Development Management Procedure) (Wales) Order, 2016* and related guidance *New Development Management Procedures*, February 2016.
- 1.4 The report is set out as follows:
 - Section 2 summarises the comments received from residents, businesses and specialist consultees – this is supported by full details set out in Appendix 1
 - Section 3 sets out the response of the applicant and development team to the comments and how the application now being made responds to those comments
 - Section 4 summarises the consultation process undertaken – this is supported by copies of relevant letters and notices in Appendix 2

2 COMMENTS RECEIVED

- 2.1 Appendix 1 provides a full copy of comments received through the consultation process.
- 2.2 Comments were received from the following statutory and non-statutory bodies:
- Adenbury Community Council
 - Isycoed Community Council
 - Natural Resources Wales
 - Welsh Water
 - Wrexham MBC – Public Protection
- 2.3 Seven comments were received from local residents through response to the online consultation portal and telephone discussion.
- 2.4 A specific information request was received from Bona Vacantia on behalf of the Government Legal Department relating to unregistered land, but unrelated to the development proposals.
- 2.5 No comments were provided in person at the offices of F Lloyd where the draft application drawings and documents were made available for viewing.

Adenbury Community Council

Comment 1 – Design concerns

- 2.6 ACC wished to raise concern over the potential effects of the proposed height of buildings and light pollution, seeking potential reduction in height and control / mitigation of lighting.

Comment 2 – Wider Industrial Estate impacts

- 2.7 ACC raised concern over whether the development may exacerbate existing concerns on lack of lorry parking / facilities (toilets) within the wider estate which it considers to be harming the environment. It would welcome any onsite facility / contribution to relieve or mitigate any increased pressure.

Isycoed Community Council

Comment 3 – Loss greenfield land and environmental concern

- 2.8 ICC stated its “*main concern is that this is greenbelt, farmed land, and there is no referral to any bund being formed to protect the surrounding environment from any toxicity that might form over the years.*”

Comment 4 – Design concerns

- 2.9 ICC set out a number of design concerns:
- Feels layout pushes frontage too close to Bryn Lane and would like to see it pulled back;
 - Height of building is a concern and ideally should not be higher than the existing Very warehouse;
 - Concern of lighting impact on community and wildlife;
 - Request consideration of placing car park to rear of site thereby mitigation some of the harm to residents to the east;
 - Waste water runoff is a concern to be addressed

Comment 5 – Highway concern

- 2.10 ICC raised specific concern about the potential use of B5130 as being unsuitable for industrial vehicle access; that there is a weight limited in place and for this to be relooked at.

Comment 6 – Wider Industrial Estate impacts

- 2.11 ICC echoes the concern of ACC (Comment 2) over whether the development may exacerbate existing concerns on lack of lorry parking / facilities (toilets) within the wider estate which it considers to be harming the environment. It would welcome any onsite facility / contribution to relieve or mitigate any increased pressure.

Natural Resources Wales (‘NRW’)

Comment 7 – Protected Species - GCN

- 2.12 NRW notes four submitted ecology reports relating to great crested newts and bats and the Landscape and Ecology Plan, and surveys relating to badger and reptiles. In the latter two matters it refers the application to the local authority for relevant guidance.

- 2.13 NRW confirms the submitted survey and assessment on GCN are satisfactory and notes further information requirements for the GCN compensation area. This covers information on long-term site security; Section 106 coverage of management; assurances on suitable skilled body taking responsibility and programme for implementation.
- 2.14 NRW specifically seeks details of principle of habitat management are including in the GCN method statement at submission stage.
- 2.15 NRW will also seek a planning condition to cover the following objectives:
- Submission of a long term site management plan (for a duration of construction and operation of the scheme) that includes:
 - defined aims and objectives;
 - habitat management prescriptions; contingency measures if fish or invasive non-native species (INNS) are detected;
 - proposals that are capable of being implemented in the event of failure to undertake or to appropriately implement identified or contingency actions;
 - site liaison and wardening;
 - licensing requirements for undertaking habitat management and surveillance;
 - current and any proposed changes to tenure of the compensation area;
 - tenure of the compensation area to be approved by the LPA in consultation with NRW ;
 - persons or bodies responsible for undertaking management and surveillance together with required skills and competencies;
 - reporting requirements; and proposed dates for updating or revising the management plan
 - a biosecurity risk assessment

Comment 8 – Protected Species - Bats

- 2.16 NRW notes assessment on surveyed trees for Potential Roosting Features and agrees with advice on further surveys and need for mitigation measures. In connection with 21 other trees or groups of trees of low, moderate or high potential to support roosting bats, NRW concurs with advice on further survey and potential mitigation measures, including control on tree felling.

Comment 9 – Protected Sites

- 2.17 Application site is within the catchment of the River Dee and Bala Lake Special Conservation Area ('SAC') and guidance on phosphorus levels for all river SACs in Wales published on 21st January 2021 applies. NRW refers to its Planning Advice issued in July 2022 on development that may lead to an increase in the amount of phosphate (or phosphorus) within a SAC river catchment that may lead to damaging effects to the SAC. It advises liaison with the local authority on the matter and potential for the need for

screening such development proposals through a Habitats Regulations Assessment ('HRA').

Welsh Water

Comment 10 – Sewerage connection

- 2.18 Welsh Water concludes that the foul flows generated from the proposed development may not be accommodated on the existing network and a Hydraulic Modelling Assessment is required to consider impact of flows and identify and measures to compensate if appropriate.
- 2.19 WW requires the modelling in support of the planning application and will not accept as a planning condition.

Comment 11 – Sewerage treatment

- 2.20 Welsh Water confirms the site connects to Gresford Wastewater Treatment Works (WwTW) which has a phosphate permit. Subject to separate consideration of phosphates (a matter for NRW and local authority), it envisages no issues for treatment of domestic discharges from the site.

Comment 12 – Surface water drainage

- 2.21 Welsh Water confirms Sustainable Urban Drainage (SuDS) approach applies to the site / development proposal and the application should set to explore and fully exhaust all surface drainage water options in line with the hierarchy before discharge to a sewer as a last resort.
- 2.22 A SAB application (SuDS Approval Body) will be required.

Wrexham MBC – Public Protection

Comment 13 – Air quality

- 2.23 In response to the draft Air Quality Assessment it is noted that:

Construction phase – The dust management plan is accepted and I will be recommending the mitigation methods be conditioned on any planning permission.
Operational phase – The report and its conclusions are accepted.

Comment 14 – Noise

- 2.24 In response to the draft Noise Impact Assessment it is noted that:

Noise Report - The report and its conclusions are accepted. I note that modelling predicts that the daytime noise level will be +1dB higher than background level. However, so as to protect the amenity of nearby sensitive receptors I will be recommending to planners that the noise levels from the site be conditioned to not exceed background noise levels at the receptors. As was stated in my initial response to the consultation email on the proposed methodology.

Public / Neighbour comments

- 2.25 The following comments collate matters / themes as raised by the public / neighbours.

Comment 15 – Highway / traffic concerns

- 2.26 Four people commented on concerns of increased traffic on the B5130, using the road as a shortcut and passing by the school, and exacerbating existing problems experienced. It is doubted the scale of development (1,000 employees) and associated traffic could be accommodated on the local road network.
- 2.27 Specific concerns raised on existing Estate traffic from the direction of Holt using Francis Lane and Rideywood Road, rather than the dual carriageway access, and how this development intends to address potential impacts on minor roads from the outset.

Comment 16 – Appearance and height

- 2.28 Five people responded with concern on the height of the proposed building, some with reference to relative difference (+10m) to the existing Very unit adjacent; the proximity of the proposed building to existing homes and what material / appearance this will have as a visual impact.
- 2.29 All five people expressed their comments negatively as potential harm to either own residential amenity or the wider area visually, though one person offered constructive criticism to suggest a range of design changes to ameliorate harm including consideration of levels (lowering), use of a 15m high bund to act as a screen, retention and augmenting tree / hedgerow planting, seeking a lower building height and use of a darker cladding colour (example adjacent Net World Sports) as more effective than a lighter colour. On this last matter another respondent wanted a similar colour to the Very building, which is lighter.

Comment 17 – Drainage concerns

- 2.30 Two respondents requested improvement on water run-off maintaining the status quo, seeking an overall betterment, due to current run-off reportedly overwhelming drains.



Suggestion to consider improvements to drainage downstream toward the River Dee to improve capacity.

Comment 18 – Lighting

- 2.31 One respondent raised concern on light pollution / spillage in both terms of harm to residential amenity and habitat / species. Comparison was drawn to Very where it is considered there is already unacceptable light spillage toward homes.

Comment 19 – Inadequate facilities

- 2.32 One respondent questioned the ability of the wider estate facilities to accommodate 1,000 additional employees – citing the limited facilities of Greggs and a single chip shop.

Comment 20 – Insufficient workers

- 2.33 One respondent questioned whether there was sufficient workforce available to support the proposals, claiming business on the Estate already suffer from staff shortages.

Comment 21 – Impact on residents of Bryn Lane

- 2.34 In addition to Comments 15 to 18 which all have potential impact on residents, one respondent made more specific comment on impact to their health from learning about the potential development, and long-term impact on their home, amenity and value. It was commented that the existing estate is tolerated but this would take matters to a new level of disturbance.

3 RESPONSES MADE

3.1 We respond to the 21 comments identified, grouped where relevant as follows:

Comments 1, 3, 4, 16, 18 & 21 – Design concerns

- 3.2 Raised by the two Community Councils and reflected in public comments is a broad concern on the height of the building, its appearance – particularly as viewed from Bryn Lane, and associated issues of the material colour /finish, lighting (and disturbance from) and potential for landscape or other mitigation to the potential effects.
- 3.3 In the matter of height this is a factor of the building design and purpose, which is for warehousing, and its siting within the site, i.e. the closer the building is to the eastern boundary the more apparent the height may be when viewed from Bryn Lane. Associated with this is what existing or proposed landscape planting (hedgerow or trees) can be used to soften and filter such views. But we emphasise that the distances involved are significant – the closest home is 250m from the field boundary that will contain the built development, with the actual elevation of the building 10 to 20m further away again from this boundary.
- 3.4 As context a housing development back-to-back separation for privacy / outlook / amenity is typically 21 metres based on facing 2-storey buildings, usually 10-12m in height. Typical residential building heights are just under half the height of the proposed warehouse building here, but the separation distance is around 11x greater.
- 3.5 The Landscape and Visual Impact Assessment (LVIA) that will accompany the application goes through a series of exercises to establish baseline levels, identify key views and identify a zone of theoretical visibility of the future building. Viewpoints 10 to 17 pick-up 8 points along Bryn Lane, in front, beside and between existing homes and over fields. This provides an empirical basis to establish relative height differences, separation and how effective screening of existing trees and hedgerows may be. Commentary to the viewpoints acknowledges where views may be found to the new buildings, Unit 3 as closest, and contextualises with available views of existing units. The views of existing buildings in the estate are considered representative of the potential impacts.
- 3.6 As part of design review between the PAC and submission the applicant's team has revisited siting, layout and height. However, because of the significant separation distance, which is at least a ¼ km, and existing landscape it is considered unnecessary to

amend the submission, particularly as the built area will be subject to future reserved matters approval to fix final siting, appearance and material finish and colour.

- 3.7 The site is allocated as part of the Wrexham Industrial Estate. Commentary from ICC on the loss of greenbelt land is inaccurate as the land is not designated at Green Belt, and with exception of the field to the east which will be used for ecological mitigation measures, the land is not within open countryside either. Clearly it will be a visual change from current activity to see built development, but that is a matter that is accepted in principle through the land allocation.
- 3.8 Lighting is raised by a number of respondents and it is noted that the adjacent Very unit is considered to cause disturbance. As part of the ecological appraisal and mitigation all external lighting will be designed on the principle of balancing need (safety and security of employees in outdoor areas) and impact on species and habitats, including bats as a protected species. A range of options are available from a first principle only to install external lighting where necessary, consider movement sensors / timers, use of cowling and positioning / height to light only what is necessary and not cast light pollution. It is considered the proposed development will be capable of mitigating the concerns of residents and the two Community Councils.

Comments 5 and 15 – Highway and traffic concerns

- 3.9 A central concern of the two Community Councils and local residents is the generation of traffic and the potential for it to use the B5130 and local roads as a rat-run.
- 3.10 The draft Transport Assessment submitted as part of PAC set out the potential trip generation on the local road network, focused on the main movement of traffic via the Industrial Estate Road to northeast linking back to the A483 via the dual carriageway link. Limited movements head south to the Oak Road / Redwither Road junction. This assessment scope has been agreed between the developer and WBC Highways.
- 3.11 As part of the application submission the final Transport Assessment has commented on the B5130 concerns (section 7.4) over its use as a potential short cut. It states:

‘We do not anticipate many HGV drivers associated with the development choosing to travel this way, and as landlord, FIREM will have the ability to discourage their tenants from travelling via this route. Whilst it is not the applicant’s responsibility to address existing issues, they are willing

to work with the local highway authority to consider other measures to discourage use of this route, such as traffic regulation orders, traffic calming measures and/or improved signage.'

- 3.12 FIREM's ability as landlord to influence tenants is probably the strongest means available to address the concern related to the site given unassociated, existing issues cannot be passed on to its responsibility under planning law.

Comments 2, 6, 19 and 20 – Wider Industrial Estate impacts

- 3.13 The two Community Council's both express the same concern of how existing issues of HGV / lorry parking within the estate, usually waiting to deliver / collect, has led to environmental problems of litter and human waste due to insufficient facilities within the Estate. This application proposal will not of itself be capable of addressing this wider issue, but it can provide adequate onsite parking for the receiving and dispatch of HGVs and provide onsite facilities accessible to drivers to avoid ad hoc use of laybys and verges within the surrounding area.
- 3.14 FIREM as one of the larger landowners in the estate is committed to working with the Community Councils to see if there are other opportunities in the Estate to improve conditions more generally. A meeting has been held in March 2023 to begin this process separately to this planning application.
- 3.15 A public comment was made that there is a lack of an available workforce to meet this development's need. We disagree. Provision of employment land in local plans is based on long-term requirements set through assessments linked to population forecasts, historic trends / take-up rates and analysis of the employment market. Whilst it might be that there are a number of vacancies at existing businesses that does not equate to there being a lack of long-term demand and need for new employment floorspace in a functioning commercial property market where space is required for businesses to expand, contract, open or close.
- 3.16 A public comment that there are insufficient services to meet workforce needs in terms of food / drink facilities at the Estate is not considered a sustainable objection. If demand outstrips supply, as suggested, it is possible new operators will enter the market to meet the demand, and this can be seen partly in the food trucks around the estate which supplement the built outlets. As industrial facilities, a number of the larger premises have staff canteens and most will have facilities for staff to bring in food to eat. Indeed, for many employees on shift work this is the only realistic option.

Comments 10, 11, 12 and 17 – Drainage and sewerage concerns

- 3.17 The comments from Welsh Water will be addressed through the submission proposals to demonstrate compliance in approach to the drainage hierarchy for SuDS use on site; the hydraulic modelling has been commissioned as requested to inform capacity and connections for the foul sewerage; and, the development will present an amended approach to surface water drainage which is linked to wider objectives in reducing phosphate runoff.
- 3.18 Public comment on concern of surface water runoff control is noted, and the development will be designed to control all surface water runoff to greenfield rates and will include attenuation to account for climate change.

Comment 9 - Phosphates

- 3.19 NRW referred the applicant to its standing guidance and the local planning authority on the matter of phosphates and potential for impact on the River Dee & Bala Lake SAC.
- 3.20 Since its comments the council is now forging ahead to adopt its emerging Local Plan (LDP2) having reached a resolution on how to approach development and phosphates. As this is a live issue no further comment will be provided in this PAC report and matters will be dealt with in other submission documents.

Comments 7 & 8 – Protected Species

- 3.21 Comments from NRW in support of the evidence base and proposed mitigation measures is noted, subject to its requested information to support future planning application / condition requirements. The ecologist, UES, is continuing to undertake seasonal site surveys in support of the coordination of the Landscape & Ecological Management Plan.
- 3.22 To this end the developer is preparing to submit a parallel “Ecology Enabling Application” for the eastern field with the wider Main Application site. The purpose is to overlap the two applications and enable the local planning authority to grant consent on the ecology works ahead of the main application to ensure site preparation for mitigation measures can be delivered to a programme tied to relevant seasons / protected species activity and dormancy.
- 3.23 NRW’s comment on the stewardship of the ecological mitigation area is noted and FIREM will work with the local authority and relevant bodies to reach a suitable arrangement, which can be secured through legal agreement.



Comments 13 & 14 – Air quality and noise

- 3.24 On the matter of noise impact the response of WBC Public Protection states it will seek noise not to exceed existing background noise levels at the receptors; the submitted draft assessment predicted +1dB daytime higher than background. The difference is marginal (+/-3dB is usual discernible change) and the matter can be agreed through the application process and suggested planning condition.
- 3.25 On air quality the developer will accept standard construction management controls to limit dust and other emissions from the site and notes the support to the conclusions on the operation stage. The developer supports appropriate planning conditions based on the reports.

4 CONSULTATION UNDERTAKEN

Consultation period

- 4.1 Formal consultation was undertaken for 28 days starting 21st November 2022. However, given the 28 days would end on 19th December, shortly before Christmas holidays, all consultees were offered opportunity to respond by 6th January 2023.
- 4.2 Eight site notices were erected, six at locations along Bryn Lane, including at the site, and two on Bryn Lane. Notices were erected in English and Welsh. Letters were sent to adjacent businesses and residents, and emails sent to statutory consultees including the two Community Councils, enclosing notices in both languages.
- 4.3 Details of those consulted is set out below and supported by information in Appendix 2.

Consultation details

- 4.4 The consultation consisted of the setting of a website¹ which provided by a series of illustrated 'boards' and the draft planning pack as a series of PDF documents available to view online or download to view off line. A physical copy of the draft application documents, drawings and plans was provided for public viewing at the offices of F Lloyd (Penley) Ltd, Bridge Road South, Wrexham Industrial Estate. Residents and businesses were advised of the availability to view the documents.
- 4.5 Copy of the notices and the illustrated 'boards' on the website are reproduced at Appendix 2 (reduced scale).
- 4.6 The list of draft planning documents, drawings and plans comprising the consultation pack were:
 - Drawings (all draft):
 - 1204-02-000 Rev P01 Existing Site Plan
 - 1204-02-001 Rev P03 Proposed 3 Unit Site Plan
 - 1200-05-001 Rev P01 Unit 1 Proposed Elevations

¹ Website: <https://consultation.fi-rem.com/land-known-as-kingmoorwrexham-industrial-estate-consultation-page/>

- 1200-05-002 Rev P01 Unit 2 Proposed Elevations
 - 1200-05-003 Rev P01 Unit 3 Proposed Elevations
- Documents (all draft):
 - Design and Access Statement
 - Planning Statement
 - Employment Land Report
 - Social Values Statement
 - Waste Management Plan
 - EIA Screening Report
 - Transport Assessment
 - Travel Plan Framework
 - Air Quality Assessment
 - Noise Assessment Report
 - Ecology reports, including Preliminary
 - Ecological Appraisal and Ecological Impact Assessment (EcIA)
 - Landscape Visual Impact Assessment (LVIA)
 - Planting Plan & Schedule
 - Flood Risk Assessment
 - Drainage Strategy, including High Level Drainage Strategy
 - Nutrient Neutrality Statement
 - Phase 1 Site Investigation Report

Residents

- 4.7 Residents were consulted at properties along Bryn Lane and within Isycoed to the east of the site. All properties as listed in Appendix 2 were written to and served notices in dual languages. All residents were provided with opportunity to view the drawings / documents in person at the offices of F Lloyd near to their homes, or to speak to someone from the development team.



APPENDIX 1

CONSULTATION RESPONSES

Richard Purser

From: Baxter Serena <abenburyclerk@gmail.com>
Sent: 10 January 2023 11:08
To: Richard Purser
Subject: Re: Pre-Application Consultation re "Kingmoor site" Wrexham Industrial Estate, proposed planning application for FI Real Estate Ltd

Hello Richard

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

The Community Council wished to raise concerns about the effects of high height of such buildings, and light pollution emanating. If height of warehouses could be reduced, and light pollution controlled and mitigated against, that would resolve these issues for objection.

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

Regards
S Baxter
Clerk to Abenbury Community Council

Telephone **07470 602612**

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

Following the introduction of new General Data Protection Regulations (replacing the Data Protect 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 Abenbury 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.

On Mon, 21 Nov 2022 at 10:09, Richard Purser <richard@planred.co.uk> wrote:

Dear Serena

This email is sent to notify you of pre-application consultation for a proposed development at land known as Kingmoor, on land off Bryn Lane, Wrexham Industrial Estate. The applicant is FI Real Estate Management Ltd.

Attached to this email is a letter and formal notice. The letter provides an overview of the proposals and links to the draft application package.

You can also access the draft application package on this link: [Land known as 'Kingmoor' Wrexham Industrial Estate Consultation Page – Botany Bay Business Park \(fi-rem.com\)](#)

Or on this WeTransfer link (expires 7 days): <https://we.tl/t-GIP9Vy89Ba> - the combined files come to 447 MB. If you want to download selected files this can be done through the consultation page

If you need a new WeTransfer link please contact me. And you can also contact me if you have any questions relating to the proposals.

Kind regards,

Richard Purser

Director

Mobile: 07938 063301 | Email: richard@planred.co.uk



11th Floor,
3 Piccadilly Place
Manchester
M1 3BN

This message and any attachment(s) are confidential and may be privileged or otherwise protected from disclosure. If you are not the intended recipient please telephone or email the sender and delete this message and any attachment(s) from your system. If you are not the intended recipient you must not copy this message or disclose the contents to any other person.

Warning: Whilst we believe this email and any attachment are free of any virus or other defect which might affect your system it is your responsibility to ensure that this is so. We accept no liability for any loss or damage caused in any way by its receipt or use.

Richard Purser

From: clerk@isycoedcommunitycouncil.gov.uk
Sent: 04 January 2023 15:03
To: Richard Purser
Subject: Kingmoor site- Pre Application consultation.

Hello Richard.

Re: Pre- Application consultation for a proposed Planning Application on land east of Bryn Lane, Wrexham Industrial estate , known as the Kingsmoor site.

I am writing to advise that your letter and documents in relation to this proposal were considered by Isycoed Community Council at the meeting of the Council on the 20th of December, and thank you for the opportunity to comment.

The concerns of the Community Council are:

in terms of the frontage / boundary of the proposal as set out, this is pushing it towards the Bryn Lane, boundary, and it is felt to be too close.

The main concern is that this is greenbelt, farmed land, and there is no referral to any bund being formed to protect the surrounding environment from any toxicity that might form over the years.

In addition , the height of the building is significant , particularly for this proposed location, and is of concern. It should really be no higher than the 'Very' warehouse, already in situ. This might give rise to a precedent towards higher buildings of this nature.

In terms of impact on the surrounding community, this will be significant in terms of lighting required for the site. This will impact nearby residents and wildlife.

The car park is facing to Bryn Lane, and the building sits behind it. If this were to be reversed this would mitigate some of the impact on the community, as above.

Waste water run off is a concern to be addressed.

The B5130 as mentioned in the consultation, is not a suitable vehicular access point for the types of vehicles such a site would generate. Please relook at this. There is a weight limit and this junction is not an Industrial estate access- the land having been primarily farmland.

In addition the Community Council wish to point to a distinct lack of facilities for lorry drivers and vehicles at The Industrial estate, this development would only contribute to the number of vehicles, seeking and failing to find, adequate facilities.

With kind regards
Serena Baxter

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 Protect 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.

-----Original Message-----

From: "Richard Purser" <richard@planred.co.uk>

Sent: Thursday, 15 December, 2022 12:11

To: "clerk@isycoedcommunitycouncil.gov.uk" <clerk@isycoedcommunitycouncil.gov.uk>

Subject: RE: Pre-Application Consultation re "Kingmoor site" WrexhamIndustrial Estate

Serena

Further to my previous email it appears it was my mistake in writing to you at Abenbury CC. My apology.

I attach a correct letter and the original notices for PAC. As I am writing now on 15th December the 28 days will extend to 12th January for the Community Council to formally respond, and if you need a few days beyond this date because of meetings to agree a response that will not be a problem as we will still receive and review the comments.

The simplest way to download the application documents is off the public consultation website on this link: <https://consultation.fi-rem.com/land-known-as-kingmoor-wrexham-industrial-estate-consultation-page/>

However, I can forward documents on WeTransfer if you prefer. Email PDFs may not be suitable for some file sizes.

Kind regards, Rich

Richard Purser

Director, Plan Red

Mobile: 07938 063301 | Email: richard@planred.co.uk

From: clerk@isycoedcommunitycouncil.gov.uk <clerk@isycoedcommunitycouncil.gov.uk>

Sent: 15 December 2022 11:54

To: Richard Purser <richard@planred.co.uk>

Subject: Pre-Application Consultation re "Kingmoor site" WrexhamIndustrial Estate

Pre-Application Consultation re "Kingmoor site" WrexhamIndustrial Estate

I refer to the above and wish to advise that Isycoed Community Council for which I am Clerk, has not been notified of this. Please could you send me the necessary paperwork to enable the Community Council to comment.

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.

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S Baxter
Clerk to Isycoed Community Council
Telephone 07470 602612

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

Following the introduction of new General Data Protection Regulations (replacing the Data Protect 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.

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.

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13/01/2023

Annwyl Syr/Madam / Dear Sir/Madam,

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

BWRIAD / PROPOSAL: PART A (OUTLINE PERMISSION) TO ERECTION OF UP TO 3 WAREHOUSE & DISTRIBUTION UNITS (USE CLASS B8), INCLUDING ANCILLARY OFFICE ACCOMMODATION, COMPRISING UP TO 93,019 SQM NET FLOORSPACE, SERVICE YARDS, CAR PARKING, HGV PARKING, INTERNAL CIRCULATION, LANDSCAPING AND ANCILLARY WORKS; AND PART B (DETAILED PERMISSION) FOR DEMOLITION, MEANS OF ACCESS, EARTHWORKS, DRAINAGE, LANDSCAPING, ECOLOGY ZONE AND RELATIVE ECOLOGICAL MITIGATION MEASURES, AND ANCILLARY WORKS.

LLEOLIAD / LOCATION: KINGMOOR SITE, LAND EAST OF BRYN LANE, WREXHAM INDUSTRIAL ESTATE, LL13 9UT

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 21/11/2022.

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

Protected Species

We note the following reports have been submitted in support of the above application:

- *GREAT CRESTED NEWT METHOD STATEMENT at Plot 3A Wrexham Industrial Estate Bryn Lane Wrexham LL13 9UT* by United United Environmental Services Ltd datd 10 October 2022
- GREAT CRESTED NEWT PRESENCE / ABSENCE SURVEY & POPULATION SIZE CLASS ASSESSMENT At Plot 3A Wrexham Industrial Estate Bryn Lane Wrexham LL13 9UT, by United United Environmental Services Ltd and dated 27 September 2022

- GREAT CRESTED NEWT IMPACT ASSESSMENT At Plot 3A Wrexham Industrial Estate Bryn Lane Wrexham LL13 9UT, by United Environmental Services Ltd and dated 16 February 2022
- *BAT GROUND LEVEL TREE ASSESSMENT At Plot 3A Wrexham Industrial Estate Wrexham Wrexham County Borough L22 3XS* by United Environmental Services Ltd and dated 13 August 2022
- *'Landscape and Ecology Plan'*, no reference, undated

We also note surveys for a number of protected species have been carried out in support of the proposal, with, Great Crested Newt (GCN), bats, badger and reptiles confirmed to be adjacent to or within the red line boundary. Our advice is given on GCN and bats. The applicant (you) is/are referred to the LPA for pre-application advice about badger and reptiles.

Great Crested Newt (GCN)

The local area is of significance for this species and GCN are confirmed within and adjacent to the site.

We confirm that the submitted survey and assessment for this species is satisfactory to inform for the decision making process.

We note and welcome the submission of the draft method statement referenced above. However, we advise that the method statement is further developed to ensure the following matters are addressed in the formal planning application:

- Further information in respect of the compensation area for GCN, to include:
 - Information that sets out how the long-term site security of the compensation area will be assured to include details on access, current and proposed tenure and the mechanism for delivering and financing long term management, tenure and monitoring.
 - We advise that the long term is addressed via planning obligation (Section 106 agreement or similar) and will be looking to secure this at the formal planning stage. Suggested planning obligation provisions will need to consider the following within any preliminary "Heads of Terms" document and subsequent obligation; management Plan review and update, implementation of management, funding, liaison, restrictions on the future use of the dedicated great crested newt mitigation area.
 - Details and assurances that an appropriately skilled body will be employed to implement the management provisions.
 - Timetable for implementation demonstrating that works are aligned with the proposed development.

We note and welcome that retained and newly created ponds will be subject to monitoring surveys to assess whether the great crested newt population has responded favourably to the mitigation, and to inform ongoing habitat management. This is currently intended to take place over a six-year period. Note that NRW will be seeking significantly increased period

for monitoring which is likely to need to take place in perpetuity to inform long term management. Whilst the frequency of such management can be agreed at a later date, we will be looking for the formal submission to reflect the commitment to long term monitoring.

It is noted in the method statement that it is intended to submit full details of the proposed habitat creation and management within a Landscape and Ecology Management Plan (LEMP), to be secured through a suitability worded planning condition. We will be seeking a planning condition to this effect, to be approved by the LPA in consultation with NRW. However, we advise that the principles of habitat management are included in the method statement to support the formal application.

Notwithstanding the above, at the formal planning stage, we are likely to advise a condition to ensure:

- Submission of a long term site management plan (for a duration of construction and operation of the scheme) that includes:
 - defined aims and objectives;
 - habitat management prescriptions; contingency measures if fish or invasive non-native species (INNS) are detected;
 - proposals that are capable of being implemented in the event of failure to undertake or to appropriately implement identified or contingency actions;
 - site liaison and wardening;
 - licensing requirements for undertaking habitat management and surveillance;
 - current and any proposed changes to tenure of the compensation area;
 - tenure of the compensation area to be approved by the LPA in consultation with NRW ;
 - persons or bodies responsible for undertaking management and surveillance together with required skills and competencies;
 - reporting requirements; and proposed dates for updating or revising the management plan
 - a biosecurity risk assessment

Bat species

We note that trees on site were assessed for their potential to support roosting bats. A number of trees along the northern site boundary are noted to contain Potential Roosting Features (PRF) of at least low roosting potential for bats and are expected to be retained. We would concur with the advice in the bat report that should the impact on these trees change, further surveys and mitigation measures will be required.

An additional 21 trees or groups of trees were considered to have low, moderate or high potential to support roosting bats may be removed to facilitate the development proposals. The report states that 'Further mitigation measures and/ or aerial tree inspections or bat presence / absence surveys should be undertaken of these trees, as detailed in section 4.2.1 of this report'.

We would concur with this advice and advise that trees, that are to be felled or subject to arboricultural works, which are considered to contain moderate or high potential features to support roosting bats are subject to tree climbing/ aerial inspection or emergence surveys. The detail of the survey and its outcomes to be submitted in support of the formal planning application. Should bat roosts be confirmed the report should also set out mitigation appropriate to the species.

Protected Sites

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). As you are aware, on the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. In line with our [Planning Advice](#) (July 2022), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments. We would therefore advise that the Local Planning Authority (LPA) should 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 the development has the potential to increase the amount of phosphorus being discharged from the site. As such, we refer you to our Planning Advice and advise you to provide the LPA with further information. We advise you to provide the LPA further information as identified in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment works' of that advice.

Should the LPA conclude that the proposed development is likely to have a significant effect on the SAC, we would expect to be consulted by the LPA on their Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), if/when the application is submitted for planning permission.

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.

Yn gywir / Yours faithfully

Garmon Lewis

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

Mr Richard Purser
F1 Real Estate Management Ltd
Canal Mill,
Botany Bay,
Chorley,
Lancashire
PR6 9AF

Date: 16/12/2022
Our Ref: PPA0007393

Dear Mr Purser,

Grid Ref: 339353 350378

Site Address: Land east of Bryn Lane, Wrexham Ind. Estate, Wrexham

Development: 2D - Kingmoor PAC - Part A (outline permission) to erection of up to 3 warehouse & distribution units (Use Class B8), including ancillary office accommodation, comprising up to 93,019 sqm net floorspace, service yards

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

SEWERAGE

Firstly, we have considered the impact of the foul flows generated by the proposed development upon the local public sewerage system and concluded that it is unlikely that sufficient capacity exists to accommodate your development without causing detriment to the existing services we provide to our customers, or in regard to the protection of the environment. Accordingly, we are unable at this stage to provide you with a point of adequacy on the network.

In light of the above our recommendation is that you instruct us to undertake a Hydraulic Modelling Assessment of the local public sewerage network. This Assessment will examine the existing network and consider the impact of the introduction of flows from your development upon its performance. Where required and appropriate, the Assessment will then identify solutions and points of communication to ensure that your site can be accommodated within the system.

Please note that we will seek to control the outcomes of the Hydraulic Modelling Assessment via appropriate planning conditions. However, in the absence of known solutions to accommodate your site we not be able to support your development through the planning process. We therefore recommend that the Assessment is undertaken in advance of the planning application being submitted in order to avoid any subsequent delays. Further information on Hydraulic Modelling Assessments as well as any implications on the planning process is provided in the attached Advice & Guidance note.

The costs for undertaking this assessment must be paid for by the developer. Should you wish to obtain a quotation for the Hydraulic Modelling Assessment, we will require a fee of £250 + VAT to engage our consultants, this fee is non-refundable.

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

SEWERAGE TREATMENT

Please note that the Natural Resources Wales have recently released Planning Advice relating to increased phosphate levels in several river Special Areas of Conservation (SAC). Applications for new development in these areas need to consider the requirements set out in the planning advice and should form part of the local planning authority's decision making when determining planning applications. The flows from this development would eventually drain to our Gresford Wastewater Treatment Works which has a phosphate consent. Notwithstanding this no problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

Surface Water Drainage

With respect to surface water flows, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for



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

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

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

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application.

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

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

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

Richard Purser

From: Emily Armstrong <earmstrong@fi-rem.com>
Sent: 07 December 2022 14:43
To: Richard Purser; John Francis; Alison Mitchell; Phil Jervis
Subject: Fwd: Kingmoor PAC

Please see below

Sent from my iPhone

Begin forwarded message:

From: Carla Hickman <chickman@fi-rem.com>
Date: 7 December 2022 at 14:40:50 GMT
To: Emily Armstrong <earmstrong@fi-rem.com>
Subject: FW: Kingmoor PAC

Many Thanks

Carla Hickman Property Marketing Executive

 chickman@fi-rem.com  01257 263 010  07824 363030  www.fi-rem.com



FI Real Estate Management

Canal Mill, Botany Brow, Chorley, Lancashire, PR6 9AF

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You should not copy it or use it for any purpose nor disclose or distribute its contents to any other person. Violation of this notice may be unlawful.

Viruses

Please note that we do not, to the extent permitted by the law, accept any liability (whether in contract, negligence or otherwise) for viruses and it is your responsibility to scan the attachments (if any).

From: Paul Campini <Paul.Campini@wrexham.gov.uk>
Sent: 07 December 2022 14:26
To: Enquiries - Fi-rem.com <Enquiries@fi-rem.com>
Subject: Kingmoor PAC

[EXTERNAL]

Good Afternoon

I email from the Public Protection Service at Wrexham County Borough Council concerning the consultation for the above. I have reviewed the Air Quality (Job No GM12034 draft dated October 2022) and Noise assessment (Job No GM12034 draft dated November 2022) and make the following comments:

Air Quality

Construction phase – The dust management plan is accepted and I will be recommending the mitigation methods be conditioned on any planning permission.
Operational phase – The report and its conclusions are accepted.

Noise Report - The report and its conclusions are accepted. I note that modelling predicts that the daytime noise level will be +1dB higher than background level. However, so as to protect the amenity of nearby sensitive receptors I will be recommending to planners that the noise levels from the site be conditioned to not exceed background noise levels at the receptors. As was stated in my initial response to the consultation email on the proposed methodology.

Regards

Paul Campini

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



☎ 07800 688713

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

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

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

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

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

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By email only to: Richard Purser
<richard@planred.co.uk>

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email@burgess-salmon.com
www.burgess-salmon.com
DX 7829 Bristol

Direct Line: +44 (0)7971959564
Holly.Charania@burgess-salmon.com

Our ref: RO01/31932.9449/HJ03

Your ref:

5 January 2023

When telephoning please ask for: Holly Charania

Dear Richard,

Property: Land at Owens Corning, Bryn Lane, Wrexham Industrial Estate, Wrexham (comprised within former title number CYM171873).

Company: Bryn Lane Properties LLP (Dissolved)

We hope that the information below will be of assistance in clarifying the general position here from the Crown Estate perspective.

BACKGROUND

Following the disclaimer of the Property, the Property may be deemed subject to escheat to the Crown at common law. By longstanding convention, properties that are subject to escheat fall to be dealt with by The Crown Estate, for whom this firm acts. However, as will be apparent from this letter, The Crown Estate should not be regarded as the current owner of the Property, at least in any conventionally understood sense.

POLICY

In accordance with legal advice given on previous occasions, The Crown Estate does not propose to take any action which might be construed as an act of management, possession or ownership in relation to the Property, since to do so may incur upon it liabilities with which the Property is, or may become, encumbered. Neither this letter nor any other correspondence passing between us should be construed as such an act.

The reasoning behind this approach is that The Crown Estate does not accept that it should be, in effect, the guarantor of last resort for companies and individuals who have failed financially, leaving onerous property in their wake. To do so would not be an appropriate application of The Crown Estate's revenues, nor is it a function envisaged for The Crown Estate by Parliament. Properties which may be subject to escheat are not infrequently onerous in nature and many have little or no monetary value. The total cost of all potential past, present and future liabilities connected to such properties, of which there are many, would be enormous. As The Crown Estate accounts to the Treasury for its operating surplus, such cost would end up as a burden on the public purse.

In practical terms, this means that The Crown Estate cannot consent or object to any notices and would not interfere with any applications made against the Property.

We trust that this letter has been helpful to explain this complex and arcane area of our property and constitutional law, and the constraints upon The Crown Estate in dealing with properties that may be subject to escheat.

WORK\47285568\v.1

6 New Street Square, London, EC4A 3BF
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Yours faithfully

BURGES SALMON LLP



Resident consultation responses (Names and addresses withheld)

All responses were received via email. Not all respondents provided an address.

30.11.12 Resident of Bryn Lane, Isycoed

A comment on your proposal

I have a concern that there will be increase in lorries using B5130 as a shortcut. There already is a problem like this where they use B5130 turn into Ridley Wood Road or even go past the school to turn into Oak Road. Lorries leaving the estate often go via Oak Road and along the B5130 again past the school. These roads are not suitable or safe for lorries. There are many lorries that turn around outside the SAAB garage on Oak Road missing the turn into Bryn Lane causing traffic issues at the junction . There is poor signage at the junction with Bryn Lane and Ridley Wood Road

1.12.22 Resident of Isycoed

We have had a leaflet put through our door about consultation on a proposed development on land east of Bryn Lane, Wrexham Ind Estate, and the community council suggested contacting yourselves for more information, so please could you e mail some more details or send a link I can click on to view your proposals please.

[A response with a link was provided by FIREM on 20.12.22]

18.12.22 Resident of Isycoed

As requested, I would like to comment on the plans which you have made available for a prospective development at the Kingsmoor Site. I live at [redacted] Isycoed which is directly opposite the site on a road set back by about 400 meters from the B5130 but running parallel to it. Our house is opposite the drive to [redacted] which can be seen on a number of the maps within the documentation provided.



The development would be in the very near distance to our house and we would have very limited protection from the existing trees and hedgerows which are between our house and the site.

I would like you to add a bund which is at least 15m high within the boundary of the development site along the eastern edge i.e., the side which is approximately parallel to B5130. Although the bund which has been constructed at the new Net World Sports warehouse does not appear to have been completed, it has been very successful in partially hiding the warehouse. I would be grateful if you would plant trees and hedges along the top of the bund. The bund would be especially important at times of year when the trees and hedges are without leaf to help visually and with the noise which will come from the site.

Your plans do not appear to be prescriptive on the colour of the warehouse cladding. On inspection of the colour of cladding used around the Wrexham Industrial Estate the darker colours are a lot better than the lighter colours. For example, the dark green used by Net World Sports at their new site is very effective at reducing the visual impact of the warehouse along the B5130 and further into the countryside around Isycoed.

I think it is important to remember that the development site is a key interface between the industrial estate and the countryside and community of Isycoed which is very very close and so more consideration generally should be given to the visual impact of the site. I think a grave error would be made if this was only considered to be an urban or industrial site.

I note that the plans state that the height of the warehouses will be 25m to 30m, this is very high compared to the warehouses around it and would look out of place. This difference in height will be c10m and this difference is compounded as this new warehousing will be the closest to the B5130 and a significant number of houses. I didn't see within the plans at which point the ground level of the building is? This is important as the lower the ground level, the lower the building will look to the local residents. This would be helped by digging down a little during the site clearance, the extra that was cleared could be used for the bund and therefore no need to remove from the site.

Consideration needs to be given to the water run-off from the development and how this will be dealt with. Currently, the water run-off in that area can overwhelm the current drainage arrangements and run across the road. This development will materially change

the use of the land and the flows of water. Any assumption of maintaining the status quo on run off from the site is not appropriate and additional drainage solutions need to be implemented. These solutions need to consider the downstream impact on ditches between the site and the River Dee so that these structures will cope even in the most extreme conditions.

The lighting on the warehouses needs to be as subtle as possible and not like that at one of the warehouses near the site, The Very Group I am told, where the lights appear to shine “out” (rather than “down”) across the fields causing significant light pollution all night for wildlife and humans alike. Similarly, no signage should be on the building facing in the direction of the B5130.

What if anything will you do to control the routes taken by the traffic to enter the site, and the as a significant amount of traffic, cars and lorries, does not use the purpose built dual carriage way into the Industrial Estate but uses Francis Lane and Ridleywood Road when coming from the direction of Holt. A new development with this intended traffic flow will have a significant impact on the minor roads noted and others and preventative action needs to be taken from the outset.

25.11.22 Telephone contact

A telephone call was taken on 25th November from a resident with complaint of having not received a letter at their address. An email link to the consultation website was sent.

The respondent stated that they intended to provide a local newsletter to residents on the matter and to use the link. An offer was made to respond to any residents that wished to get in touch following issue of the newsletter.

28.12.22 Resident of Bryn Lane, Isycoed

As a resident of Bryn Lane I write in horror at the proposed planning permission at the East of Bryn Lane. I’ve had trouble sleeping from the second I received your letter wondering just what I can say in this letter. I just can’t imagine how awful it will be to live here in the home I love and I’ve raised my family in if your planning goes ahead. All the extra light, noise, traffic and littering pollution fills me with complete dread I have to



say. Although deeply saddened at the planning from Net World Sports they had built their company up from something very small to what it is now and have an established workforce in place in contrast with your company who plan to make jobs available for over 1000 employees. One would have to ask the question where all these people are going to materialise from as the Industrial Estate can fail to meet all its job vacancies now. There is also a very big question mark on the surrounding roads. I doubt their capacity to safely deliver a workforce on this scale and where are they all going to eat during breaks are we going to have hundreds of people descending on the one Greggs and one chip shop we currently have. But all of it making a very nice profit for you and your backers I'm sure. I also notice on your Draft Planning Application there is absolutely no mention of compensation to the 12 residences who homes will be virtually rendered unsellable if this planning is to go ahead. Please council think of us that have made Bryn Lane our home. We have all witnessed a rise in traffic and unsociable light and noise levels and tolerated it as we know we live around an industrial estate but this would blow all that out of the water, going to another level of disturbance. As a very worried home owner please please think of us.

[The above response was emailed from two separate respondents at the same address]

21.12.22 Address not identified

The enormous size of this proposed development will have a huge impact on our property.

The height of the building does not want to be any higher than the adjacent Very building. Also the cladding needs to be of similar colour so as not to stand out in the distance.

We do also have concerns regarding the rain water run off.



APPENDIX 2

CONSULTATION LETTERS AND NOTICES ISSUED

Tree Officer
Wrexham County Borough Council

Jon.Brewin@wrexham.go.uk

Dear Mr Brewin

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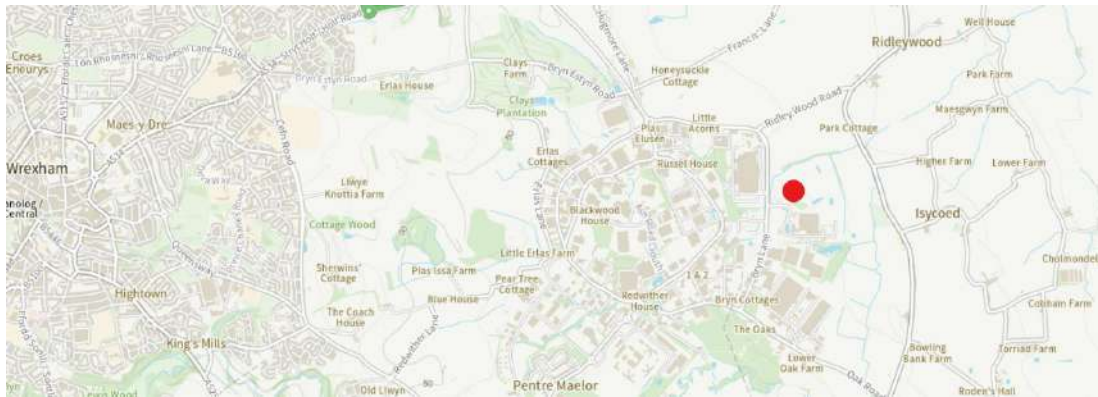
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Richard Purser, Director

Plan Red Ltd

Developer Services
Welsh Water
PO Box 3146
CARDIFF
CF30 0EH

Developer.services@dwrcymru.com

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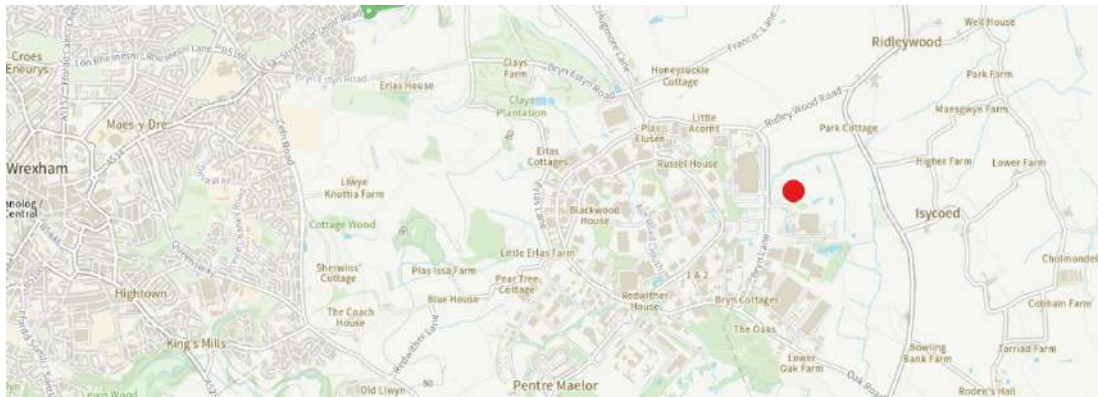
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Plan Red Ltd

Serena Baxter
Clerk to Isycoed Community Council

clerk@isycoedcommunitycouncil.gov.uk

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Serena Baxter
Clerk to Abenbury Community Council

abenburyclerk@gmail.com

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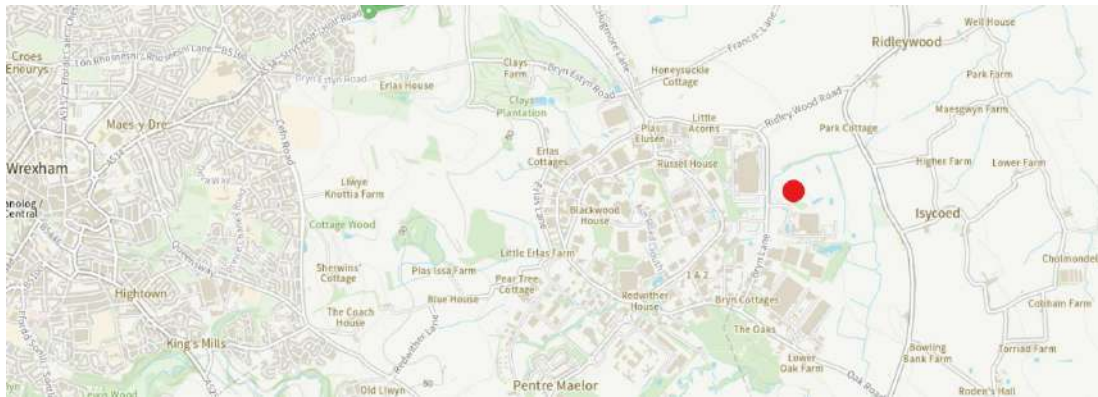
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Cllr Michael Morris
Wrexham County Brough Council (Holt Ward)

Michael.Morris@wrexham.gov.uk

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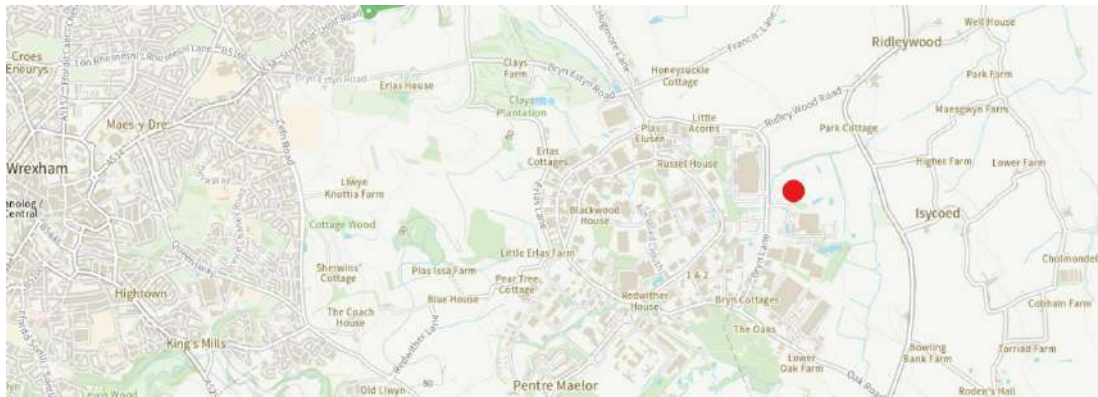
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North Planning
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BANGOR
LL57 2DW

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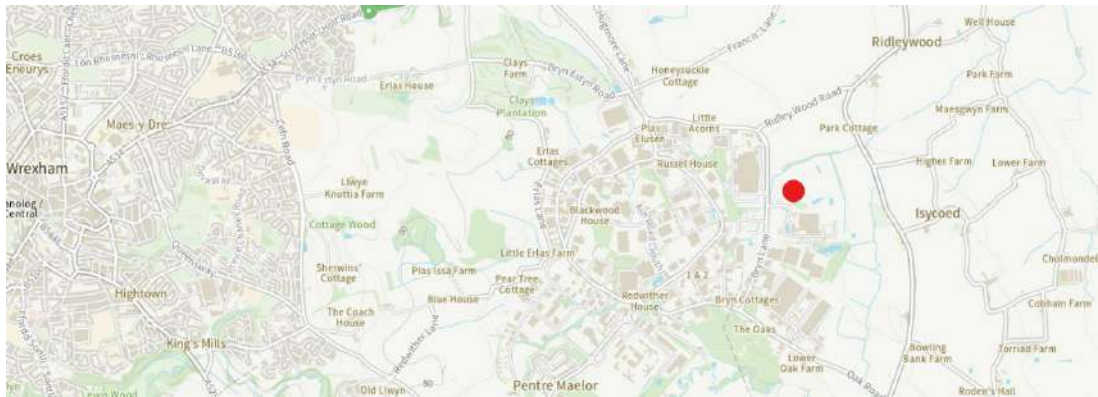
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NEWPORT
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enquiries@wwutilities.co.uk

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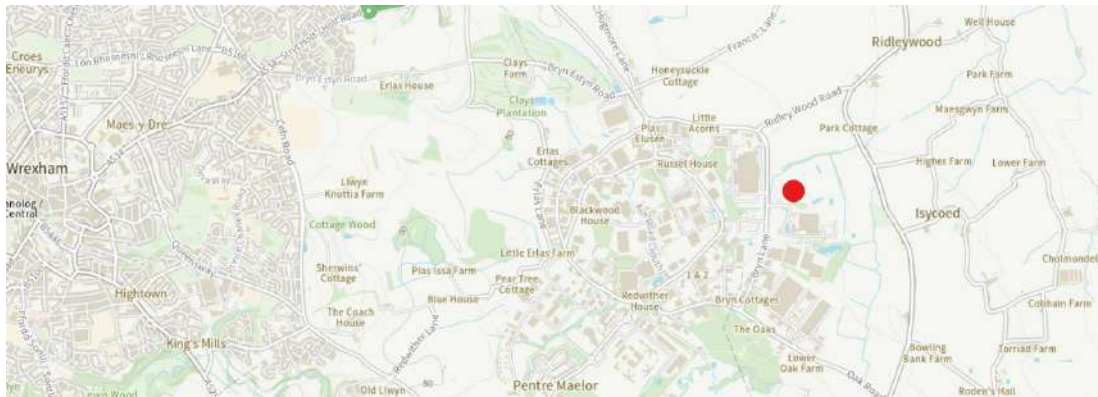
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Contaminated Land Officer
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Key information on the proposals drawn from the Planning Statement is as follows:

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Ecology Officer
Wrexham County Borough Council

Emma.Broad@wrexham.go.uk

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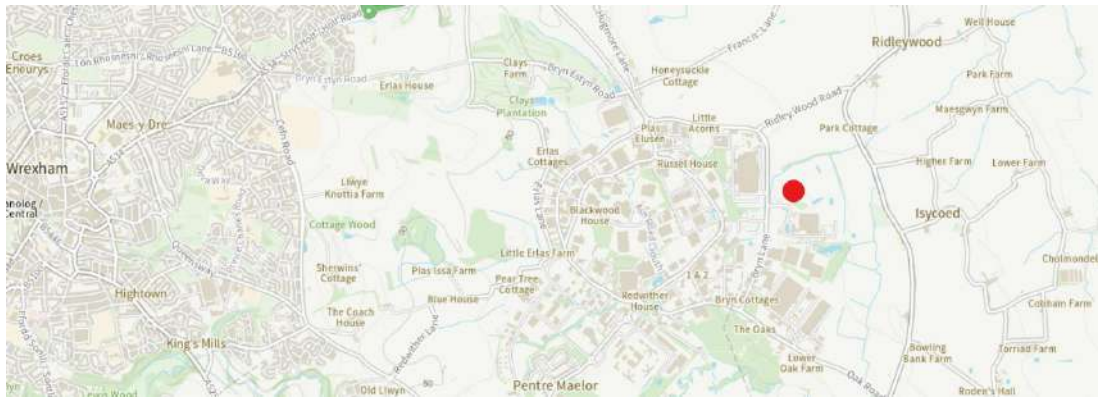
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Mr Phil Palmer
Engineer (Development Control)
Environment & Technical Services
Wrexham County Borough Council

Phil.Palmer@wrexham.gov.uk

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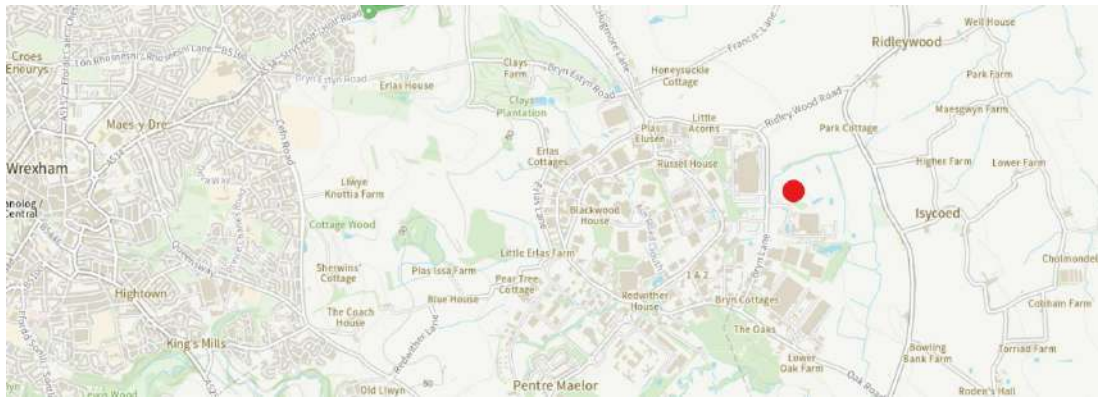
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Public Protection
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Healthandhousing@wrexham.gov.uk

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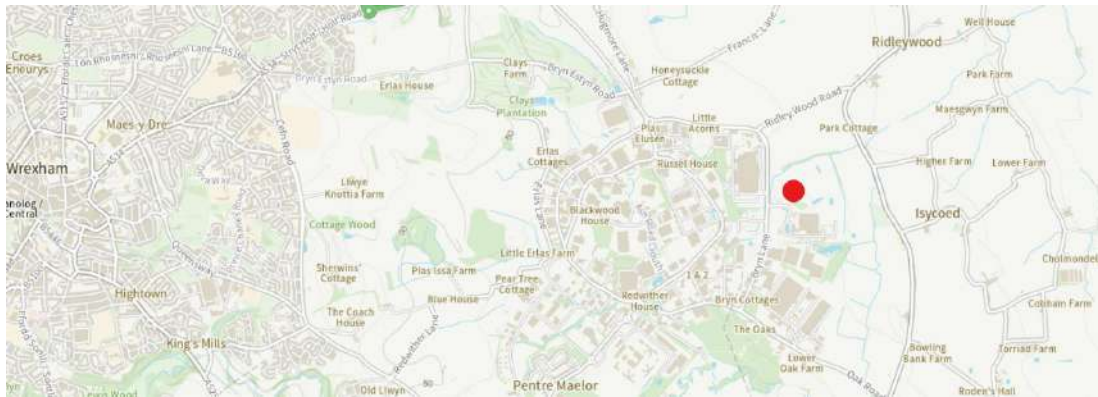
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Our full draft planning case is set out within the Planning Statement to read.

Application package

The draft planning application package is formed of a series of drawings and documents prepared in accordance with the Council's validation checklist. Should the Council direct through this process that additional evidence is required this will be picked up in the future, formal application submission.

- Drawings
- Design and Access Statement
- Planning Statement
- Employment Land Report
- Social Values Statement
- Waste Management Plan
- EIA Screening Report
- Transport Assessment
- Travel Plan Framework
- Air Quality Assessment
- Noise Assessment Report
- Ecology reports, including Preliminary Ecological Appraisal and Ecological Impact Assessment (EcIA)
- Landscape Visual Impact Assessment (LVIA)
- Planting Plan & Schedule
- Flood Risk Assessment
- Drainage Strategy, including High Level Drainage Strategy
- Nutrient Neutrality Statement
- Phase 1 Site Investigation Report

How to View and Comment on the Draft Planning Application Package

In the email accompanying this letter and notices is a WeTransfer link which is available for 7 days. This can be renewed on request to Plan Red.

Alternatively an online exhibition depicting and describing the proposed development with all plans and documents listed above can be found on the following weblink: [Land known as 'Kingmoor' Wrexham Industrial Estate Consultation Page – Botany Bay Business Park \(fi-rem.com\)](https://www.firesm.com/land-known-as-kingmoor-wrexham-industrial-estate-consultation-page-botany-bay-business-park) You can download all plans and documents as PDFs for offline viewing.

Comments on the proposals should be made via email or by letter as follows:

- By email to: enquiries@fi-rem.com (please put "Kingmoor PAC" in the subject line)
- By letter to: "Kingmoor PAC," FI Real Estate Management Ltd, Canal Mill, Botany Bay, Chorley, Lancashire PR6 9AF

Should you wish to discuss the proposed development you can contact Emily Armstrong (FIREM) on 01257 263010 or Richard Purser (Plan Red) 07938 063301.

How your comments will be used

As statutory consultee your comments will be reviewed and collated into the PAC Report in the final application.

The technical team may contact you for clarification or further discussion on comments as part of preparation of the planning application.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'R Purser', with a long horizontal line extending from the end of the signature.

Richard Purser, Director

Plan Red Ltd

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLES 2C AND 2D**

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

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

Proposed development at (a) **Land East of Bryn Lane, Wrexham Industrial Estate, LL13 9UT – “Kingmoor site”**

I give notice that (b) FI Real Estate Management Ltd

Is intending to apply for planning permission to (c): **Part A (outline permission) to erection of up to 3 warehouse & distribution units (Use Class B8), including ancillary office accommodation, comprising up to 93,019 sqm net floorspace, service yards, car parking, HGV parking, internal circulation, landscaping and ancillary works; and Part B (detailed permission) for demolition, means of access, earthworks, drainage, landscaping, ecology zone and relative ecological mitigation measures, and ancillary works.**

You may inspect copies of:

the proposed application;
the plans; and
other supporting documents

online at (d) <https://consultation.fi-rem.com/land-known-as-kingmoor-wrexham-industrial-estate-consultation-page/>
and computer facilities are available to view this information online at (e) **Wrexham Library, Rhosddu Road, Wrexham LL11 1AU** between the hours of (f) **9am – 6pm (Mon-Fri) and 9am – 4pm (Sat)**, closed Sundays and Bank Holidays

(or)

You may view this information at (g) **F Lloyd Penley (Bottom Site Office Reception), Bridge Road, Wrexham Industrial Estate, LL13 9SQ** between the hours of (h) **10am -3pm (Mon – Fri only)**

Anyone who wished to make representations about proposed development must write to the applicant / agent at (i) **enquiries@fi-rem.com** (please put “Kingmoor PAC” in the subject line) or (j) **“Kingmoor PAC”, FI Real Estate Management Ltd, Canal Mill, Botany Bay, Chorley, Lancashire PR6 9AF**

by (k) **19th December 2022**

Signed: **Richard Purser**

Date: **21st November 2022**

Insert:

- | | |
|---|--|
| a) address or location of development | g) insert address of relevant building |
| b) applicant's name | h) insert opening hours of relevant building at (g) |
| c) description of the proposed development | i) email address of the applicant /agent |
| d) address of website | j) address of the applicant |
| e) insert address of relevant building | k) date giving period of 28 days, beginning with the date of service and publication |
| f) insert opening hours of relevant building at (e) | |

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD DAN ERTHYGLAU 2C A 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyfagos ac ymgynghoreion cymunedol; a'i arddangos trwy hysbysiad safle ar leoliad y datblygiad arfaethedig neu gerllaw iddo)

Pwrpas yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi'r cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu gosod yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn (a) **Tir i'r Dwyrain o Lôn Bryn, Ystâd Ddiwydiannol Wrecsam, LL13 9UT – "safle Kingmoor"**

Rhoddaf hysbysiad hynny (b) FI Real Estate Management Ltd

Yn bwriadu gwneud cais am ganiatâd cynllunio i (c): **Rhan A (caniatâd amlinellol) i godi hyd at 3 warws a unedau dosbarthu (Defnydd Dosbarth B8), gan gynnwys swyddfeydd ategol, yn cynnwys hyd at 93,019 metr sgwâr o arwynebedd llawr net, iardiau gwasanaethu, maes parcio, parcio HGV, cylchrediad mewnol, tirlunio ac ategol gweithiau; a Rhan B (caniatâd manwl) ar gyfer dymchwel, mynedfa, cloddiau, draenio, tirlunio, parth ecoleg a mesurau lliniaru ecolegol cymharol, a gwaith atodol.**

Gallwch archwilio copïau o:

y cais arfaethedig;
y cynlluniau; a
dogfennau ategol eraill

ar-lein yn (d) <https://consultation.fi-rem.com/land-known-as-kingmoor-wrexham-industrial-estate-consultation-page/>
ac mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ar-lein yn (e) **Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam LL11 1AU** rhwng yr oriau o (f) **9am – 6pm (Llun-Gwener) a 9am – 4pm (Sadwrn)**, ar gau ar ddydd Sul a **Gwyliau Banc**

(neu)

Gallwch weld y wybodaeth hon yn (g) **F Lloyd Penley (Derbynfa Swyddfa'r Safle Gwaelod), Bridge Road, Ystâd Ddiwydiannol Wrecsam, LL13 9SQ** rhwng yr oriau o (h) **10am -3pm (Llun - Gwener yn unig)**

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am ddatblygiad arfaethedig ysgrifennu at yr ymgeisydd / asiant yn (i) **enquiries@fi-rem.com** (rhowch **"Kingmoor PAC"** yn y llinell bwnc) neu (j) **"Kingmoor PAC", FI Real Estate Management Ltd, Canal Mill, Botany Bay, Chorley, Lancashire PR6 9AF**

gan (k)**19 Rhagfyr 2022**

Llofnodwyd: **Richard Purser**

Dyddiad: ...**21 Tachwedd 2022**

Mewnosod:

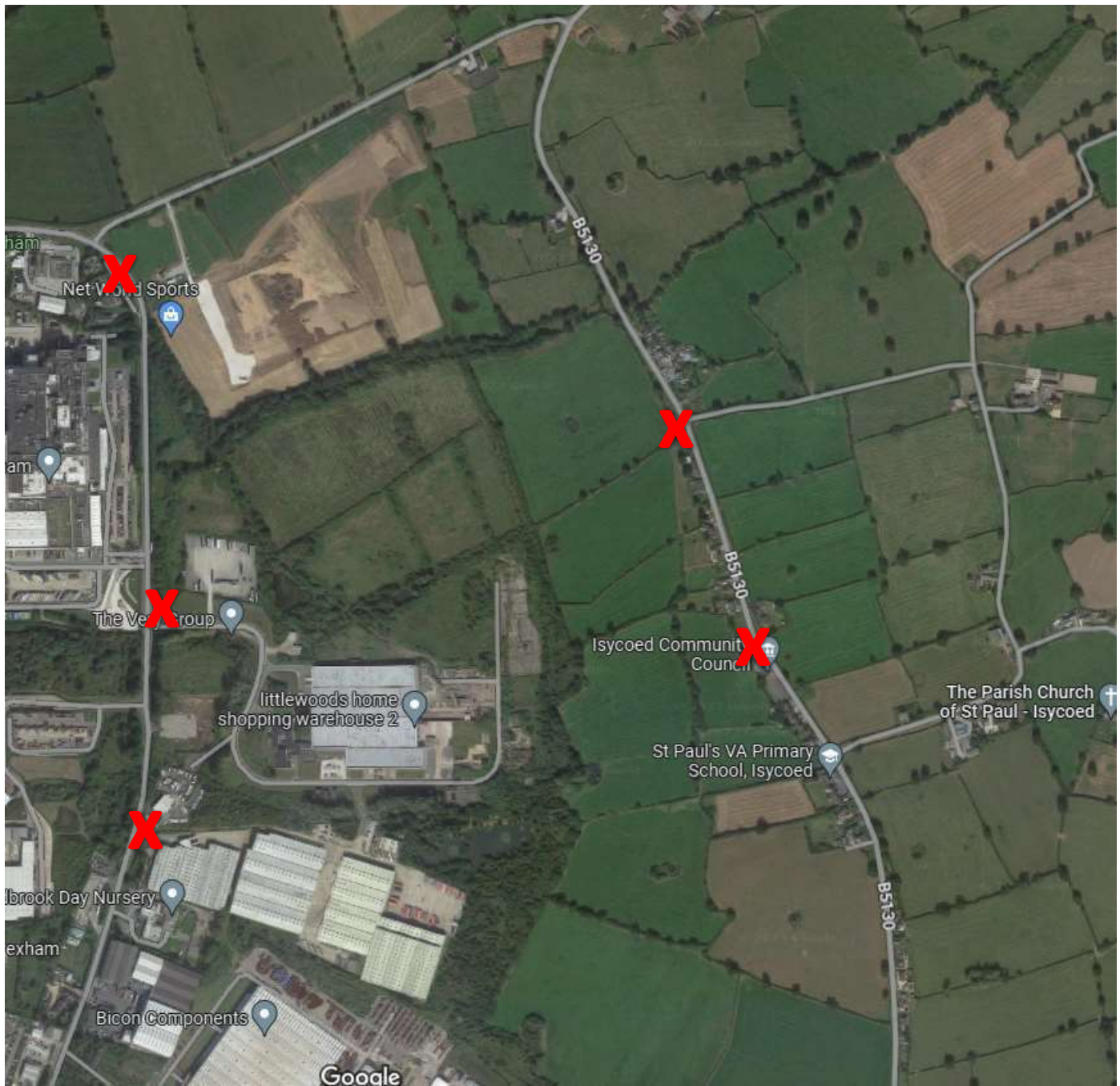
- | | |
|---|---|
| a) cyfeiriad neu leoliad y datblygiad | g) mewnosod cyfeiriad yr adeilad perthnasol |
| b) enw'r ymgeisydd | h) mewnosod oriau agor yr adeilad perthnasol yn (g) |
| c) disgrifiad o'r datblygiad arfaethedig | i) cyfeiriad e-bost yr ymgeisydd/asiant |
| d) cyfeiriad y wefan | j) cyfeiriad yr ymgeisydd |
| e) rhowch gyfeiriad yr adeilad perthnasol | k) dyddiad rhoi cyfnod o 28 diwrnod, gan ddechrau gyda'r dyddiad cyflwyno a chyhoeddi |
| f) mewnosod oriau agor yr adeilad perthnasol yn (e) | |

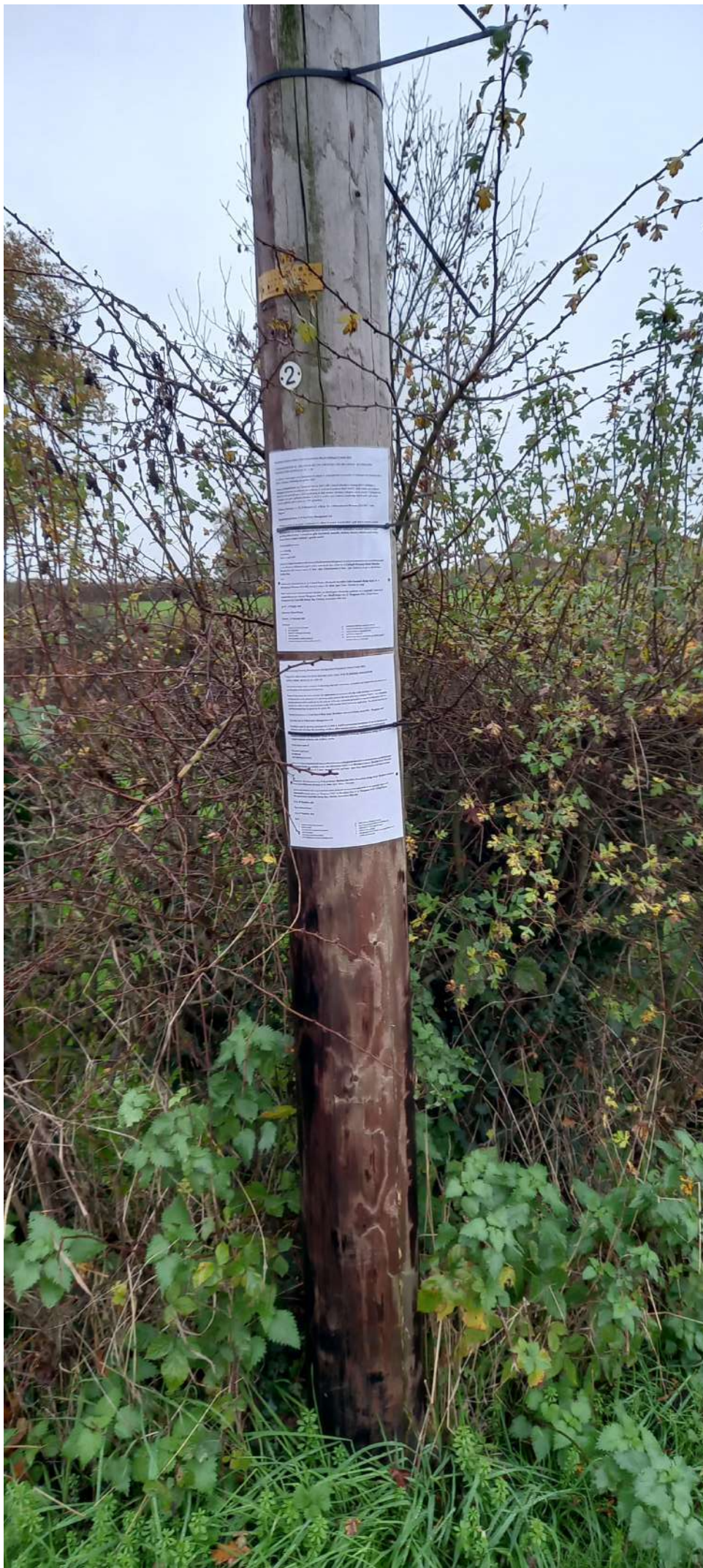
Letter distribution list for PAC

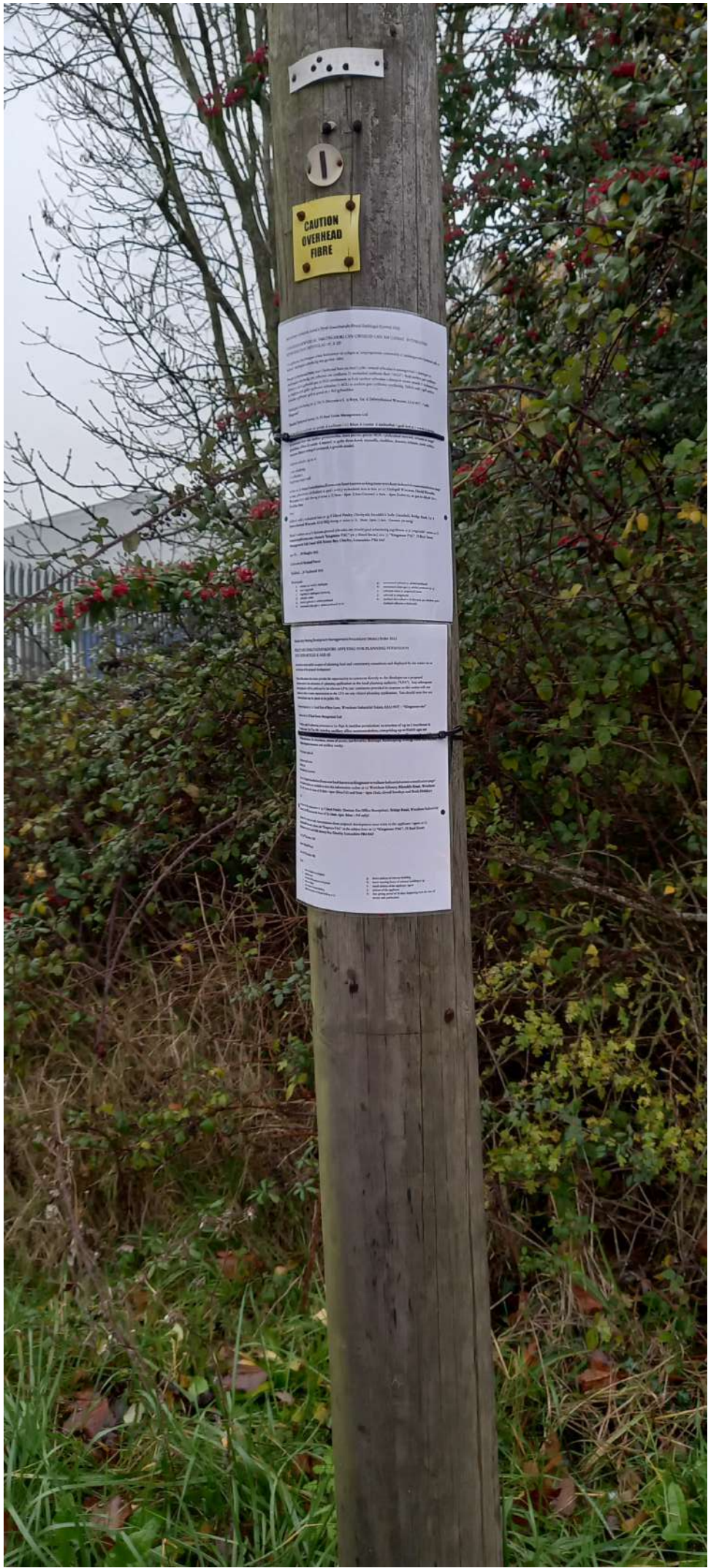
List provided by Distribooter

Organisation	SubBuilding	Building	BuildingNumber	Thoroughfare	DependantLocality	PostTown	Postcode
		1 Little Bryn		Bryn Lane	Bowling Bank	WREXHAM	LL13 9UY
		2 Little Bryn		Bryn Lane	Bowling Bank	WREXHAM	LL13 9UY
		Little Bryn Coach House		Bryn Lane	Bowling Bank	WREXHAM	LL13 9UY
		3 Little Bryn		Bryn Lane	Bowling Bank	WREXHAM	LL13 9UY
		4 Little Bryn		Bryn Lane	Bowling Bank	WREXHAM	LL13 9UY
		Little Bryn Barn		Bryn Lane	Bowling Bank	WREXHAM	LL13 9UY
Kelloggs Co (GB) Ltd				Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Norbert Dentressangle				Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
J B Fabrication (Wrexham) Ltd				Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
F Lloyd (Penley) Ltd				Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
P H Jones Plumbing				Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Redbrook Day Nursery				Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Net World Sports				Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
British Fuels Ltd		Wrexham Depot		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Allied Fire Alarms		Allied House		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Adam Reeves Chartered Accountants		Allied House		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Pauls Equipment Services		Bryn Business Centre		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Core Assets		Bryn Business Centre		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Movie Mania Ltd		Bryn Business Centre		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Oriental Express		Bryn Business Centre		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Tecwyn Jones Ltd		Bryn Business Centre		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Custom Craft Shapes		Bryn Business Centre		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Atlantic Hardware Ltd		Bryn Business Centre		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Stolmet Ltd		Bryn Business Centre		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Mrs Picklepot		Bryn Business Centre		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Top Mark Uniforms		Bryn Business Centre		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Grafters Ltd		Unit 6		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Vulcana Training Ltd		Marchwiel Day Centre		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
R T Builders	Unit 7	Ridley Wood Industrial Complex		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Data Collection	Unit 9	Ridley Wood Industrial Complex		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Main Man Industrial Wear	Unit 1	Ridley Wood Industrial Complex		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Rogers	Unit 4	Ridley Wood Industrial Complex		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Electromech	Unit 5	Ridley Wood Industrial Complex		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
F C C Environment Wrexham P F I		Wrexham Recycling Facility		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Wrexham Meat		Unit C		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
Orchid Laundry & Dry Cleaning Ltd	Unit 6	Ridley Wood Industrial Complex		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
			2	Bryn Lane	Ridley Wood	WREXHAM	LL13 9XW
			4	Bryn Lane	Ridley Wood	WREXHAM	LL13 9XW
			6	Bryn Lane	Ridley Wood	WREXHAM	LL13 9XW
		Unit G		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
	Unit 15	Ridley Wood Industrial Complex		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
		Unit E		Bryn Lane	Wrexham Industrial Estate	WREXHAM	LL13 9UT
	1	Bryn Cottages		Bryn Lane	Bowling Bank	WREXHAM	LL13 9UU
	2	Bryn Cottages		Bryn Lane	Bowling Bank	WREXHAM	LL13 9UU
		Holly Lodge			Ridley Wood	WREXHAM	LL13 9US
		Oak Tree Cottage			Ridley Wood	WREXHAM	LL13 9US
		Whitefield Cottage			Ridley Wood	WREXHAM	LL13 9US
		Larkfield Lodge			Ridley Wood	WREXHAM	LL13 9US
		Little Acorns			Ridley Wood	WREXHAM	LL13 9US
		Hawthorn Farmhouse			Ridley Wood	WREXHAM	LL13 9US
		The Granary			Ridley Wood	WREXHAM	LL13 9US
		Laurel Grove Cottage			Ridley Wood	WREXHAM	LL13 9US
		Laurel Grove House			Ridley Wood	WREXHAM	LL13 9US
		1 Laurel Grove Barns			Ridley Wood	WREXHAM	LL13 9US
		2 Laurel Grove Barns			Ridley Wood	WREXHAM	LL13 9US
		3 Laurel Grove Barns			Ridley Wood	WREXHAM	LL13 9US
		4 Laurel Grove Barns			Ridley Wood	WREXHAM	LL13 9US
		Ridleywood Farm			Ridley Wood	WREXHAM	LL13 9US
		Well House Farm			Ridley Wood	WREXHAM	LL13 9US
		Isycoed Farm			Ridley Wood	WREXHAM	LL13 9US
		Ridley House			Ridley Wood	WREXHAM	LL13 9YA
		Moorhead Lodge			Ridley Wood	WREXHAM	LL13 9YA
	Annexe	Ridley Wood Farm			Ridley Wood	WREXHAM	LL13 9YA
		Oatlands Farm			Ridley Wood	WREXHAM	LL13 9YA
		Ridley Wood Farm			Ridley Wood	WREXHAM	LL13 9YA
		Meadow Barn			Ridley Wood	WREXHAM	LL13 9YA
		Harcourt			Ridley Wood	WREXHAM	LL13 9UR
Nags Head Inn					Ridley Wood	WREXHAM	LL13 9US

Site Notice Locations





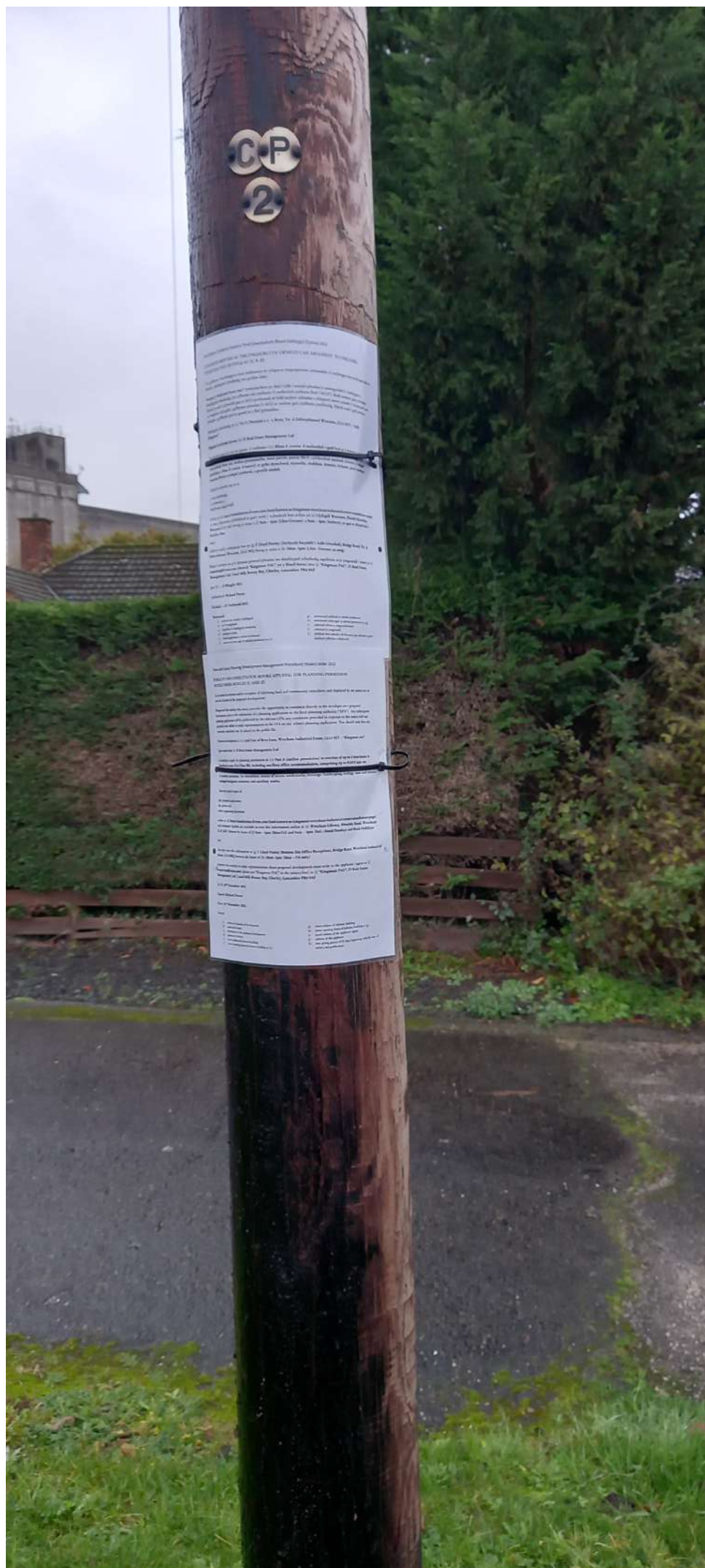


CAUTION
OVERHEAD
FIBRE

NOTICE TO THE PUBLIC
The following information is being provided to you for your information and to ensure that you are aware of the work being carried out on the overhead fibre network in the area of the pole. The work is being carried out by the relevant authority and is necessary for the maintenance and improvement of the network. The work will involve the installation of new fibre optic cables and the replacement of existing cables. The work is expected to be completed by the end of the month. We apologise for any inconvenience caused and thank you for your patience and understanding. If you have any queries, please contact the relevant authority.

NOTICE TO THE PUBLIC
The following information is being provided to you for your information and to ensure that you are aware of the work being carried out on the overhead fibre network in the area of the pole. The work is being carried out by the relevant authority and is necessary for the maintenance and improvement of the network. The work will involve the installation of new fibre optic cables and the replacement of existing cables. The work is expected to be completed by the end of the month. We apologise for any inconvenience caused and thank you for your patience and understanding. If you have any queries, please contact the relevant authority.

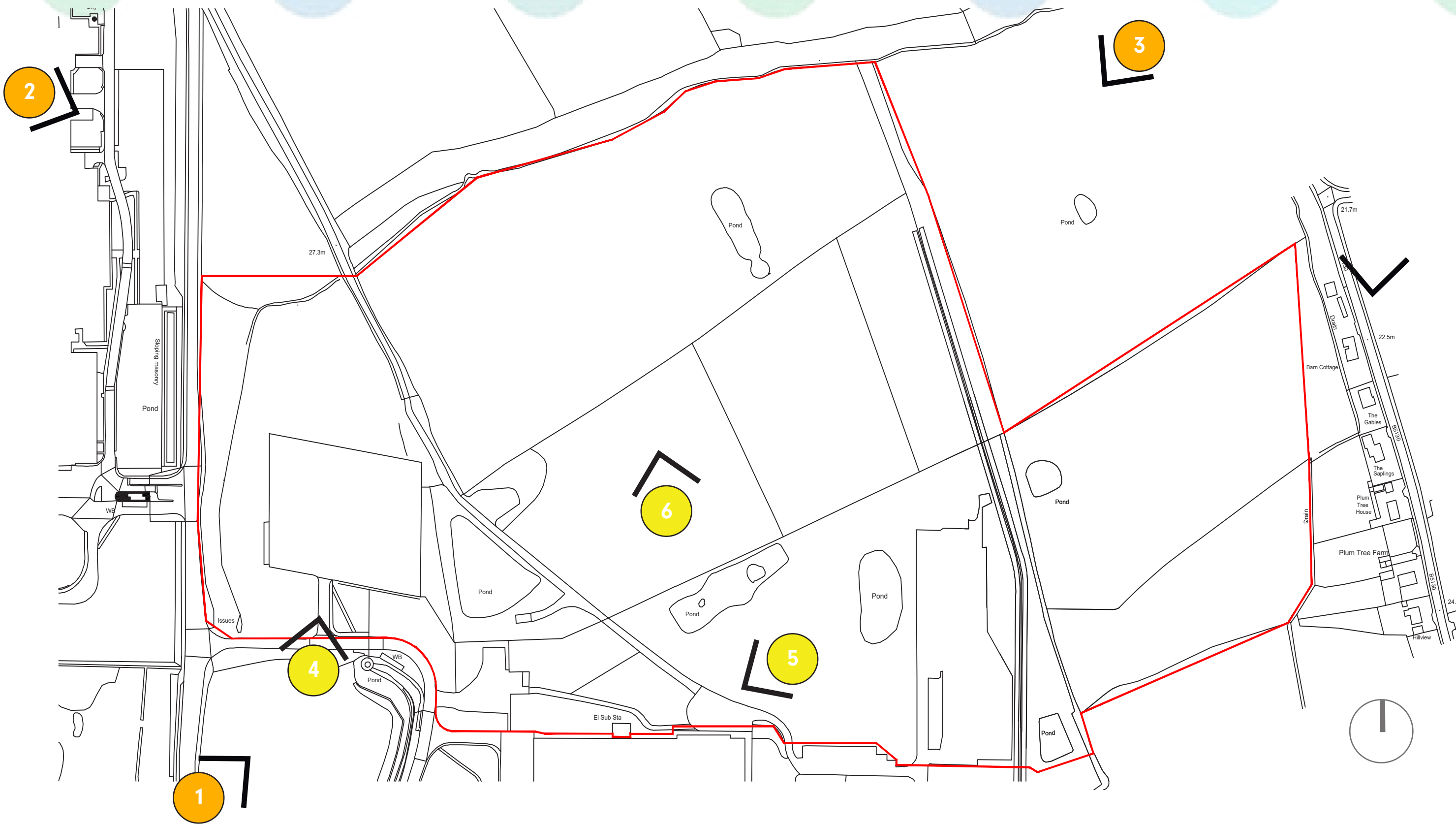








Site



The proposal site measures 62.8 acres (25.4 hectares). The site is currently unoccupied and overgrown. It borders farmland to the east, industrial units to the south and west and an industrial development site to the north.

KEY:	
	Site Boundary
	Street View Location
	Aerial View Location

Existing Aerial Views

Existing Site Views



View 01



View 04



View 02



View 05



View 03



View 06



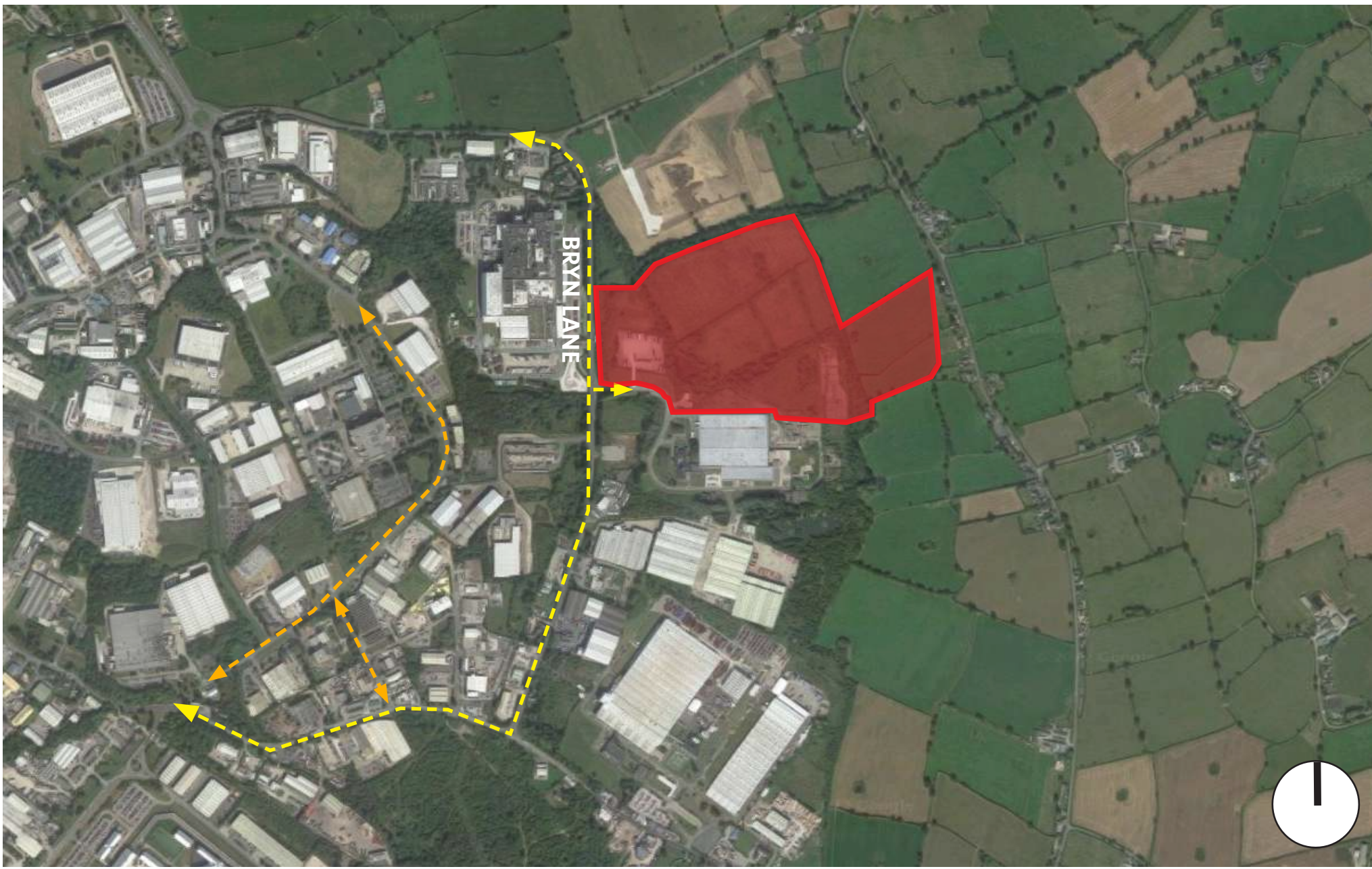
WREXHAM



Site Context



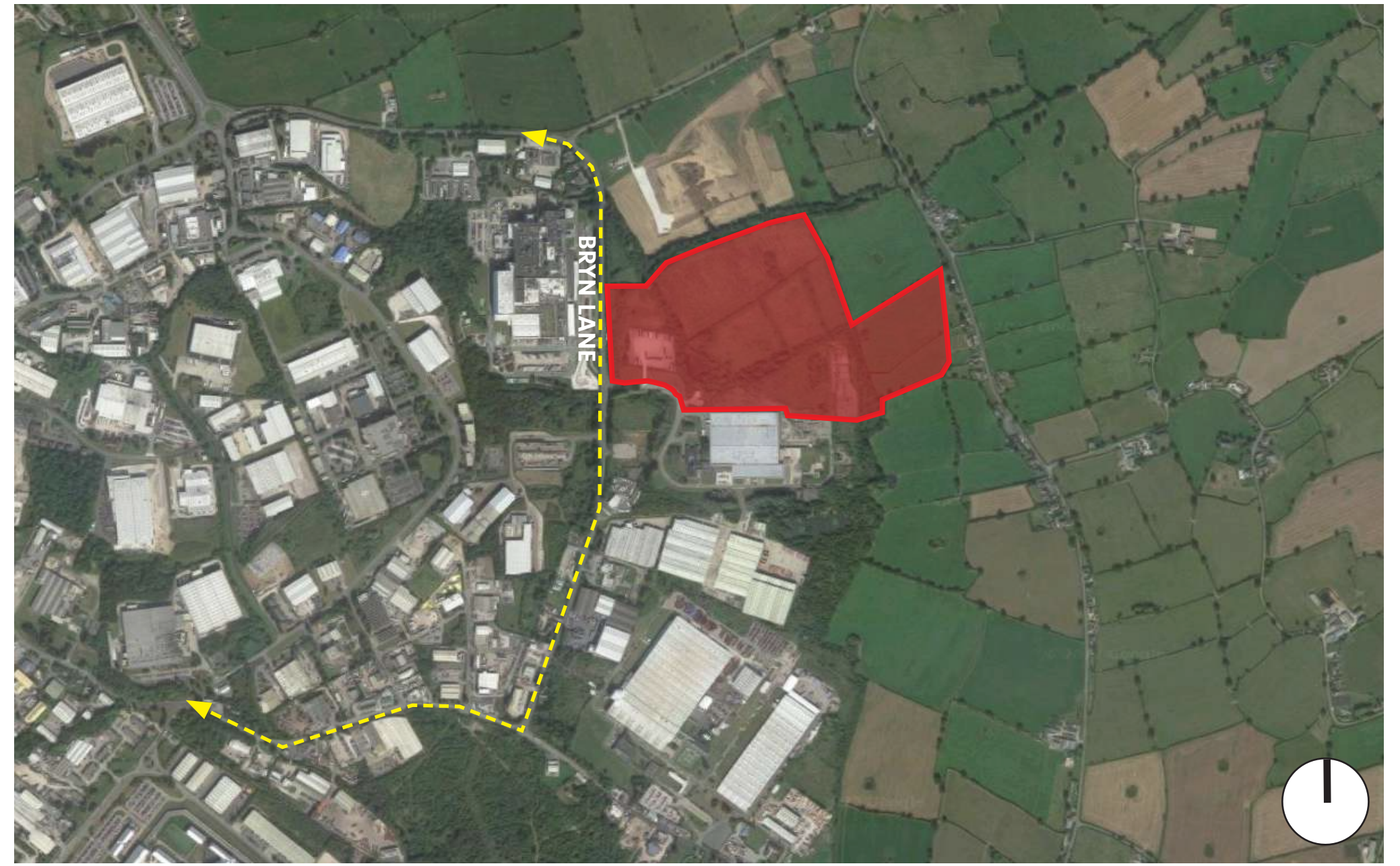
- 1 Industrial 2 Farm Land 3 Woodland 4 Residential 5 HMP Berwyn Prison
- ← Orange dashed line with arrow: Wrexham Town Centre and Train Station



Vehicular Connections

The site is within the vicinity of the A525, B1530 and the A534 (Wrexham Road). Access to the site is currently located to the East via Bryn Lane

- Site Location
- Primary Vehicular Route
- Secondary Vehicular Route



Pedestrian Connections

The site is easily accessible via numerous footpaths and is in close proximity to Wrexham town centre. The main primary dedicated pedestrian foot-way leading to the site is along Bryn Lane from North to South on the eastern side of the carriageway.

- Site Location
- Primary Pedestrian Route



WREXHAM



Proposed Site Plan



The new development will provide just over 1,000,000sqft of warehouse and associated office accommodation split across 3 individual buildings. Unit 1 will provide 208,000sqft, Unit 2 will provide 230,000 sqft and Unit 3 will provide 562,000 sqft. Each unit will be provided with large HGV service yards with their own secure access points. Each unit will also have dedicated car parking area providing:

- Unit 1- 175 spaces including 18 accessible
- Unit 2- 183 spaces including 18 accessible
- Unit 3- 296 spaces including 30 accessible

Each Unit will also provide secure covered cycle shelters for staff and visitor use.

The proposed development site will sit within a high quality landscaped ecology zone which will provide over 100,000 sqm of accessible landscaped area for staff and local residents to enjoy.

KEY:

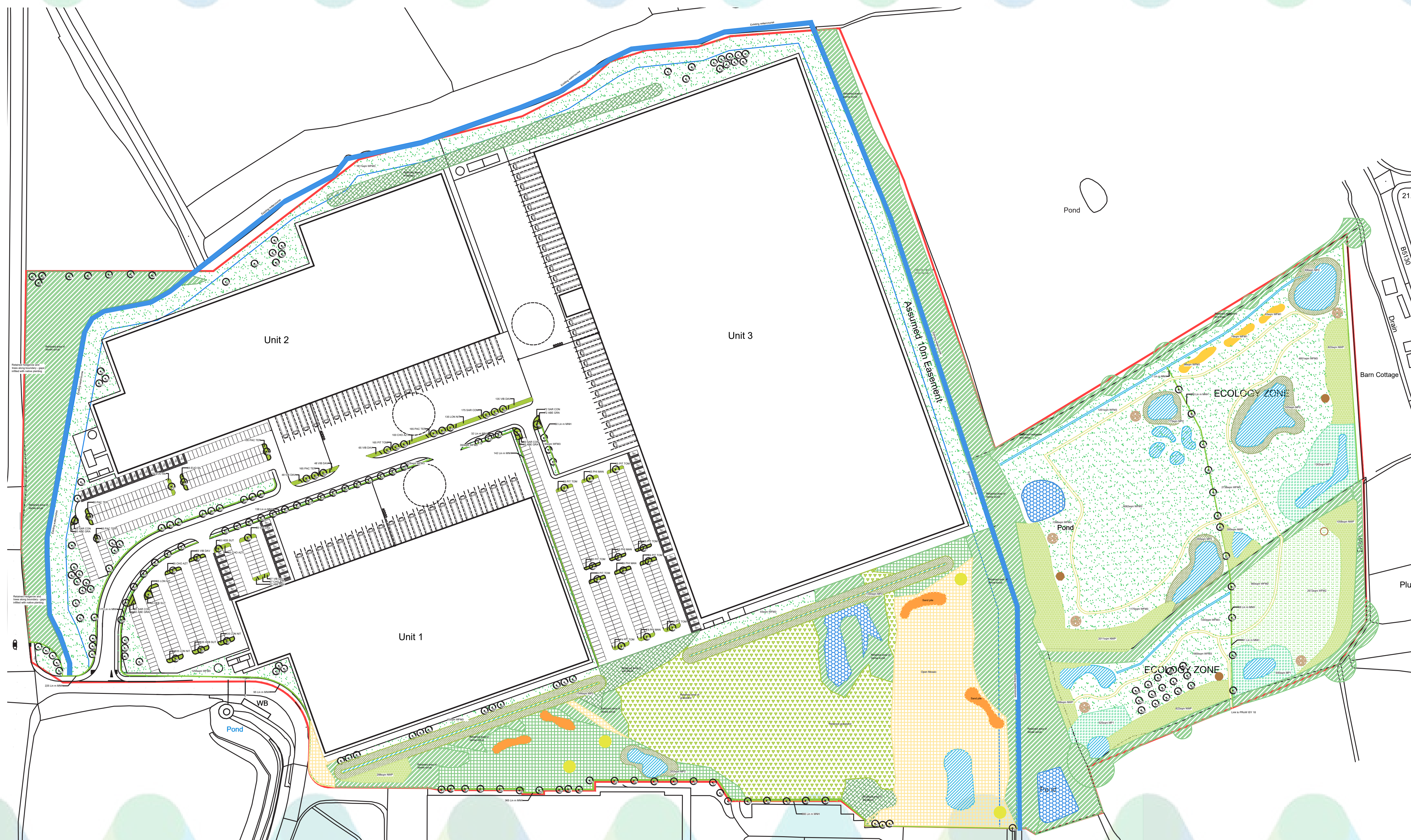
- Site Boundary
- Car parking
- Cycle Store
- HGV Loading Bays
- Ecology Zone



WREXHAM



Landscape & Ecology



KEY

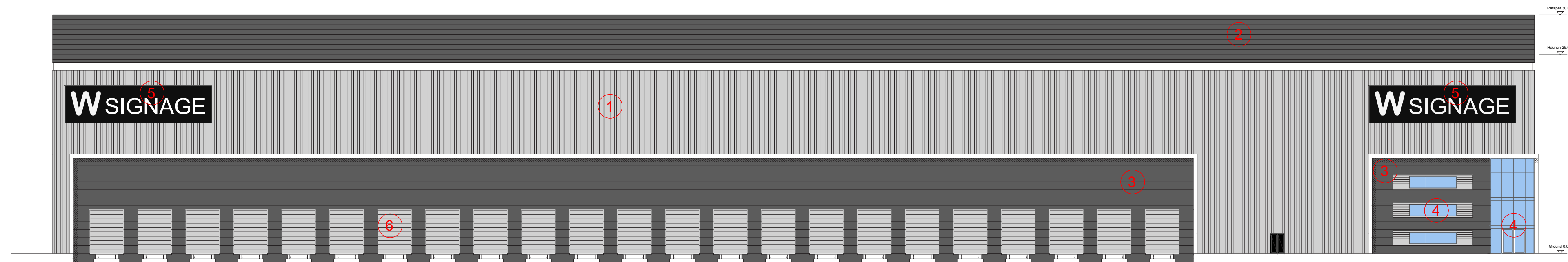
- EXISTING VEGETATION - DENSE SCRUB
Please refer to the ecology report for details on species
- EXISTING VEGETATION - WOODLAND
Please refer to the ecology report for details on species
- EXISTING GRASSLAND
Areas of grassland to be retained. Please refer to the ecology report for details
- EXISTING PONDS
Ponds to be retained
- PROPOSED PONDS
Refer to Ecology Report for further details
- MARSHY WET GRASSLAND
Refer to planting schedule for species and quantities and Ecology Report
- WILDFLOWER GRASSLAND
Refer to planting schedule for details on species and quantities
- TALL TUSSOCKY GRASSLAND
Refer to planting schedule for details on species and quantities
- MIXED NATIVE HEDGEROW
Refer to planting schedule for details on species and quantities
- BUTTERFLY / BEETLE WILDFLOWER MOUND
South facing mound planted in a wildflower mix. Refer to planting schedule for details on species and quantities
- TREES
Refer to planting schedule for details on species and quantities
- WET DITCH
- PATH
Maintained short grassland path
- AMPHIBIAN AND REPTILE HIBERNACULA
Refer to Ecology Report for further information
- LOG PILE
- MARGINAL PLANTING
Refer to planting schedule for details and quantities
- DENSE SCRUB
Native whip planting. Refer to planting schedule for details and quantities
- RETAINED DISTURBED AREAS
Areas of open mosaic disturbed ground with scattered scrub to remain as existing. Refer to UES Ecology Report for further details
- OPEN MOSAIC GROUND
Areas of existing hardstanding / gravel to be broken up & allowed to naturally colonise with wildflower and scrub. Refer to UES Ecology Report for further details
- SANDBANKS
Unvegetated sandbanks
- AMPHIBIAN HIBERNACLA
- PROPOSED SHRUB BED
Please refer to the planting schedule for further details on species, quantities and nursery grades



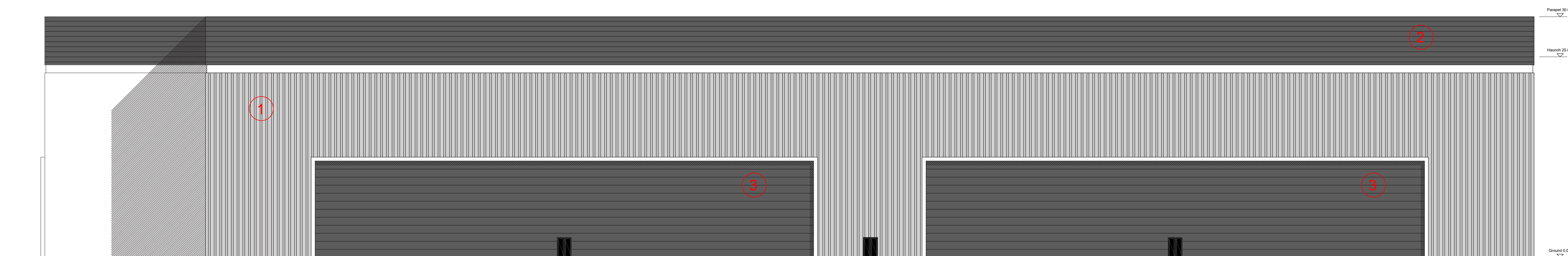
WREXHAM



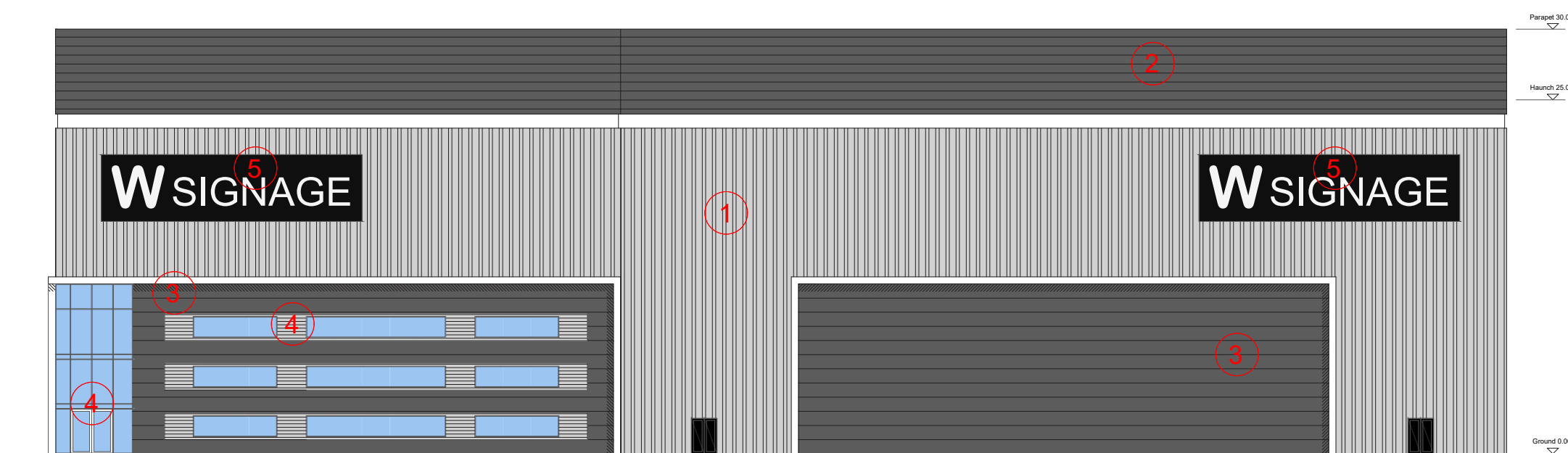
Elevations- Unit 1



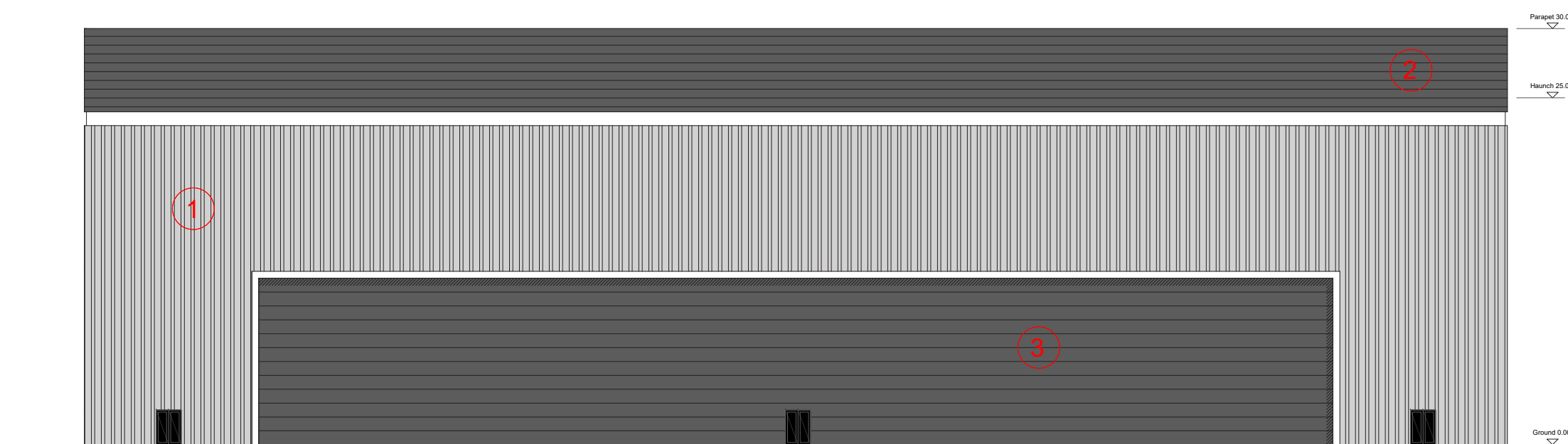
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

Materials Legend

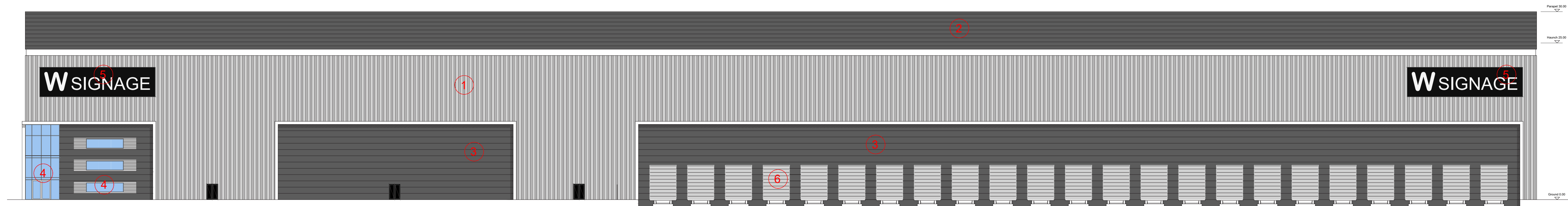
- ① Main Cladding Panel: Vertical Profiled Composite Cladding Panel.
Colour: TBC
- ② Feature Cladding Panel: Horizontal Profiled Composite Cladding Panel.
Colour: TBC
- ③ Feature Cladding Panel: Horizontal Flat Composite Cladding Panel.
Colour: TBC
- ④ Windows and pedestrian doors, side lights and fanlights and all flashings: PPC Aluminium.
Colour: To match main cladding panel
- ⑤ Wall mounted building signage
- ⑥ Dock leveller, dock shelter and overhead sectional door.
Colour: TBC



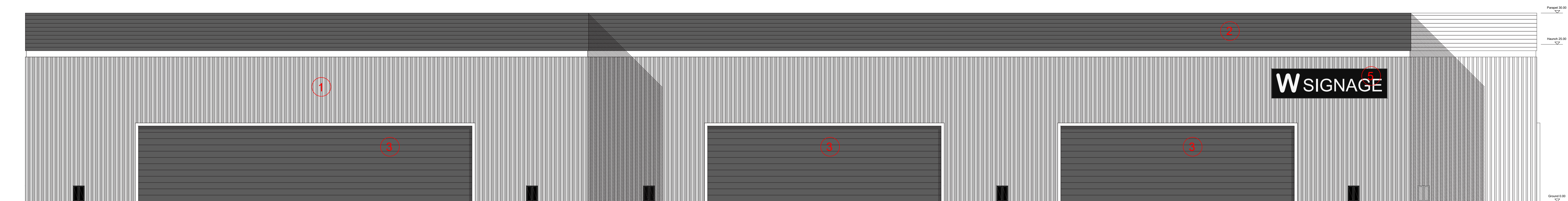
WREXHAM



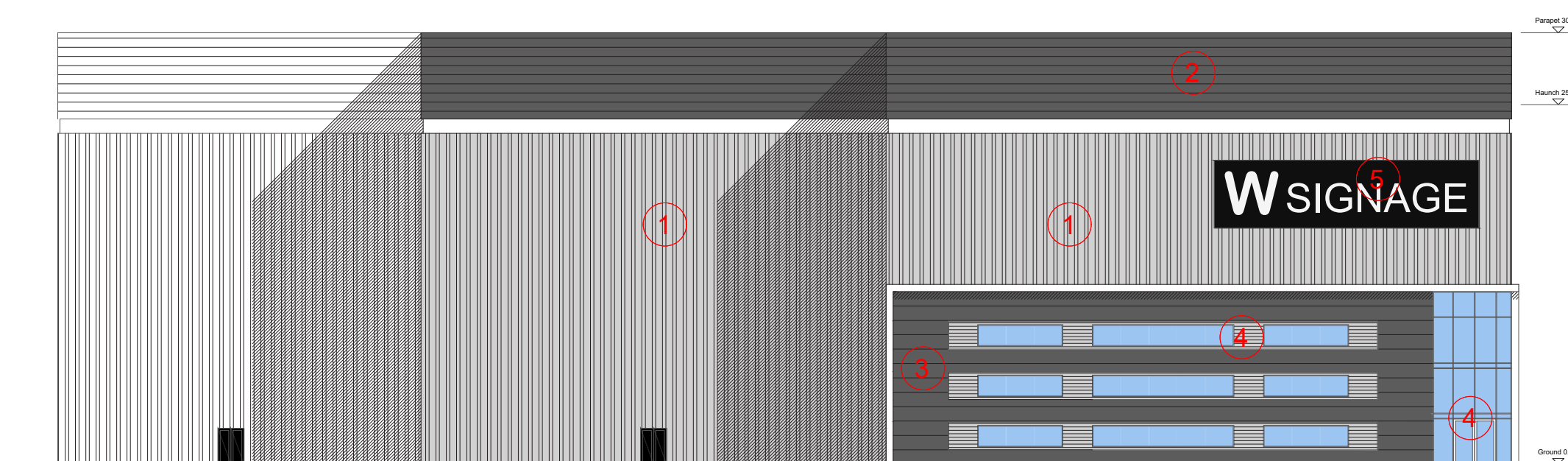
Elevations- Unit 2



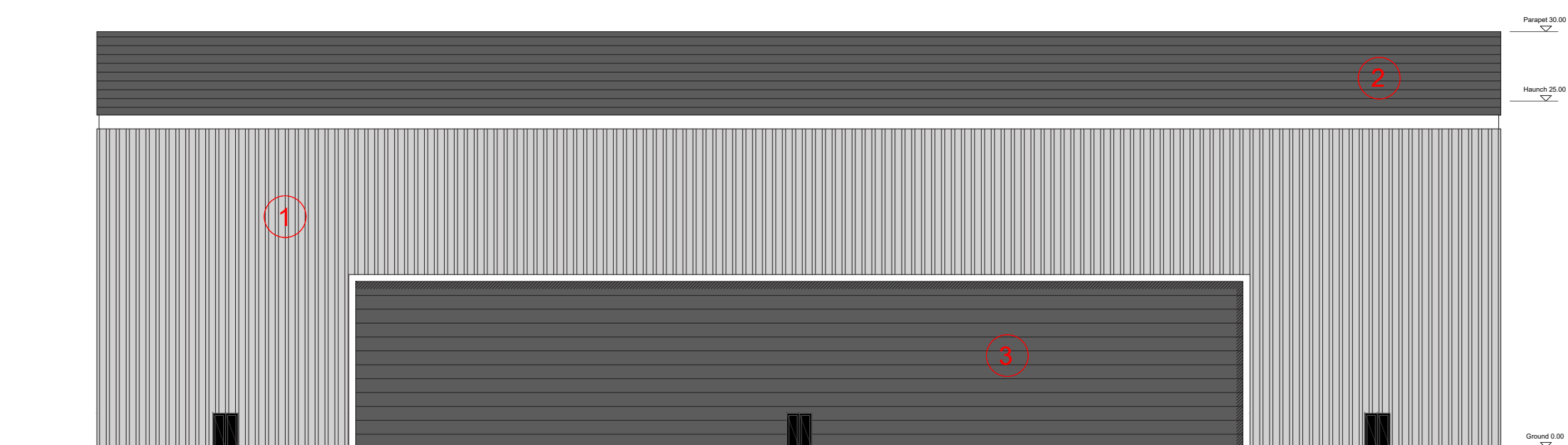
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

Materials Legend

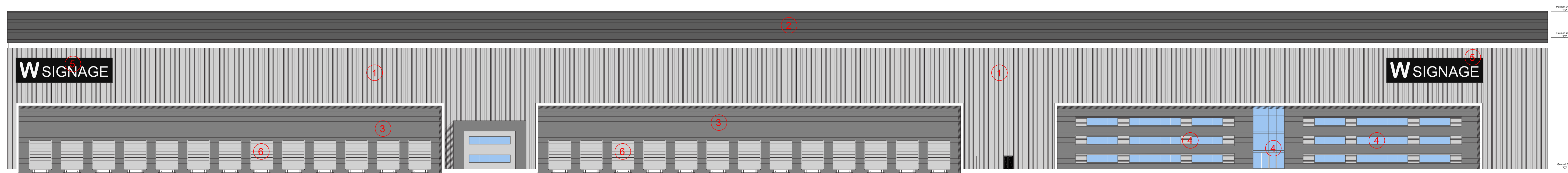
- 1 Main Cladding Panel: Vertical Profiled Composite Cladding Panel. Colour: TBC
- 2 Feature Cladding Panel: Horizontal Profiled Composite Cladding Panel. Colour: TBC
- 3 Feature Cladding Panel: Horizontal Flat Composite Cladding Panel. Colour: TBC
- 4 Windows and pedestrian doors, side lights and fanlights and all flashings: PPC Aluminium. Colour: To match main cladding panel
- 5 Wall mounted building signage
- 6 Dock leveller, dock shelter and overhead sectional door. Colour: TBC



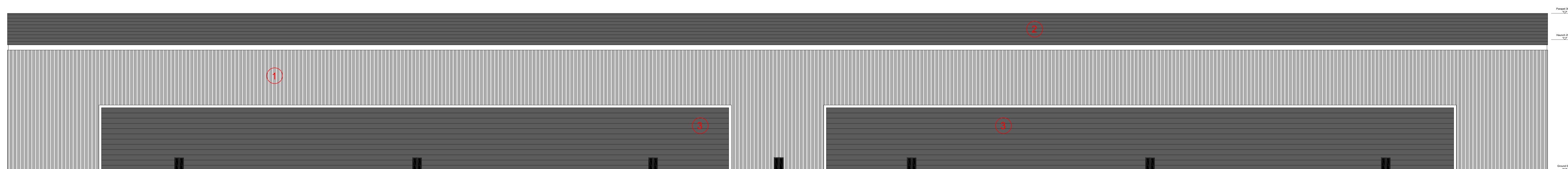
WREXHAM



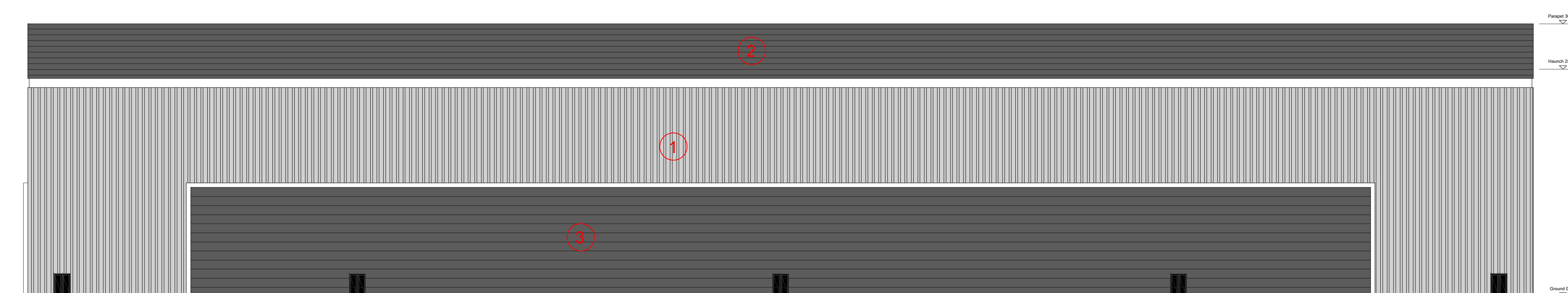
Elevations- Unit 3



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

Materials Legend

- ① Main Cladding Panel: Vertical Profiled Composite Cladding Panel.
Colour: TBC
- ② Feature Cladding Panel: Horizontal Profiled Composite Cladding Panel.
Colour: TBC
- ③ Feature Cladding Panel: Horizontal Flat Composite Cladding Panel.
Colour: TBC
- ④ Windows and pedestrian doors, side lights and fanlights and all flashings: PPC Aluminium.
Colour: To match main cladding panel
- ⑤ Wall mounted building signage
- ⑥ Dock leveller, dock shelter and overhead sectional door.
Colour: TBC



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Materials



The materials chosen are designed to create a uniform but unique aesthetic across the site with contrasting cladding colours to distinguish unit entrances and differentiate between the main body of the buildings and the service delivery points. Accent colours may be chosen to match the site branding strategy.



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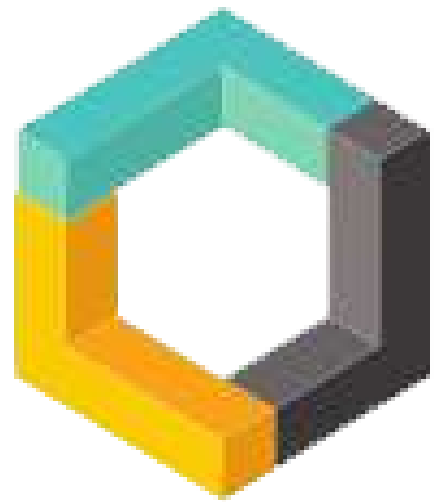
Visualisation



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The Team



FI REAL ESTATE
MANAGEMENT

FI Real Estate Management

FIREM was established almost 40 years ago and is a specialist property investment, property management and property development company operating through the UK in all sectors.

The business currently owns and manages over 10M sq ft of commercial property and is involved in promoting several major development projects, many for mixed uses, but most in the employment and commercial sectors.

The business knows all the problems, pitfalls and requirements that can either enhance or erode value in the property sector and it is this experience that makes its approach so different to other similar organisations and which has brought it continuing success over the years it has been operating.

The business is analytical, farsighted, decisive and creative and there are few situations that phase, confound or defeat it when it comes to commercial real estate in any sector in the UK.

**MC
AU**

MCAU are a multi-faceted design consultancy who operate within the traditional boundaries of architecture and urbanism.

MCAU have in depth experience across all sectors and all forms of Industrial, residential, commercial and heritage buildings.



Plan Red is a newly created niche planning consultancy set up by John Francis and Richard Purser that acts for mainly private sector clients operating in the field of property development including major mixed use, commercial, retail and residential developments throughout the UK from its base in Manchester.



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