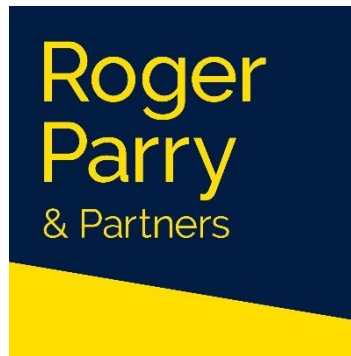




#### **PRE-APPLICATION CONSULTATION**

|                     |                                                                                     |
|---------------------|-------------------------------------------------------------------------------------|
| <b>DEVELOPMENT:</b> | <b>Erection of proposed agricultural storage buildings and all associated works</b> |
| <b>LOCATION:</b>    | <b>Yew Tree Farm<br/>Woodside<br/>Rossett<br/>Wrexham<br/>LL12 0HT</b>              |
| <b>CLIENT:</b>      | <b>Hoseley Farms</b>                                                                |

**Roger Parry & Partners LLP**  
**Mercian House, 9 Darwin Court, Oxon Business Park, Shrewsbury, SY3 5AL**  
**Tel: 01691655334**  
**Email: [richard@rogerparry.net](mailto:richard@rogerparry.net)**

*Also at: 1 Berriew Street, Welshpool, Powys, SY21 7SQ*

*Also at: The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU*

## Site Notice

The proposed development was advertised by use of a site notice on/near the land to which the proposed application relates for a period of no less than 28 days before submitted the application for the proposed development. Please see below a copy of the site notice:

### SCHEDULE 1 Article 4 (4)

#### **Town and Country Planning (Development Management Procedure) (Wales) Order 2016**

#### **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 **Yew Tree Farm, Woodside, Rossett, Wrexham, LL12 0HT**

I give notice that **Hoseley Farms**

is intending to apply for planning permission for **erection of agricultural storage buildings and all associated works**

You may inspect copies of:

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

online at **[www.rogerparry.net](http://www.rogerparry.net)**

(or)

You may view this information at **Roger Parry and Partners, Mercian House, 9 Darwin Court, Oxon Business Park, Shrewsbury, SY3 5AL** between the hours of **9.00am and 5.00pm**

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at **Roger Parry and Partners, Mercian House, 9 Darwin Court, Oxon Business Park, Shrewsbury, SY3 5AL**

by **28<sup>th</sup> November 2023**

Signed:

Date: 31<sup>st</sup> October 2023



These letters were sent to residential properties within 400m of the proposed site as well as the community councillor and county councillor. All letters were sent in the post.

Dear Owner/Occupier,

**Re: Proposed Planning Application at Yew Tree Farm, Woodside, Rossett, Wrexham, LL12 0HT**

Further to the above, we are writing to you to inform you under TAN 6- Planning for Sustainable Rural Communities that a planning application is going to be submitted for the erection of agricultural storage buildings and all associated works at Yew Tree Farm.

Please find enclosed a copy of the site notice which allows for any representations to be made within 28 days of the site notice being published. It provides you with the necessary details in order for you to comment directly on the proposed development should you wish before the submission of the planning application.

If you have any queries regarding the development please do not hesitate to contact me on the number below.

Yours sincerely,

Richard Corbett BSc (Hons) MRICS FAAV

Partner, Roger Parry & Partners LLP

[richard@rogerparry.net](mailto:richard@rogerparry.net)

**Information Available Publicly**

All the information which would be required to be submitted as part of a formal planning application was made available online at: [www.rogerparry.net](http://www.rogerparry.net) and at Roger Parry and Partners, Mercian House, 9 Darwin Court, Oxon Business Park, Shrewsbury, SY3 5AL.

**Community and Specialist Consultees**

The following consultees have been consulted before applying for planning permission (Letters enclosed in Appendix 2). All letters were sent out by email.

- Highways- [Cerys.Jones@wrexham.gov.uk](mailto:Cerys.Jones@wrexham.gov.uk)
- Natural Resources Wales - [northplanning@cyfoethanturiolcymru.gov.uk](mailto:northplanning@cyfoethanturiolcymru.gov.uk)
- Hafren Dyfrdwy- [watermains@uuplc.co.uk](mailto:watermains@uuplc.co.uk)

- CADW – [cadwPlanning@gov.wales](mailto:cadwPlanning@gov.wales)
- CPAT- [mark.walters@cpat.org.uk](mailto:mark.walters@cpat.org.uk) [neil.bayliss@cpat.org.uk](mailto:neil.bayliss@cpat.org.uk)
- Fire and Rescue- [Flintshire.Wrexham@northwalesfire.gov.wales](mailto:Flintshire.Wrexham@northwalesfire.gov.wales)

## SCHEDULE 1C Article 2D

### CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

#### Town and Country Planning (Development Management Procedure) (Wales) Order 2016

#### NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2016.

Purpose of this notice : this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2016.

Proposed development at: Yew Tree Farm, Woodside, Rossett, Wrexham LL12 0HT

I give notice that: Hoseley Farms

is intending to apply for planning permission for erection of agricultural storage buildings and all associated works

A copy of the proposed application; plans; and other supporting documents can be viewed online at [www.rogerparry.net](http://www.rogerparry.net)

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to [richard@rogerparry.net](mailto:richard@rogerparry.net) by 28<sup>th</sup> November 2023.

Signed:

**Dated: 31<sup>st</sup> October 2023**

### Pre-Application Consultation Responses

The agent for the proposed development received the responses in Appendix 1 from Community and Specialist Consultees. No responses were received from adjacent owner/occupiers.

The responses have been dealt with in the following way:

- County Councillor – no response received
- Community Council – no response received
- Highways – no response received
- CADW – response attached.
- CPAT-response attached.
- Natural Resources Wales– response attached
- Fire and Rescue- response attached

# Appendix 1

Erection of agricultural storage buildings at Yew Tree Farm, Woodside, Rossett



Neil Bayliss <neil.bayliss@cpat.org.uk>  
To: Philippa Maddocks  
Cc: Lyndsey Fisher



Tue 31/10/2023 15:28

 If there are problems with how this message is displayed, click here to view it in a web browser.

Good afternoon, Pip,

Thank you for the pre-application consultation at Yew Tree Farm, Woodside, Rossett.

Having consulted the information held within the Historic Environment Record, aerial photography and LiDAR for the location, I can confirm that there are no obvious archaeological implications for the application.

Kind regards,

Neil

Mr Neil Bayliss BA, PCifA  
Swyddog Rheoli Datblygiad / Development Control Archaeologist  
Ymddiriedolaeth Archeolegol Clwyd-Powys / Clwyd-Powys Archaeological Trust

<http://www.cpat.org.uk>  
Ffôn / Tel: +44 (0)1938 553670  
Ffôn / Tel: +44 (0)7496 984393  
E-bost / E-mail: [neil.bayliss@cpat.org.uk](mailto:neil.bayliss@cpat.org.uk)

Ymddiriedolaeth Archeolegol Clwyd-Powys, Y Swyddfeydd, Coed y Dinas, Y Trallwng, SY21 8RP.  
Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301.

Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP.  
Registered Office as above. Company No 1212455, Charity No 508301.

[Privacy Notice](#)

Mae'n bosibl nad yw'r datganiadau a'r safbwyntiau a fynegir yn yr e-bost hwn yn cynrychioli rhai Ymddiriedolaeth Archeolegol Clwyd-Powys.  
Statements and opinions expressed in this e-mail may not represent those of the Clwyd-Powys Archaeological Trust.



Llywodraeth Cymru  
Uk Wales  
Cardiff CF10 1HQ  
0300 025 6000  
cadw.gov.wales

Welsh Government  
Uk Wales  
Cardiff CF10 1HQ  
0300 025 6000  
cadw.gov.wales

Plas Carew, Unit 5/7 Cefn Coed Plas Carew, Unit 5/  
Parc Nantgarw, Cardiff CF15 7QQ Parc Nantgarw, Car  
Tel 0300 025 6000 Tel 0300 025 6000  
Email [cadw@gov.wales](mailto:cadw@gov.wales) Email [cadw@gov.w](mailto:cadw@gov.w)  
[cadw.gov.wales](http://cadw.gov.wales) [cadw.gov.wales](http://cadw.gov.wales)

Roger Parry

By E-Mail

Eich cyfeirnod  
Your reference

Ein cyfeirnod  
Our reference

Dyddiad  
Date 9 November 2023

Linell uniongyrchol  
Direct line 0300 0257894

Ebost  
Email: [cadwplanning@gov.wales](mailto:cadwplanning@gov.wales)

Dear Sir/Madam

**Statutory pre-planning application - Agricultural storage buildings & associated works, Yew Tree Farm, Woodside, Rossett, Wrexham, LL12 0HT**

Thank you for your letter inviting our comments on the information submitted for the above planning application.

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

Advice

Having carefully considered the information provided with the planning application, our records show that there are no scheduled monuments or registered historic parks and gardens within the vicinity of the proposed development. We therefore have no comments to make on the proposed development.

The national policy and Cadw's role in planning are set out in Annex A.

There may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Clywd Powys Archaeological Trust: [///\(cpat.org.uk\)](http://cpat.org.uk)

Yours sincerely

Nick Segust  
Case Officer  
Historic Environment Services



Llywodraeth Cymru  
Welsh Government

## **Annex A**

### Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

### National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [planning-policy-wales-edition-11.pdf](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

### Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of





historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.



Roger Parry,  
Merican House,  
9 Darwin Court,  
Oxon Business Park,  
Shrewsbury,  
SY3 5AL

Eich Cyf/Your Ref: HLJ/80-236157-SLGEN88  
Ein Cyf/Our Ref: 7th November 2023  
Dyddiad/Date: Heather Jones  
Gofynnwr am/Ask for: 01286 662999  
Rhif Union/Direct Dial:

F.A.O. [richard@rogerparry.net](mailto:richard@rogerparry.net)

Dear Sir,

The Town and Country Planning (Development Management Procedure) (Wales)  
Order 2012 and the Developments of National Significance (Procedure)  
(Wales) Order 2016

**DEVELOPMENT PROCEDURE (CONSULTEES) (WALES) (MISCELLANEOUS AMENDMENTS) ORDER  
2021 – FIRE AND RESCUE AUTHORITIES**

RE:

Yew Tree Farm, Woodside, Rossett, Wrexham, LL12 0

I acknowledge receipt of the notification to the North Wales Fire and Rescue Authority in  
relation to the above application.

The site plan/s of the above proposal has been examined and the Fire and Rescue  
Authority would wish the following comments to be brought to the attention of the planning  
committee/applicant. It is important that these matters are dealt with early on in any  
proposed development:

- The Fire Authority has no comment to make on access for fire appliances or water  
supplies.

The developer should consider the need to provide adequate water supplies and vehicle  
access for firefighting purposes on the site and general guidance on this matter is given in  
the attached Appendix and the following links:

[https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-  
water-for-firefighting-3rd-edition-jan-2007/](https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/)

Swyddfa Ardal Gwynedd a Môn  
Gwasanaeth Tân ac Achub Gogledd Cymru  
Ffordd Uanberis, Caernarfon  
Gwynedd LL55 2DF  
Ffôn: 01286 662999  
[www.tangogleddcymru.llyw.cymru](http://www.tangogleddcymru.llyw.cymru)

Rydym yn croesawu galwbiaeth a galwadau  
yn y Gymraeg a'r Saesneg - byddwn yn  
ymateb yn gyfartal i'r ddwy os yn ateb yn  
eich dewis iaith heb oedi.

We welcome correspondence and calls in  
Welsh and English - we will respond equally to  
both and will reply in your language of  
choice without delay.

Gwynedd and Anglesey Area Office  
North Wales Fire and Rescue Service  
Uanberis Road, Caernarfon  
Gwynedd LL55 2DF  
Tel: 01286 662999  
[www.northwalesfire.gov.wales](http://www.northwalesfire.gov.wales)

<https://www.ukfrs.com/index.php/promos/16847>

Furthermore, the applicant should be advised to contact the Local Authority Building Control Department, which is the responsible authority, when determining issues concerning means of warning and escape, internal fire spread (linings and structure), external fire spread, access and facilities for the Fire and Rescue Service, in accordance with the 2007 version of Approved Document B (Wales).

The plan/s has been retained for record purposes.

Yours faithfully

SENIOR COMPLIANCE OFFICER

Ein cyf/Our ref: CAS-241844-T1W0

F.A.O Philippa Maddocks  
Roger Parry & Partners LLP  
The Estates Office  
20 Salop Road  
Oswestry  
Shropshire  
SY11 2NU

Dyddiad/Date: 29 November 2023

Dear Ms Maddocks,

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

**BWRIAD/PROPOSAL: Erection of agricultural storage buildings and all associated  
works**

**LLEOLIAD/LOCATION: Yew Tree Farm, Woodside, Rossett, Wrexham, LL12 0H**

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 01 November 2023.

**Based on the information provided, we would have no objection to the proposed  
development and provide the following advice.**

**Foul Drainage and 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 21<sup>st</sup> January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. In line with our [Planning Advice](#) (August 2023), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments.

However, the application as submitted is unlikely to increase the amount of phosphorus entering the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.

### **Pollution of Controlled Waters**

We understand this proposal is to construct an agricultural shed for the storage of machinery and straw and not to house livestock. The structure is also not to accommodate an increase in stock number on the farm.

We advise that the applicant follows the [Code of Good Agricultural Practice guidance](#)

### **European Protected Species (EPS)**

Our records show there may be protected species in the vicinity of the site. We advise liaison with the LPA's ecologist to discuss and agree the scope of any surveys required. We refer you to our [website](#) for further advice.

### **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

### **Rachael Burke**

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

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

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

## Appendix 2

Natural Resources Wales  
Maes y Ffynnon  
~~Penrhosgarnedd~~  
Bangor,  
Gwynedd  
LL57 2DW

12 December 2023

Dear Sirs,

**Re: Proposed Planning Application at Yew Tree Farm, Woodside, Rossett, Wrexham, LL12 0HT**

Further to the above, we are writing to you to inform you under TAN 6- Planning for Sustainable Rural Communities that a planning application is going to be submitted for the erection of agricultural storage buildings and all associated works.

Please find enclosed a copy of the site notice which allows for any representations to be made within 28 days of the site notice being published. It provides you with the necessary details ~~in order for~~ you to comments directly on the proposed development should you wish before the submission of the planning application.

If you have any queries regarding the development, please do not hesitate to contact me on the number below.

Yours sincerely,

Richard J. Corbett *BSc (Hons) MRICS FRAA*  
Partner, Roger Parry & Partners LLP  
richard@rogerparry.net