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Economy and Planning  
Wrexham County Borough Council  
Guildhall  
Wrexham  
LL11 1AY

**Date:** 6 March 2023  
**Our ref:** 63853/01/SPM/26179898v1

Dear Matthew

## **Land off Gatewen Road | Planning Application for Enabling Works**

On behalf of our client Bellway Homes Limited (North West Division) [Bellway], Lichfields is pleased to submit a full planning application to Wrexham County Borough Council [the Council] as Local Planning Authority [LPA] for enabling works at land at Gatewen Road, Wrexham.

### **Background**

In February 2021, outline planning permission (ref. P/2018/0674 and APP/H6955/A/19/3238474) was granted at Appeal for up to 112 dwellings at the site [the OPP]. Bellway subsequently acquired the site and reserved matters approval (ref. P/2021/0955) was granted for 112 dwellings in October 2022.

Whilst the OPP established that foul flows would be discharged via a pumped solution to the public combined sewer leading to the Five Fords Wastewater Treatment Works [FFWwTW]; the actual connection point was left to be agreed following the completion of a hydraulic modelling assessment by Dŵr Cymru Welsh Water [DCWW]. As such condition 15 was attached to the OPP which requires the submission of a sewerage scheme to satisfactorily accommodate the foul water discharges from the development prior to the commencement of development.

The required modelling work and connection point has subsequently been agreed between Bellway and DCWW. However, new advice from Natural Resource Wales [NRW] now sets stricter standards for phosphorus deposition impacting on the Bala Lake and River Dee Special Area of Conservation [SAC]. Bellway is a member of the Wrexham Phosphate Developer Consortium [WPDC] which, alongside the Home Builders Federation [HBF], is directly engaging with the Council and other key stakeholders including NRW and DCWW in order to establish a permanent solution to the issue.

Following discussions with the Council as local planning authority [LPA], it has been agreed that Bellway will be able to commence some site works by securing planning permission for a package of enabling works which have no impact on the aforementioned phosphates issue.

This application seeks a separate freestanding but related planning permission for those enabling works.

## **Application Submission**

The application comprises this covering letter and the following documents:

- Site Location Plan ref. BHNW130 LP01 rev A;
- Statement detailing the proposed scope of works including details of access;
- Access arrangements ref. PC1810-RHD-ZZ-GR-DR-D-0102 rev Po1;
- Internal site works drawing (Drawing Number 7791 / 600);
- Construction Environmental Management Plan ref. BH/NW/GR/CEMP/001; and,
- Pre-Application Consultation Report.

The following information has already been approved by the LPA but remains relevant to these proposals and have therefore been re-submitted for completeness:

- Arboricultural Impact Assessment ref. P.1511.21 rev A; and,
- Ecological Appraisal ref. Bell/21/010.

The application has been submitted via the Planning Portal (ref. PP-11684483). The application fee of £11,270.00 has been paid directly by Bellway via the Planning Portal.

## **The Site**

The application site extends to 4.82 hectares and is situated to the north of Gatewen Road in New Broughton to the west of Wrexham. It is broadly triangular in shape. There is some existing tree cover along the northeast and south boundaries and within the centre of the site.

The site is located within Zone A of the Natural Resource Wales [NRW] map which is considered to be at little or no risk of fluvial or coastal or tidal flooding. There are no Listed Buildings or Scheduled Monuments on the site. However, the Grade II listed Gatewen Hall (ref. 3176) is located circa. 175m to the east of the site.

The surrounding area is predominantly residential in character. The site is bound by an existing recreation ground and LEAP to the west and existing residential development on all other sides, including the recently constructed residential development by Bloor Homes to the north and east. Moss Valley Country Park is located beyond this.

## **Proposed Development**

The scope of works of the proposed development can be summarised as follows:

- The construction of a site access;
- General earthworks;
- The installation of tree protection fencing and removal works;

- Making safe the former reservoir and disused well; and,
- Demolition of relic structure.

The detailed works are set out in the accompanying note prepared by Bellway Homes. A formal description of development is provided on the forms.

## **Planning Policy**

### **National Policy and Guidance**

The Welsh Government published the National Development Framework [NDF] (Future Wales: The National Plan 2040) on 24 February 2021. This is a spatial plan and sets the direction for development in Wales up to 2040. The NDF addresses housing, energy, the economy, transport and the environment at a national scale and will identify where nationally significant developments should take place.

Planning Policy Wales [PPW] was published in December 2018 and sets out the land use planning policies of the Welsh Government. The central objective of PPW is to promote and provide a framework for sustainable development within Wales.

### **Development Plan**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan for Wrexham comprises the Wrexham UDP adopted in 2005. The policies of the UDP are time expired in that the plan covered the period 1996-2011. However, in the absence of a more up to date plan this is the Development Plan for Wrexham.

The site is not allocated on the UDP Proposals Map although it is partially subject to a Mineral Resources Protection.

### **Emerging Planning Policy**

Wrexham are preparing a Local Development Plan [LPD] which will replace the UDP once adopted. The expected adoption of the LPD is Spring 2023. A relevant draft policy is policy NE6 (Waste Water Treatment and River Water Quality) which seeks to ensure no adverse impact on the integrity of the River Dee and Bala Lake SAC. Given the LPS's advanced stage in the adoption process this policy holds great weight in the determination of planning applications.

## **Planning Considerations**

The proposed development simply seeks to secure a mechanism to allow some site works to commence in advance of a wider foul sewage solution being identified. All of the works proposed under this application already benefit from detailed planning permission discussed above. The principle of these enabling works has therefore already been established by the extant planning permission and there are no new considerations over and above what has already been deemed acceptable by the LPA in consultation with statutory consultees. The proposed development proposes no foul drainage

infrastructure or any operational residential development and will therefore have no impact on the SAC in accordance with draft policy NE6.

The application is also accompanied by the approved ecological and arboricultural assessments for the residential development, for completeness. The application is also accompanied by a Construction Environment Management Plan prepared by Bellway. A previous iteration of this document was approved pursuant to condition 9 of the OPP. This included details of the management of construction traffic including details of the provisions for contractor parking and details the measures that will be implemented to minimise and mitigate the construction impacts on the environment at the development site and the surrounding area. This includes road sweeping, dampening down techniques and measures to reduce noise. Condition 8 of the OPP also restricts construction works to between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. The latest iteration submitted as part of this application includes the same information above with the addition of details relating to interim surface water management during the aforementioned site works.

Overall, the proposed scope of works would enable the preparation of the site for future development to help deliver homes quickly once a foul sewage solution has been agreed with the LPA in consultation with NRW and DCWW.

## **Overall Conclusions**

In conclusion, all of the works proposed under this application already benefit from detailed planning permission. The application simply seeks to secure a mechanism to allow some site works to commence in advance of a wider foul sewage solution being identified. This approach has been discussed and agreed with the LPA. It will ultimately lead to homes being constructed more quickly and thus result in sustainable development.

We trust that all of the necessary information has been included to enable you to validate and determine the application in a timely manner.

In the meantime, if you have any queries, or require any further information please contact me on 0161 837 6130.

Yours sincerely



**Imogen Zulver**  
Senior Planner