

PRE-APPLICATION COMMUNITY CONSULTATION REPORT

Land off Berse Road, Ceago, New Broughton, Wrexham

Prepared on behalf of

The Applicant – Adra

March 2023

 Address:

5 Portal Business Park, Eaton Lane,
Tarporey, Cheshire, CW6 9DL

 Telephone:

07506 279 147

 Email:

enquiries@grimsterplanning.co.uk

CONTENTS

Section Number	Section Title	Page Number
1	INTRODUCTION	1
2	PRE-APPLICATION CONSULTATION STRATEGY	2
3	PRE-APPLICATION RESPONSES FROM COMMUNITY CONSULTEES	5
4	PRE-APPLICATION RESPONSES FROM SPECIALIST CONSULTEES	12
5	CONCLUSIONS	15
Appendices		
1	SITE NOTICES AND PHOTOS/LOCATION PLAN	
2	LANDOWNERS AND NEIGHBOURING PROPERTIES CONSULTED	
3	LETTERS TO BROUGHTON COMMUNITY COUNCIL	
4	LETTER TO COUNTY WARD COUNCILLOR	
5	LETTER TO SPECIALIST CONSULTEES AND RESPONSES RECEIVED	

1 INTRODUCTION

- 1.1. This Report has been prepared by Grimster Planning on behalf of our Client, Adra, (hereafter referred to as the “Applicant”).
- 1.2. The Report is submitted in support of a detailed planning application (hereafter referred to as the “Application”), submitted to Wrexham County Borough Council for the proposed development of Land off Berse Road, Caego, New Broughton, Wrexham (hereafter referred to as the “Site”).
- 1.3. The description of development for which detailed planning permission is sought, as stated on the Application Form, comprises the following:

“Residential development and associated infrastructure works including roads and footpaths, public open space, landscaping and drainage including a new pumping station”

- 1.4. The purpose of this Report is to set out the pre-application community consultation which has been undertaken by the Applicant prior to the submission of the Application to Wrexham County Borough Council.
- 1.5. Accordingly, this Report is structured as follows:
 - Details of Applicant’s Pre-Application Consultation Strategy
 - Pre-Application Responses from Community Consultees
 - Pre-Application Responses from Specialist Consultees
 - Response to Pre-Application Responses
 - Conclusions
- 1.6. There are a number of Appendices attached to this Report, which contain the following:
 - **Appendix 1** – Site Notice (English and Welsh) and Photos
 - **Appendix 2** – Example letter to adjoining landowners/occupiers and map of properties who receive a letter as part of the letter drop
 - **Appendix 3** – Letter to Broughton Community Council
 - **Appendix 4** – Letters to Ward Councillor
 - **Appendix 5** – Letters to Specialist Consultees and Responses Received
- 1.7. The Applicant has had full regard to the legislative requirements set out in Section 61Z of the Town and Country Planning Act 1990, the Planning (Wales) Act 2015, and the Town and Country Planning (Development Management Procedure) (Wales) Order (“DMWPO”) 2012 to inform their pre-application consultation strategy. This includes satisfying the requirements of Schedules 1B and 1C (and Articles 2C and 2D).
- 1.8. Reference has also been had to the guidance set out in the “*Pre-Application Community Consultation: Best Practice Guidance for Developers*” document published by the Welsh Government in November 2021.

2 PRE-APPLICATION CONSULTATION STRATEGY

- 2.1. This Section of the Report provides details of the pre-application community consultation strategy which has been adopted by the Applicant prior to the submission of the Application to Wrexham County Borough Council.

Site Notice

- 2.2. In accordance with Schedule 1B: *Publicity and Consultation before Applying for Planning Permission under Articles 2C and 2D* of the DMWPO, site notices were displayed around the Site to advise the local community of the Applicant's pre-application community consultation. This includes English and Welsh versions of the site notice.
- 2.3. Copies of the site notice (English and Welsh version), as well as a photograph and plan of the location of the notices at two separate locations on Berse Road (to give maximum publicity), are provided in **Appendix 1** of this Report.
- 2.4. As required by the legislation, the site notices were visible and legible by members of the public, and were displayed for no less than 28 days from 20th January 2023. The full consultation period extended to 30 days from 20th January to 19th February 2023.
- 2.5. The site notices included all of the required information, including details of the Applicant and how members of the public/individuals could view details of the development proposals.

Letter to Landowners

- 2.6. A letter was issued to the landowners to advise them of the pre-application consultation on 20th January 2023.

Letter to Adjoining Properties and Immediate Area

- 2.7. Adjoining occupiers/landowners and people living in the immediate vicinity of the Site received a letter and enclosed notice advising them of the pre-application community consultation taking place between 20th January 2023 and 19th February 2023. An example copy of the letter can be found in **Appendix 2** of this Report.
- 2.8. The geographic extent of the adjoining occupiers/landowners and people living in the immediate vicinity of the Site to whom these letters were issued on 20th January 2023 are shown on the plan contained in **Appendix 2** of this Statement.

Letter to Community Council

- 2.9. A letter was e-mailed to Broughton Community Council to advise them of the pre-application consultation on 20th January 2023. A copy of this letter can be found in **Appendix 3** of this Report.
- 2.10. The Applicant advised in their letter to the Community Council that they would be willing to meet to discuss the proposed development, at the request of the Community Council.

Letters to County Ward Councillor

- 2.11. A letter was issued to the Local Ward Councillor, Councillor Claire Lovett, on 20th January 2023 to advise of the pre-application consultation. A copy of the letter can be found in **Appendix 4** of this Report.

Letters to Specialist Consultees

2.12. Given the nature of the proposed development, the Applicant notified the following specialist consultees about the pre-application consultation:

- CADW;
- Wrexham Highways Authority;
- Natural Resources Wales;
- Coal Authority;
- Welsh Government Agricultural Directorate;
- Welsh Government Transport Directorate;
- Dwr Cymru Welsh Water;
- North Wales Fire and Rescue Authority;
- Clwyd-Powys Archaeological Trust;
- Wrexham Council Housing Team;
- Wrexham Council Environmental Health Officer;
- Wrexham Local Lead Flood Authority;
- Wrexham Council Public Right of Way Officer;
- Wrexham Council Tree Officer;
- Wrexham Council Education Officer;
- Wrexham Council Ecology Officer;
- Wrexham SuDS Scheme Approving Body;
- Wrexham Council Contaminated Land Officer.

2.13. A copy of the letter sent to CADW (and which was replicated to the remaining five specialist consultees) can be found in **Appendix 5** of this Report, together with the responses that have been received from some of these Specialist Consultees.

Pre-Application Pack/Material

2.14. The pre-application consultation pack/material published by the Applicant comprised the following:

- Site Location Plan
- Existing Site Plan
- LDP Allocation Area Plan
- Site Masterplan
- Proposed Site Layout
- Proposed Site Layout with Garden Sizes
- Landscape Strategy Plan
- Housetype Elevations and Floorplans
- 3D Views
- Site Section and Street Scene
- Design and Access Statement
- Concept Stage Site Analysis Document
- Ecology Report
- Transport Statement
- Flood Consequences Assessment and Drainage Strategy
- Phase 2 Site Investigation
- Ground Gas Addendum
- Infiltration Testing

- Topographical Survey
- Planning and Affordable Housing Statement
- Draft Application Form

Consultation Website

- 2.15. The pre-application consultation pack/material was made available to view online via the website of Grimster Planning Ltd at www.grimsterplanning.co.uk/pre-application-consultations

3 PRE-APPLICATION RESPONSES FROM COMMUNITY CONSULTEES AND APPLICANT RESPONSE

- 3.1. In total, 11 written responses from members of the local community were received by Grimster Planning via both e-mail and letter.
- 3.2. Given that a number of the responses addressed similar issues and matters, we have set out the Applicant's response to these in Table 1 below on a topic basis.
- 3.3. Details of individuals are not provided for data protection purposes.

Table 1: Community Consultee Responses

TOPIC	COMMENT AND RESPONSE
Principle of Development	The key points and questions raised by consultees on these matters are set out below, grouped into categories: ➤ The Site is arable land that lies in the Green Barrier and the LDP is yet to be adopted; ➤ Loss of green space used by the community; ➤ There are brownfield sites available that should be built on first. The justification for the proposed development is set out in Section 6 of the accompanying Planning and Affordable Housing Statement, to which we would invite reference. Given the proposed housing allocation of the Site in the emerging Replacement Wrexham LDP, the loss of the land in question for development has been accepted in principle. The proposed development, by virtue of the layout, does not propose to build out across all of the proposed allocation land which might otherwise have been the case for a scheme of larger, market-led residential dwellings. Instead, green space will be retained within the Site as open space for residents and the wider community.
Accessibility/Connectivity, Highway Impacts and Road Safety	The key points and questions raised by consultees on these matters are set out below, grouped into categories: ➤ The proposed entrance to the Site is near to a dangerous bend and extremely hazardous; ➤ The location of the bus stop could cause a potential problem when trying to exit the estate to turn right; ➤ There is not enough car parking provision per household. Where will people park? ➤ The road network is a very busy route that is already at capacity at peak times. Serious accidents have occurred along the route near to the Site. The proposed development will generate even more traffic and overwhelm the network; ➤ The existing public right of way will be affected; ➤ Will a public footpath be laid opposite my house for people using the existing footpath? ➤ What traffic calming measures will be put in place along Berse Road?

TOPIC	COMMENT AND RESPONSE
	➤ A T-junction is unsuitable considering the location of the access on an extremely bad bend with very little visibility for both traffic and vehicles alike. As part of the Application, the proposed access arrangements/design and traffic/highways impacts of the proposed development have been assessed as part of the submitted Transport Statement. The conclusions of this exercise are summarised in Section 6 of the accompanying Planning and Affordable Housing Statement. The proposed development is estimated to increase the Berse Road traffic flows by only 3.2% in the AM peak hours and only 3.5% in the PM peak hour. Traffic flows typically have a daily variation of 5-10% in the peak hours. Whilst the proposed development will inevitably generate some additional vehicle movements on the local highway network, the proposed increase in traffic is not anticipated to have a material impact on the operation or safety of the same network. Furthermore, it is not considered that there is any requirement for any additional assessment of the local highway network. Clearly, the information set out within the Transport Statement will now be independently assessed by the Local Highways Authority prior to the determination of the Application; no comments were received from the Local Highways Authority in response to the pre-application consultation undertaken by the Applicant. Whilst the proposed development will inevitably generate some additional vehicle movements on the local highway network, the proposed increase in traffic is not anticipated to have a material impact on the operation or safety of the same network. An Automatic Traffic Count (ATC) survey has been undertaken on Berse Road in the vicinity of the Site and average speeds have been established as being 29-32mph. Therefore, no traffic calming measures are proposed nor considered to be justified. The Transport Statement has included a review of CrashMap data for Berse Road in the vicinity of the Site. There has been a single recorded accident in the vicinity of the Site access. In terms of visibility, if a bus is waiting at the bus stop to the west of the access, the driver of a car waiting to exit the Site should still be able to see (with adequate visibility based on existing speeds) a vehicle approaching from the west. Adequate visibility can be achieved based on existing 85%ile speeds. The development proposes a total of 88 car parking spaces, which is 15 spaces fewer than the Council's standards. The difference is mainly as a result of providing 2 spaces for each of the 3-bedroom dwellings rather than 3 spaces. There are also 4 fewer spaces for the 1-bedroom apartments, as 1 space per apartment has been provided rather than 1.5 spaces per apartment. It is considered that the development parking schedule strikes a correct balance that will not create on-street parking issues though insufficient provision, whilst at the same time not over providing parking, which may discourage residents from using non-car modes. The Applicant considers it appropriate to take account of the sustainable location of the Site, and the improvements proposed as part of this Application to the adjacent bus stop and the footway network within and outside of the Site. Such issues will now

TOPIC	COMMENT AND RESPONSE
	be independently assessed by the Local Highways Authority prior to the determination of the Application. The proposed new pedestrian footpath along Berse Road at the Site frontage will establish a connection between the proposed development and the existing pedestrian routes into Caego and Wrexham, whilst retaining provision for the public right of way. It is proposed that this footpath will be adopted. A footpath around the southern, eastern and western extents of the developable area is proposed to link in with the existing Footpath 43. A slight diversion of Footpath 43 is also proposed at the north-eastern corner of the Site. This will need to be agreed in consultation with the Council's Public Rights of Way Officer who has submitted their own comments in response to the proposed development as documented later in this Report. In view of the above, there are no highway or transport related reasons to withhold planning permission for the proposed development.
Need for Housing / Type of Housing	The key points and questions raised by consultees on these matters are set out below, grouped into categories: ➤ A previous scheme in 2016 sought planning permission for 35 detached private homes. This would be better than the proposed scheme of 47 affordable homes with flats which are not in-keeping with the surrounding area; ➤ There is already an abundance of affordable housing in Caego and no more is required; ➤ A mix of housing would be better (market and affordable); ➤ There is no housing for the older population or less able-bodied persons. No bungalows are provided for example. Sections 5 and 6 of the accompanying Planning and Affordable Housing Statement have set out details of housing needs in the Housing Sub-Area in which the Site is located. It is the Applicant's position that the proposed development will therefore make a valuable contribution towards addressing some of this outstanding need. The proposed development has sought to provide for a balanced mix of new housing, comprising 1, 2, 3 and 4-bed homes. The apartments will be provided in the form of a cottage style development, with four no. 4 apartments provided in the building with an appearance of a typical 2-storey dwelling. This will ensure that the character of the development is in-keeping with the local area and to avoid any issues of scale and massing.
Residential Amenity	The key points and questions raised by consultees on these matters are set out below, grouped into categories: ➤ Due to the location of the properties, they will negatively impact the properties opposite and to the side of the Site especially given the apartment complex opposite Berse Road; ➤ The proposed development will generate additional noise to the detriment of existing residents, including the new pumping station. Can this not be located elsewhere?

TOPIC	COMMENT AND RESPONSE
	➤ Some of the proposed apartment blocks are very close to Berse Road and directly in line with my front window. They should be set further back. The accompanying Concept Stage Site Analysis Document and Design and Access Statement provide details of the design rationale that has been adopted in the design development process. This includes taking account of the Site's context and surroundings, and having regard to the Council's design standards (including spacing/separation standards). The proposed development is considered to positively address the street-scene by fronting onto Berse Road; this is considered to be reflective of good design principles. It is acknowledged that design is a subjective matter, and people's opinions will differ. The pumping station is proposed to be located towards the western boundary of the Site. In terms of any noise issues, the Applicant does not expect this to be an issue albeit recognises the requirement for a Noise Assessment to be undertaken prior to the commencement of any development as per the consultee response of the Council's Environmental Health Team. This can include consideration of the pumping station location if considered necessary. In terms of general noise concerns, the Council's Environmental Health department has been consulted as part of the pre-application process and have advised that the requirement for a Noise Assessment be secured by way of planning condition, as a pre-commencement requirement.
Drainage and Flooding	The key points and questions raised by consultees on these matters are set out below, grouped into categories: ➤ There are flooding issues associated with the Site and it has drainage problems. This is particularly the case at the bottom end of the Site near to the river. In accordance with TAN15 and the latest national standards on Sustainable Urban Drainage Systems documented in the Flood and Water Management Act 2010, a drainage strategy has been prepared and is submitted with the Application (as set out in the accompanying Flood Consequences Report and Drainage Strategy). This has identified the proposed surface water and foul water drainage solutions as set out in Section 4 of the accompanying Planning and Affordable Housing Statement. Further engagement will take place with the SAB/Welsh Water prior to the determination of the Application, taking account of the comments from Natural Resources Wales documented later in this Report. The Site lies in Flood Zone A based on the Natural Resources Wales development advice maps, and thus is assessed to be at low risk of flooding. The design of the proposed site layout has taken account of potential floor-risk such that it does not extend down towards the river.
Trees and Hedgerows	The key points and questions raised by consultees on these matters are set out below, grouped into categories:

TOPIC	COMMENT AND RESPONSE
	➤ Will the footpath diversion require the removal of existing hedging? Only a small section of hedgerow will need to be removed along the Site frontage to Berse Road in order to create an acceptable access into the Site to serve vehicles and pedestrians alike. Details of tree and hedgerow removal are documented in Section 6 of the accompanying Planning and Affordable Housing Statement.
Ecology	The key points and questions raised by consultees on these matters are set out below, grouped into categories: ➤ There will be a negative impact on local wildlife; ➤ The Site is home to a number of bird species, all of which will be affected and displaced as a result of the development. A Preliminary Ecological Appraisal (PEA) has been undertaken and is submitted as part of this Application. The PEA has assessed the Site for feature of ecological importance and in doing so, has considered the impacts of the proposed development on ecological habitats. This findings of the PEA are summarised in Section 6 of the accompanying Planning and Affordable Housing Statement. Taking account of the recommendations of the PEA, it is considered that the proposed development is capable of securing a net gain in biodiversity subject to the requirement to prepare a Conservation Management Plan and Habitat Management Plan which can be secured by way of planning condition.
Infrastructure Services and	The key points and questions raised by consultees on these matters are set out below, grouped into categories: ➤ The local infrastructure is limited, overcrowded and at breaking point with schools and health facilities at capacity, and they cannot accommodate the proposed development; ➤ Caego does not have any shops, community centre, pub, school or Drs Surgery. Where will these new residents/children go? ➤ Will any financial contributions be made by way of S106 monies? The Applicant is committed to engaging in discussions with Officers at Wrexham County Borough Council in relation to securing planning obligations where these satisfy the requirements set out in UDP Policy GDP2, emerging Replacement LDP Policy SP6, and Regulation 122 of the Community Infrastructure Levy Regulations which require that: ➤ The obligations must be necessary to make the proposed development acceptable in planning terms; ➤ The obligation must be directly related to the proposed development; and ➤ The obligations must be fairly and reasonably related in scale and kind to the proposed development. Any requests for financial contributions consistent with the aforementioned policy tests must be justified by up-to-date evidence. It is understood from the Council's pre-application guidance that obligations may be sought in relation to primary (and possibly secondary) education, affordable housing in line with

TOPIC	COMMENT AND RESPONSE
	LPGN28, and the formation of a management company for the management and maintenance of all on-site public open space and communal spaces. In terms of wider local services, the Applicant is only able to make infrastructure contributions where they satisfy the above tests.
Play Area	The key points and questions raised by consultees on these matters are set out below: ➤ There is no infrastructure with the Site, with no play facilities for children. This could create issues of anti-social behaviour. The Planning and Affordable Housing Statement provides details of other local play provision that will be accessible to future residents within the local area, whilst the proposed development will also incorporate over 3,500 square metres of public open space / amenity space for the enjoyment of residents offering health and well-being benefits.
Other General Matters	The key points and questions raised by consultees on these matters are set out below: ➤ The Site is high-quality agricultural land and should be protected; ➤ The scale of development is too big, and would result in the over-development of the Site; ➤ Increased pollution levels as a result of additional traffic movements creating health issues; ➤ The proposed development will lead to contamination issues associated with the stream; ➤ Who will be responsible for maintaining the footpath? Will litter bins be provided? As outlined earlier, the greenfield Site is allocated for housing in the emerging Replacement Wrexham LDP; it has been identified by the Council as being required to help meet the future housing needs of the County. The loss of the Grade 2 agricultural land has therefore been accepted in principle by the Council. It is noted that there is no objection to the proposed development from the Welsh Government Agricultural Land Directorate, as documented later in this Report. The Site is identified within the emerging Replacement Wrexham LDP as having an indicative capacity of 25 no. dwellings. This is only indicative, and the proposed development would provide for the more efficient use of the land comprising smaller, affordable homes in response to local needs. The proposed net density is considered to be acceptable for the reasons set out in the accompanying Planning and Affordable Housing Statement. In terms of health issues, measures will be put in place during construction to protect against dust and waste burning to be secured by way of planning condition in line with the recommendations of the Council's Environmental Health Team. The proposed development will also include a number of sustainability measures as documented in Section 4 of the accompanying Planning and Affordable Housing Statement, including electric vehicle charging infrastructure. Ultimately, the Applicant cannot control individual behaviour when it comes to private vehicle use, but they can make provision

TOPIC	COMMENT AND RESPONSE
	to encourage cleaner alternatives (electric vehicle, walking, cycling, public transport) which the proposed development has sought to do. The Council's Contaminated Land Team has no objection to the proposed development, as documented later in this Report. There is no evidence to substantiate concerns regarding contamination into the watercourse.

- 3.4. Some additional matters were raised by some respondents, albeit these did not constitute material planning matters and thus have not been reported within this Statement.
- 3.5. No response was received from Broughton Community Council.

4 PRE-APPLICATION RESPONSES FROM SPECIALIST CONSULTTEES AND APPLICANT RESPONSE

- 4.1. Details of the responses received from specialist consultees are documented in Table 2 below, together with the Applicant's response. Details of individuals/business are not provided for data protection purposes.

Table 2: Specialist Consultee Responses

DATE	CONSULTEE COMMENT (BOLD) AND RESPONSE
Clwyd-Powys Archaeological Trust 30/01/2023	There are no archaeological implications for the proposed development. The application area has a low archaeological potential and no specific archaeological mitigation is required. Comments noted, and no further action required.
The Coal Authority 31/01/2023	The Site lies outside the Development High Risk Areas defined by The Coal Authority. There are no recorded coal mining legacy hazards at shallow depth that could post a risk to land stability at the Site. There is no requirement to submit a Coal Mining Risk Assessment in support of any planning application. Comments noted, and no further action required.
CADW 03/02/2023	No comments to make on review of the information provided. Comments noted, and no further action required.
Wrexham Environmental Health Officer 10/02/2023	Recommended that four planning conditions be attached to any future grant of planning permission. Comments noted, and no further action required.
Wrexham Contaminated Land Officer 16/02/2023	Satisfied with the conclusions and recommendations of the Phase II Geo-Environmental Report and Ground Gas Addendum Report, and no specific risks have been identified which require remediation. These reports should be submitted as part of any planning application. It is not recommended that any contamination conditions be placed on any planning permission. Comments noted, and no further action required.
Welsh Government Agricultural Land Directorate 16/02/2023	No objection to the proposed development and reference should be had to the current standing advice. Comments noted, and no further action required.
Natural Resources Wales 17/02/2023	The Site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). Information will need to be submitted as part of the planning application in order to assess the impacts of the proposed development on the SAC. The development has the potential to increase the amount of phosphorous being discharged from the Site. Reference should be had to our planning advice.

	It is considered that the proposed development represents a lower risk for bats. As such, the development is not likely to be detrimental to the maintenance of the population of the species concerned. Given the location of the Site near to a historic landfill site, consultation should take place with the Council's Environmental Health and Building Control departments. Comments noted. Information will be submitted as part of the planning application in relation to foul drainage, and ongoing dialogue will take place with the relevant consultee bodies (SAB/Welsh Water) post-submission of the planning application to try and arrive at an acceptable drainage solution.
Wrexham Public Rights of Way Officer 17/02/2023	A diversion of the public footpath will be required. Reference should be had to 1912 map showing the legal line of the footpath. The gradient would need to be no more than 1:20, and a safe exit will be needed onto Berse Road which may include a staggered pedestrian barrier. The footpath will need to be 3 metres in width from the road side and continuing at this width where it runs adjacent to the rear of property numbers 3-8. It can reduce to 2.5m near the open space, albeit no trees and hedges should be planted within 3 metres of the path. A specification for the surfacing will need to be agreed. A Traffic Regulation Order would need to be applied for if development works are likely to interrupt safe passage during construction, with a lead-in time of 8 weeks. Comments and requirements are noted, and the proposed site layout has been updated accordingly such that the proposed development / footpath arrangements now aligns with these requirements.
County Councillor Claire Lovett 19/02/2023	The main concerns of the local community centre around road safety, insufficient infrastructure and the proposed use of land outside the settlement. The entrance is on a busy road. There are existing issues on the highway network. The investment in the A483 junction improvements will not now be going ahead. The existing road network cannot cope with current traffic. The traffic report should be undertaken on a school day to see the extent of the concerns. There is no shop in Caego. The Primary School is at capacity and concerns over the capacity of the Doctors Surgery. The need for housing should where possible be at the betterment of a community. The development is on land outside of the settlement. There are concerns over the redirection of rights of way and pedestrian access. There are concerns over the location of the pumping station adjacent to an existing dwelling. The LDP is yet to be adopted. I am happy to work with the developer and consider it would be beneficial to speak with residents in an open forum before submitting a planning application. Comments noted. Most of these matters have previously been responded to in Table 1 and we do not intend to repeat them again.

	The Applicant welcomes the County Councillors offer to engage in dialogue with them during the planning process.
Wrexham SuDS Scheme Approving Body 16/03/2023	Design information for various infiltration features should be provided as part of the detailed planning application. No comments on surface water run-off, water quality, and amenity. Details of proposed planting should be provided as part of the detailed planning application. As part of the detailed planning application, all elements proposed as part of the drainage strategy should be clearly identified. Maintenance routes to SAB assets should be indicated including those not readily accessible from the proposed roads. Drawings should identify any easements, pipe clearance and any other requirements the foul water network or any other utilities will have/require. Comments noted. Plans and drawings, and information pack, to be updated accordingly, to reflect these comments.

5 CONCLUSIONS

- 5.1. This Report has documented the pre-application community consultation which has been undertaken by the Applicant to inform their development proposals prior to the submission of the Application to Wrexham County Borough Council.
- 5.2. The Applicant's approach to consultation with the community and specialist consultees has been transparent throughout, and has satisfied the statutory requirements set out in legislation.
- 5.3. The comments received during the pre-application consultation period have been afforded full and proper consideration by the Applicant, and where deemed necessary (and capable), any changes/updates have been made to the proposed development/supporting technical information. These are documented below:
- The comments from the Public Right of Way Officer have been noted, and the proposed development/proposed site layout has been updated accordingly to align with these requirements;
 - The Transport Statement has been re-visited to ensure that the comments received during the pre-application consultation have been fully considered prior to submission of the planning application;
 - The following changes to the proposed site layout have been made:
 - Slight adjustments to the position of plots 7, 8, 9 and 14;
 - Landscape strip along the southern boundary of the Site to accommodate the Public Right of Way's Officer's comments to align the footpath and introduce a 3m wide tree exclusion/planting zone as now de-lineated on the proposed site layout;
 - Footpath increased to a 3m width to the rear of plots 3 to 8; and
 - Footpath increased to a minimum 2.5m width elsewhere along the route.