



# **PRE-APPLICATION CONSULTATION REPORT (PAC)**

In support of Proposed Planning Applications to Erect Two Warehouse Extensions (“Extension I” and “Extension X”) at the premises of F Lloyd (Penley) Ltd, Bridge Road South, Wrexham Industrial Estate LL13 9SQ

On behalf of FI Real Estate Management Limited

MAY 2023

DOCUMENT REFERENCE: FI013\_004 v1



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## **APPENDICES**

- 1 Consultation responses**
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# 1 INTRODUCTION

- 1.1 Plan Red has prepared this Combined Pre-Application Consultation Report ('PAC') on behalf of FI Real Estate Management ('FIREM'), in respect of two proposed planning applications for extension of two warehouse units at F Lloyd (Penley) Ltd, located at Bridge Road South, Wrexham Industrial Estate.
- 1.2 FIREM is making the application on behalf of F Lloyd (Penley) Ltd which is the site operator.
- 1.3 Though two separate applications will be made for each extension, known as "Extension I" and "Extension X," we present a combined PAC Report.
- 1.4 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.
- 1.5 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.
- 1.6 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 We identify where comments are made to both or one of the proposed extensions.
- 2.3 Comments were received from the following statutory and non-statutory bodies:
- Abenbury Community Council
  - Isycoed Community Council
  - Natural Resources Wales
  - Welsh Water
- 2.4 One comment was received from a local business.
- 2.5 No comments were received from local residents.
- 2.6 No person(s) visited the offices of F Lloyd where the draft application drawings and documents were made available for viewing.

### Natural Resources Wales ('NRW')

#### *Comment 1 – Extension 1 only - Protected species - GCN*

- 2.7 NRW notes the Preliminary Ecological Appraisal submitted in support, but advises it considers the information within insufficient in regard to avoidance / mitigation measures with respect of Great Crested Newts (GCN).
- 2.8 NRW seeks in application further information to ensure adverse effects on GCN are avoided. It notes within Section 4.2 of the submitted PEA information is presented on Reasonable Avoidance Measures in respect of GCN from the development of the extension. Specifically NRW sets out the following further information to be submitted with a planning application:

*a) Implementation of appropriate amphibian reasonable avoidance measures. We suggest that further details and associated plans concerning GCN avoidance and mitigation measures are provided including, but not limited to: fence design, specifications and locations; considerations*

*of access issues (including PROW if applicable); monitoring and maintenance requirements; and supervised removal. Submission to include proposed timescales and reporting requirements;*

*b) Submission of measures designed to prevent the accidental capture/killing of newts (amphibians) during operational (and decommissioning) phases of the scheme (ie post construction). This is essentially the installation and maintenance of an amphibian friendly surface water management system that does not include gully pots (or other similar features)*

*c) Details of timing, phasing and duration of construction activities and conservation measures*

*d) Timetable for implementation demonstrating that works are aligned with the proposed development*

*e) Ecological Compliance Audit, including key performance indicators for each identified feature / factor. These should consider GCN and Biosecurity*

*f) Persons responsible for implementing the works*

*g) Post construction monitoring (if subsequently applicable); and*

*h) Submission of a biosecurity risk assessment*

### ***Comment 2 – Extension X only – Protected species - GCN***

- 2.9 NRW notes the Preliminary Ecological Appraisal submitted in support, but advises it considers the information within insufficient in regard to avoidance / mitigation measures with respect of Great Crested Newts (GCN).
- 2.10 In its view the development has potential to cause disturbance to GCN and/or loss or damage to their resting places.
- 2.11 NRW notes the location of Extension X has been subject to an extant licence under Regulation 53(2) to the Conservation of Habitats and Species Regulations 2010, (NRW reference no: 56838b:OTH:EPS:2017) which has a continued surveillance requirement until 2032.
- 2.12 A second licence (NRW reference no: 53419) applies to land to the north east and west constituting long term GCN and butterfly mitigation land associated with development of HMP Berwyn. Monitoring here is condition until December 2042.

2.13 In planning application, when it is consulted, NRW advise the following details are presented by the applicant:

*(a) GCN Impact Assessment in relation to ponds within 250m of the application site and dependant on the findings, further GCN presence / absence survey may be necessary;*

*(b) Compensatory habitats must be provided on at least a “like for like” basis. The required compensation scheme shall therefore be at least 1.7ha with long term tenure (ie Ownership) to be approved by the LPA and shall accord with the definition of a “responsible” body under Part 7 of the Environment Act 2021. Details shall identify areas of terrestrial and aquatic habitat to be maintained enhanced and created;*

*(c) Submission of further details and associated plans concerning GCN avoidance and mitigation measures including, but not limited to: fence design, specifications and locations; considerations of access issues (including PROW if applicable); monitoring and maintenance requirements; and supervised removal. Submission to include proposed timescales and reporting requirements;*

*(d) Submission of a long term site management plan (for a duration of not less than 25 years) that includes defined aims and objectives; habitat management prescriptions; site liaison and wardening; licensing requirements for undertaking habitat management and surveillance; current and any proposed changes to tenure of the compensation area; 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.*

*(e) Submission of measures designed to prevent the accidental capture/killing of newts (amphibians) during operational (and decommissioning) phases of the scheme (ie post construction). This is essentially the installation and maintenance of an amphibian friendly surface water management system that does not include gully pots (or other similar features).*

*(f) Details of timing, phasing and duration of construction activities and conservation measures.*

*(g) Timetable for implementation demonstrating that works are aligned with the proposed development.*

*(h) Ecological Compliance Audit, including key performance indicators for each identified feature / factor. These should consider GCN and Biosecurity.*

*(i) Persons responsible for implementing the works.*

*(j) Post construction monitoring (if subsequently applicable); and*

*(k) Submission of a biosecurity risk assessment.*

- 2.14 Leading from the above points NRW seeks an appropriate Conservation Plan is carried out.

***Comment 3 – Extension I only – Otter and water vole***

- 2.15 NRW references again the submitted Preliminary Ecological Appraisal and noted mitigated measures at Section 4.2.5.
- 2.16 NRW seeks in application further information to ensure any adverse effects from development are avoided relating to otters, such that it is not likely to be detrimental to the maintenance of the otter population at a favourable conservation status in its natural range.
- 2.17 Specifically NRW seeks further external lighting details are provided, noting the PEA references no external lighting will be provided along the river bank.
- 2.18 Though the heading in its note refers to water voles the subsequent paragraphs do not make any specific reference. The application assumes the comments on otters to apply to the favourable conservation states of water voles too.

***Comment 4 - Extension X only – Otter and water vole***

- 2.19 NRW concurs with the mitigation measures in the Preliminary Ecological Appraisal, Section 4.2.5 relating to Extension X proposals.

***Comment 5 – Extensions I and X – Foul drainage and protected sites***

- 2.20 NRW refers to standing advice on 21<sup>st</sup> January 2021 to evidence of phosphorus levels for all river Special Areas of Conservation (SAC) across Wales, and notes this site is within the River Dee and Bala Lake SAC.
- 2.21 NRW notes the suitability of foul drainage arrangements is a matter for the LPA to determine and that this information should be provided to the LPA for it to determine

whether additional information is required to inform a potential HRA (Habitats Regulation Assessment).

***Comment 6 – Extension I only – Flood risk***

- 2.22 NRW notes the findings of the submitted Flood Consequence Assessment (FCA) and that it shows that the risk and consequences of flooding are manageable to an acceptable level. On the basis of the submitted information NRW has no objection on flood risk grounds.
- 2.23 NRW requests the FCA is updated to reflect its view the site is partly located within Flood Zone 2 (Rivers) as it identifies on the Flood Map for Planning.
- 2.24 NRW makes recommendation to seek advice on matters of emergency plans, procedures and measures to address any potential risk for structural damage that might result from flooding. NRW notes it does not normally comment on these matters and it is for the applicant and local authority to consider the risks and consequences in line with TAN 15 advice.
- 2.25 NRW confirms under Environmental Permitting Regulations (2016) a Flood Risk Activity Permit is required for any works located in, under, over or within 8 meters of the bank top of the Afon Clywedog.

**Welsh Water**

- 2.26 The following comments were made in two separate letters on the extensions but are combined where comments were the same.

***Comment 7 – Extensions I and X – foul sewerage***

- 2.27 WW notes the proposal will not generate any increase in foul flows and advise the proposal will not impact the public sewerage system.

***Comment 8 – Extension I – sewer easement***

- 2.28 WW notes the proposed extension may come within a 3m easement of a public foul rising main crossing the site (drawing provided) and recommends site survey of the main to establish precise location and review of the layout to seek to avoid the easement.



***Comment 9 – Extension X – sewer easement***

- 2.29 WW notes the proposed extension lies outside the 3m easement of the public foul rising main crossing the site and therefore is acceptable in principle. WW still recommends the developer confirms the separation by site survey of the main.

***Comment 10 – Extensions I and X – Special Areas of Conservation (SAC)***

- 2.30 As with comments of NRW, Welsh Water refers to matters of phosphates and capacity of Five Fords WwTW to accommodate foul discharge. That said it does not envisage any problems associated with treatment of domestic discharges from this site.

***Comment 11 – Extensions I and X – Surface water drainage***

- 2.31 WW iterates standing advice and for the developer to liaise with Wrexham Council in its role as the SuDS Advisory Board (SABs) in relation to the proposals and incorporation of sustainable drainage in accordance with the hierarchy approach.

**Abenbury Community Council**

***Comment 12 – Extensions I and X***

- 2.32 Abenbury CC advises it has no objections to make.
- 2.33 Abenbury CC wanted to take the opportunity to remind developers of wider concerns in the Estate over the lack of facilities for visiting lorry drivers and impacts on residents and local environment.

**Isycoed Community Council**

***Comment 13 – Extensions I and X***

- 2.34 Isycoed CC advises the site is outside its area and provides no comment.

**Local Business**

***Comment 14 – Extensions I and X***

- 2.35 Bonaprene Products Ltd replied on 7 March 2023 giving its full support to the extensions as proposed. It expressed a hope that roofs will be built with solar but give support even without.



### 3 RESPONSES MADE

- 3.1 We respond to the 14 comments identified, grouped where relevant as follows:

*Comments 1 and 2 – Protected species - GCN*

- 3.2 UES Ltd, ecologists for the applicant, are instructed to undertake relevant follow-up surveys in connection with Extension X as identified by NRW (Comment 2). These will be presented as part of the planning application for consideration.
- 3.3 Findings of the surveys will inform proposals for mitigation and conservation plan, including long-term management and monitoring, which will form part of a licence application once grant of planning permission is given.
- 3.4 At time of compiling this report the findings of additional surveys is unavailable.

*Comment 3 – Otter and water vole*

- 3.5 As part of submission to Extension I it shall be reconfirmed that no external lighting is proposed along the riverside. A planning condition to control external lighting would be an appropriate means to approve and control details on this matter.
- 3.6 UES Ltd, ecologists, will provide additional commentary on to show that the proposals will not lead to adverse effects relating to otters, (and water voles), such that it is not likely to be detrimental to the maintenance of the species population at a favourable conservation status in its natural range.

*Comments 5 & 10 – Special Areas of Conservation*

- 3.7 The applicant's technical team will provide relevant information to the LPA on potential risk to phosphates (i.e. increase) connected to the two extensions for review. The applicant does not anticipate phosphate levels to be elevated by the proposals.

*Comment 6 - Extension I only – Flood risk*

- 3.8 The applicant will update the FCA in the matter of identification of part of the site within Flood Zone 2, but notes that notwithstanding this point, NRW has no objection on grounds of flood risk to the proposal.



- 3.9 The applicant will liaise with the local authority in matters of emergency plans, procedures and measures to address any potential risk for structural damage that might result from flooding. It is the applicant's view that all such matters will either be inherently dealt with through design and management measures.

*Comment 7 – Foul sewerage*

- 3.10 WW comments are noted and in association with Comments 5 & 10, the applicant will provide response on the phosphates issue, noting that the proposal will not lead to any increase of foul discharge from the site.

*Comments 8 & 9 – Rising foul main easement*

- 3.11 In both applications the position of the rising foul main crossing the site and its 3m easement will be identified to clarify its position with the proposed extensions. Arrangement of Extension I has been considered and it is understood that the easement will be avoided by the position of the extension by reference to the WW Sewer Plan provided. Survey shall confirm the location.

*Comment 11 – Surface water*

- 3.12 A separate SAB application will be made in respect of each application with surface water drainage designed to the hierarchy approach for approval.

*Comment 12 – Abenbury Community Council*

- 3.13 Noted that the Community Council has no objection to either extension.
- 3.14 On matter of Estate-wide issues of lorry facilities, FIREM has recently met local representatives, to discuss provision of facilities elsewhere within the Estate which it hopes to bring forward in the near future.
- 3.15 Specifically to operations at F Lloyd (Penley) Ltd, all HGVs at the site are on appointment and there are facilities onsite available to drivers.



*Comment 14 – Local business*

- 3.16 The support is noted and welcomed.
- 3.17 It is not intended to use PV cells on the extensions. The warehouse roof structures are lightweight to provide internal span and height clearance for high bay storage, and do not lend to installation of PV in both terms of need to strengthen the roof structure, support and foundation; and the shallow pitch is sub-optimal for PV.



## 4 CONSULTATION UNDERTAKEN

### Consultation period

- 4.1 Formal consultation was undertaken for 28 days starting 6<sup>th</sup> March 2023.
- 4.2 Site notices were erected on Bridge Road South at the north and south entrances of F Lloyd (Penley) Ltd, closest publicly accessible locations to the proposed extensions which sit toward the rear of the site. Notices were erected in English and Welsh.
- 4.3 Letters were sent to adjacent businesses and residents within Pentre Maelor, with emails sent to statutory consultees including the two Community Councils, enclosing notices in both languages. Local councillor and departments of Wrexham Council (contaminated land, ecology and public protection) were also written too.
- 4.4 Details of those consulted is set out below and supported by information in Appendix 2.
- 4.5 At its request an extension of time to response was given to NRW until Friday 14<sup>th</sup> April.

### Consultation details

- 4.6 The consultation consisted of the setting-up of a website<sup>1</sup> 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.
- 4.7 Copy of the notices and the website are reproduced at Appendix 3 (reduced scale).
- 4.8 The list of draft planning documents, drawings and plans comprising the consultation pack were:

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



- Drawings (all draft) **Extension I:**
  - 3850-DMWR-A-DR-001 – Site Location Plan Unit I
  - 3850-DMWR-A-DR-0002-A – Existing Site Plan Unit I
  - 3850-DMWR-A-DR-0006-A – Existing Access Plan Unit I
  - 3850-DMWR-A-DR-0010-A – Existing GA Plans Unit I
  - 3850-DMWR-A-DR-0030 – Existing Elevations Unit I
  - 3850-DMWR-A-DR-0100 – Proposed Elevations Unit I Extension
  - 3850-DMWR-A-DR-0101-A – Proposed Access Plan Unit I
  - 3850-DMWR-A-DR-0200 – Proposed Unit I GA Plans
  - 3850-DMWR-A-DR-0300 – Proposed Elevations Unit I
- Drawings (all draft) **Extension X:**
  - 3850-DMWR-A-DR-0001-A – Site Location Plan Unit X
  - 3850-DMWR-A-DR-0003-A – Existing Site Plan Unit X
  - 3850-DMWR-A-DR-0007-A – Existing Access Plan Unit X
  - 3850-DMWR-A-DR-0020-A – Existing GA Plans Unit X
  - 3850-DMWR-A-DR-0040 – Existing Elevations Unit X
  - 3850-DMWR-A-DR-0110 – Proposed Elevations Unit X Extension
  - 3850-DMWR-A-DR-0111-A – Proposed Access Plan Unit X
  - 3850-DMWR-A-DR-0250 – Proposed Unit X GA Plans
  - 3850-DMWR-A-DR-0350 – Proposed Elevations Unit X
- Drawings (all draft) **Combined Extensions I and X:**
  - 3850-DMWR-A-DR-0004-A – Existing Topography and Constraints
  - 3850-DMWR-A-DR-0005-A – Existing Access Plan
- Documents (all draft) **Extension I:**
  - Design and Access Statement (Rev B) Unit I
- Documents (all draft) **Extension X:**
  - Design and Access Statement (Rev B) Unit X



- Documents (all draft) **Combined Extensions I and X:**
  - Drainage Strategy & Maintenance Document
  - Drainage Details – 2514-SCE-00-00-DR-C-0001.2-P01 Drainage Strategy
  - Drainage Details – 2514-SCE-00-00-DR-C-0002-P01 Drainage Details
  - Flood Consequences Assessment
  - F Lloyd (Penley) Business Case
  - Phase 1: Preliminary Risk Assessment
  - Planning Statement
  - Preliminary Ecological Assessment
  - Transport Assessment

## **Residents and businesses**

- 4.9 Residents were consulted at properties at Pentre Maelor and other business to the south and west of the site as illustrated in the location plan and list in Appendix 2, All properties were written to with a covering letter and served notices in dual languages. All residents and businesses were provided with opportunity to view the drawings / documents in person at the offices of F Lloyd.



# APPENDIX 1

## CONSULTATION RESPONSES

Bonaprene Products Ltd

Abenbury Community Council

Isycoed Community Council

Welsh Water [x2]

Natural Resources Wales (x2)



## Bonaprene Products Ltd

Email received 7<sup>th</sup> March 2023

*As a business is relative [sic] close proximity to your site, my Directors have instructed me to hereby give our full support to the extension plans proposed.*

*Hope they will be built with solar on the roof, but even without that give it our full support.*

## Abenbury Community Council

Email received 14<sup>th</sup> March 2023

*I can advise that this proposal is in the area covered by Abenbury Community Council, not Isycoed Community Council, and will not directly affect their area .*

*Abenbury Community Council met last evening and considered the proposal and I can advise that the council had no objections to make, however the Council wished to take the opportunity to remind developers of the lack of any facilities ( including toilet facilities) for any visiting lorry drivers to the Industrial estate, and the knock on effect this has for local residents particularly where those waggon drivers choose to take a break overnight in Wrexham i.e at the side of a road on the Industrial estate. If you could in turn take this into account and flag this up with the Planning department this would be appreciated.*

## Isycoed Community Council

Email received 14<sup>th</sup> March 2023

*Not within Council area - no response required*

## Welsh Water

Letters received 23<sup>rd</sup> March 2023 for each extension, with appended Sewer Plan and standing advice "Planning and new development" - copies appended overleaf

## Natural Resources Wales

Letters received on each extension are provided in full on the following pages.

Maes Y Ffynnon,  
Penrhosgarnedd,  
Bangor,  
Gwynedd  
LL572DW

Mr Richard Purser  
Plan Red Ltd  
Floor 11  
3 Piccadilly Place  
Manchester  
M1 3BN

ebost/email:  
northplanning@cyfoethnaturiolcymru.gov.uk  
Ffôn/Phone: 03000 65 3497

13/04/2023

Dear Mr Purser,

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

**BWRIAD / PROPOSAL: Erect a 3,930 sqm warehouse extension**

**LLEOLIAD / LOCATION: F Lloyd (Penley) Ltd, Wrexham Industrial Estate LL13 9PS**

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 13<sup>th</sup> April 2023.

**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 European protected species. 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**

*Great Crested Newt*

We note that the Preliminary Ecological Appraisal submitted in support of the above application (Halliwell, M. (2023). Preliminary Ecological Appraisal: F Lloyd (Penley) Ltd – Extensions 1 and 2, Bridge road, Wrexham Industrial Estate, Wrexham. United Environmental Services Ltd. (Unpublished)) has identified that Great Crested Newt (GCN) have been recorded in the vicinity of the application site. However, we advise that there is insufficient information included in the report regarding the avoidance, mitigation and compensation measures with respect to GCN.

In our view, the overall proposal has the potential to cause disturbance to GCN and/or loss or damage to their resting places.

GCN and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017. Where GCN are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (Please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to *“demonstration of no detriment to the maintenance of the favourable conservation status of European protected species”*.

The application site for Extension 1 (Building X) has been subject to an extant European protected species derogation licence issued by NRW under the provisions of Regulation 53 (2) of the Conservation of Habitats and Species Regulations 2010. (NRW Reference No: 56838b:OTH:EPS:2017). Conditioned surveillance is required until 2032.

Land to the north east and west of the units at site 1 constitutes long term GCN and butterfly mitigation land associated with the construction of HMP Berwyn

The NRW Reg 53(2) licence number in respect HMP Berwyn is 53419. Conditioned monitoring is until December 2042. Note over 500 GCN were relocated under the provision of this licence.

We consider the submitted proposals fail to demonstrate that it is not likely to be detrimental to the maintenance of the favourable conservation status of the local population of GCN.

When consulted by the LPA in conjunction with a full planning application, we would advise that the following details should be provided to demonstrate no detriment to the maintenance of the favourable conservation status of the local population of GCN:

- (a) GCN Impact Assessment in relation to ponds within 250m of the application site and dependant on the findings, further GCN presence / absence survey may be necessary;
- (b) Compensatory habitats must be provided on at least a “like for like” basis. The required compensation scheme shall therefore be at least 1.7ha with long term tenure (ie Ownership) to be approved by the LPA and shall accord with the definition of a “responsible” body under Part 7 of the Environment Act 2021. Details shall identify areas of terrestrial and aquatic habitat to be maintained enhanced and created;
- (c) Submission of further details and associated plans concerning GCN avoidance and mitigation measures including, but not limited to: fence design, specifications and locations; considerations of access issues (including PROW if applicable); monitoring and maintenance requirements; and supervised removal. Submission to include proposed timescales and reporting requirements;

- (d) Submission of a long term site management plan (for a duration of not less than 25 years) that includes defined aims and objectives; habitat management prescriptions; site liaison and wardening; licensing requirements for undertaking habitat management and surveillance; current and any proposed changes to tenure of the compensation area; 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.
- (e) Submission of measures designed to prevent the accidental capture/killing of newts (amphibians) during operational (and decommissioning) phases of the scheme (ie post construction). This is essentially the installation and maintenance of an amphibian friendly surface water management system that does not include gully pots (or other similar features).
- (f) Details of timing, phasing and duration of construction activities and conservation measures.
- (g) Timetable for implementation demonstrating that works are aligned with the proposed development.
- (h) Ecological Compliance Audit, including key performance indicators for each identified feature / factor. These should consider GCN and Biosecurity.
- (i) Persons responsible for implementing the works.
- (j) Post construction monitoring (if subsequently applicable); and
- (k) Submission of a biosecurity risk assessment.

The above should be incorporated into an appropriate Conservation Plan and be carried out in accordance with the approved details. In the event of GCN are found within the application site for Extension X, also referred to as Extension 1, the size of the compensation area will need to be increased accordingly.

This advice applies to the proposal in its present form. If the plans are changed in ways that may affect GCN on this site, you would need a revised ecology report that takes account of such changes. Please consult us again if any updated or revised ecology report concludes that the proposal is more likely to have an adverse impact on the GCN population and/or alters the detail or implementation of mitigation or compensation measures.

Please also note that any changes to plans between planning consent and the licence application may affect the outcome of a licence application.

NRW would refer the Planning Authority to the letter from the Welsh Government to Chief Planning Officer's dated 01 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

In the meantime, we would be unable to give the LPA any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

#### *Otter and Watervole*

We have reviewed the (Halliwell, M. (2023). Preliminary Ecological Appraisal: F Lloyd (Penley() Ltd – Extensions 1 and 2, Bridge road, Wrexham Industrial Estate, Wrexham. United Environmental Services Ltd. (Unpublished)) submitted in support of the application and concur with the mitigation measures within Section 4.2.5.

### **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](#) (July 2022), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments.

The suitability of foul drainage arrangements for the proposed development is a matter for the LPA to determine. We therefore advise that as part of any future planning application submission, you provide the LPA with sufficient details to confirm whether or not any additional wastewater would be discharged from the site. If additional wastewater is to be discharged, it is likely the LPA will require further information from you to inform their HRA.

### **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

Maes Y Ffynnon,  
Penrhosgarnedd,  
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northplanning@cyfoethnaturiolcymru.gov.uk  
Ffôn/Phone: 03000 65 3497

13/04/2023

Dear Mr Purser,

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

**BWRIAD / PROPOSAL: Erect a 1,116 sqm warehouse extension**

**LLEOLIAD / LOCATION: F Lloyd (Penley) Ltd, Wrexham Industrial Estate LL13 9PS**

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 13<sup>th</sup> April 2023.

**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 European protected species. 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**

*Great Crested Newt*

We note that the Preliminary Ecological Appraisal submitted in support of the above application (Halliwell, M. (2023). Preliminary Ecological Appraisal: F Lloyd (Penley) Ltd – Extensions 1 and 2, Bridge road, Wrexham Industrial Estate, Wrexham. United Environmental Services Ltd. (Unpublished)) has identified that Great Crested Newts (GCN) have been recorded in the vicinity of the application site. However, we advise that there is insufficient information included in the report regarding the avoidance / mitigation measures with respect to GCN.

GCN and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017. Where GCN are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (Please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to “*demonstration of no detriment to the maintenance of the favourable conservation status of European protected species*”.

We advise that further information is submitted to ensure that adverse effects on GCN are avoided. This must demonstrate that the proposed development would not be likely to be detrimental to the maintenance of the population of the GCN at a favourable conservation status in its natural range.

We note that Section 4.2 of the report contains information regarding the proposed Reasonable Avoidance Measures in respect of GCN for Extension 2 – also referred to as Extension I.

We consider the submitted proposals will demonstrate that it is not likely to be detrimental to the maintenance of the favourable conservation status of the local population of great crested newts; we advise that the following further information should be provided with any planning application:

- a) Implementation of appropriate amphibian reasonable avoidance measures. We suggest that further details and associated plans concerning GCN avoidance and mitigation measures are provided including, but not limited to: fence design, specifications and locations; considerations of access issues (including PROW if applicable); monitoring and maintenance requirements; and supervised removal. Submission to include proposed timescales and reporting requirements;
- b) Submission of measures designed to prevent the accidental capture/killing of newts (amphibians) during operational (and decommissioning) phases of the scheme (ie post construction). This is essentially the installation and maintenance of an amphibian friendly surface water management system that does not include gully pots (or other similar features)
- c) Details of timing, phasing and duration of construction activities and conservation measures
- d) Timetable for implementation demonstrating that works are aligned with the proposed development
- e) Ecological Compliance Audit, including key performance indicators for each identified feature / factor. These should consider GCN and Biosecurity
- f) Persons responsible for implementing the works
- g) Post construction monitoring (if subsequently applicable); and

#### h) Submission of a biosecurity risk assessment

#### *Otter and Watervole*

We have reviewed the (Halliwell, M. (2023). Preliminary Ecological Appraisal: F Lloyd (Penley()) Ltd – Extensions 1 and 2, Bridge road, Wrexham Industrial Estate, Wrexham. United Environmental Services Ltd. (Unpublished)) submitted in support of the application and note the mitigation measures within Section 4.2.5.

We advise that further information is submitted to ensure that adverse effects on Otters are avoided. This must demonstrate that the proposed development would not be likely to be detrimental to the maintenance of the population of the Otters at a favourable conservation status in its natural range.

Whilst it is noted that Section 4.2.5 references no external lighting along the length of the river bank, we advise that a Lighting Plan detailing the siting and type of any external lighting as part of the proposed development should be provided with any planning application.

In the meantime, we would be unable to give the LPA any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

#### **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](#) (July 2022), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments.

The suitability of foul drainage arrangements for the proposed development is a matter for the LPA to determine. We therefore advise that as part of any future planning application submission, you provide the LPA with sufficient details to confirm whether or not any additional wastewater would be discharged from the site. If additional wastewater is to be discharged, it is likely the LPA will require further information from you to inform their HRA.

#### **Flood Risk**

The planning application proposes less vulnerable development of an extension to existing warehousing for storage purposes. Our Flood Risk Map confirms the site to be partially within Zone B of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 2 Rivers.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of an Flood Consequences Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level.

The FCA (FCA 23 1007, Shape Consulting Engineers Ltd, February 2023) shows that the risks and consequences of flooding are manageable to an acceptable level. Therefore, we have no objection on flood risk grounds to the application as submitted.

We note that the FCA does not make reference to the proposed development being located within Flood Zone 2 (Rivers) as identified on the Flood Map for Planning. We would advise that the FCA is updated to include this information in support of any future applications made to the Local Planning Authority.

As it is for the Local Planning Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

### **Flood Risk Activity Permit**

Please note that the Environmental Permitting Regulations (2016) require you to obtain a bespoke Flood Risk Activity Permit for any works or structures located in, under, over or within 8 metres of the bank top of the Afon Clywedog, a designated “main river”. Further advice and guidance is available on our website at:

<http://www.naturalresources.wales/permits-and-permissions/flood-risk-activities/flood-risk-activity-permits-information/?lang=en>

### **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

Plan Red Ltd  
Floor 11  
3 Piccadilly Place  
Manchester  
M1 3BN

**Date: 23/03/2023**  
**Our Ref: PPA0007702**

Dear Sir/Madam,

**Site Address: F Lloyd (Penley) Ltd, Bridge Road South, Wrexham Industrial Estate.**  
**Development: PAC 2D: Erect a 3,930 sqm warehouse extension ("Extension X")**

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

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 foul flows and acknowledge that the proposal will not generate an increase in foul flows, therefore we advise that the proposal will not impact the public sewerage system.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104

Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com).

## **PUBLIC SEWERAGE NETWORK**

This site is crossed by a public rising main with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to the 'Proposed Site Plan (Unit X Extension)', it appears the proposed development would be situated outside the protection zone of the public rising main measured 3 metres either side of the centreline and therefore acceptable in principle. Nonetheless, it is recommended that the developer ascertain the distance and relationship of the sewer to the proposed development and should be referred to in any forthcoming planning application. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

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.

## **SEWAGE 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 Five Fords 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.



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We welcome correspondence in  
Welsh and English

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Nelson, Treharris, Morgannwg Ganol CF46 6LY.

## **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 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 Wrexham 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. Potable Water Supply

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach A copy of our sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

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](mailto:developer.services@dwrcymru.com)

Please quote our reference number in all communications and correspondence.

Yours faithfully,



**Owain George**  
**Planning Liaison Manager**  
**Developer Services**



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***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.***



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| Waste network                                                                       |                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------|
|  | Foul chamber                                          |
|  | Surface water chamber                                 |
|  | Combined chamber                                      |
|  | Combined sewer overflow                               |
|  | Special purpose chamber                               |
|  | Treatment works                                       |
|  | Pumping station                                       |
|  | Outfall                                               |
|  | Lampole                                               |
|  | Storm Overflow                                        |
|  | Rising main                                           |
|  | Gravity sewer                                         |
|  | Private sewer                                         |
|  | Private sewer subject to Sect. 104 adoption agreement |
|  | Private Sewer Transfer                                |
|  | Latral Drain                                          |
|  | Inspection Chamber                                    |

NB: Sewer symbol colour indicates the type.

RED - Combined  
GREEN - Surface water  
BROWN - Foul

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

De-Cimur Cynglynging (The Company) gives this information as to the position of its underground apparatus by way of general guidance only and is not the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The usual of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 and the related provisions of the Water Resources Act 1989. The Company cannot be held responsible for any damage or injury caused by the use of the information. In order to ensure that the information is correct, it is recommended that the Company be notified of any changes to the location of the apparatus. If the Company is notified of any changes to the location of the apparatus, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1990, or if the Company is notified of any changes to the location of the apparatus, it should be noted that the Company may not be able to furnish this information in entirety without prejudice to the provision of the London and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

EXACT LOCATIONS OF ALL APPARATUS  
TO BE DETERMINED ON SITE.

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Map Ref: 337583,348485  
Map scale: 1:3500  
Printed by: Natalie Walmsley  
Printed on: 24 Mar 2023

Plan Red Ltd  
Floor 11  
3 Piccadilly Place  
Manchester  
M1 3BN

**Date: 23/03/2023**  
**Our Ref: PPA0007704**

Dear Sir/Madam,

**Site Address: F Lloyd (Penley) Ltd, Bridge Road South, Wrexham.**  
**Development: 2D Erect a 1,116 sqm warehouse extension ("Extension I")**

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 foul flows and acknowledge that the proposal will not generate an increase in foul flows, therefore we advise that the proposal will not impact the public sewerage system.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com).

## **PUBLIC SEWERAGE NETWORK**

This site is crossed by public foul rising main with the approximate positions being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to the 'Proposed Site Plan (Unit 1 Extension) FA', it appears the proposed development would be situated within the protection zone of the public sewer measured 3 metres either side of the centreline. Our strong recommendation is that your site layout is amended to take into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Alternatively, it may be possible to divert the sewer if the developer applies under Section 185 of the Water Industry Act albeit may prove unviable for the purposes of this development, given the size of the sewer, and therefore recommend the proposed development is repositioned to accommodate for the required protection zone.

In the first instance, it is recommended that the developer carry out a survey to ascertain the location of this sewer and establish its relationship to the proposed development. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

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 Five Fords 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.



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## **Surface Water Drainage**

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It is therefore recommended that the developer consult with Wrexham 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. I also attach a copy extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

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](mailto:developer.services@dwrcymru.com)

Please quote our reference number in all communications and correspondence.

Yours faithfully,



**Owain George**  
**Planning Liaison Manager**  
**Developer Services**



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# **APPENDIX 2**

## **CONSULTATION LETTERS AND NOTICES ISSUED**

## To the Occupier

Dear Sir or Madam

### **Pre Application Consultation ('PAC') for Proposed Planning Applications to Erect two Warehouse Extensions ("Extension I" and "Extension X") at the premises of F Lloyd (Penley) Ltd, Bridge Road South, Wrexham Industrial Estate LL13 9SQ**

We are writing to you on behalf of FI Real Estate Management Ltd ("FIREM") in connection with two planning applications it proposes to make on behalf of F Lloyd (Penley) Ltd to extend two of its existing warehouses at its premises on Wexham Industrial Estate.

This letter is being sent to you in accordance with the *Town and Country Planning Act 1990, Section 61Z* and provisions of the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012* and related guidance in *New Development Management Procedures 2016*. In summary the regulations require all applicants proposing development that will create in excess of 1,000 m<sup>2</sup> floorspace, as is the case here for the two extensions, to notify surrounding properties and occupiers of its intention to make the planning application, making available copies of draft plans and documents for review and to submit comments upon before it formally makes a planning application.

Enclosed with this letter are formal notices under Articles 2C and 2D in English and Welsh requesting your response within 28 days – **by the 2<sup>nd</sup> April 2023**. As two parallel planning applications are being made we are obliged to serve separate notices for Extension I and Extension X. Details of how to respond are provided at the end of this letter and on the notice. Whilst we provide separate response details we will be able to accommodate a single reply for your convenience.

This letter therefore provides formal notice of the two pre-application consultations, provides background to what is proposed and the reasons for making the applications, and provides you with details on how you can view the draft applications' drawings and documents and make any comments.

### **Background**

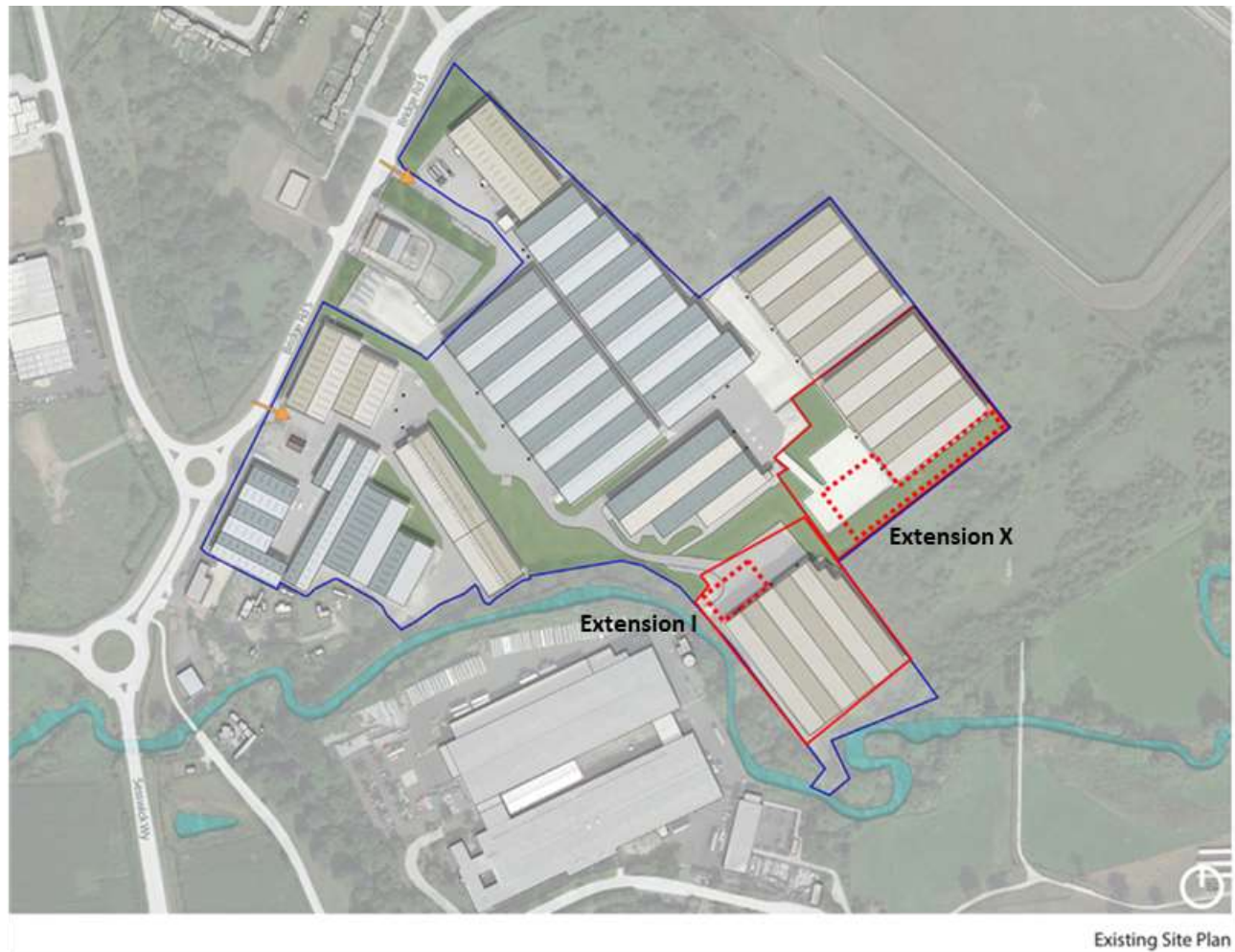
Plan Red Ltd is a planning consultancy and we are instructed by FIREM to prepare and submit two separate planning applications to extend two warehouses, known as Extension I and Extension X, at the F Lloyd (Penley) Ltd site.

F Lloyd (Penley) Ltd is a long-established business at the Estate. It operates a storage and distribution business from a series of warehouses, primarily to support the drinks industry. Specifically the warehouses store preformed drinks containers on pallets which are then taken offsite for processing at various bottlers and breweries. No processing takes place on site and all storage is at ambient temperature with no cooling or refrigeration necessary.

The extensions are required to meet increased customer demand for storage.

## Development proposals

Below is an existing layout of the premises with the location of the two extensions indicated.



In summary two separate applications will be made for each extension. Extension I will be for a 1,116 m<sup>2</sup> front extension to the existing warehouse, and Extension X will be for a 3,930 m<sup>2</sup> extension to front and side of the existing warehouse.

Each extension will be to the same height and will colour match the pale green profiled sheet curtain walls seen across the site. Service yard and access will be largely unaltered for Extension I, whereas the approach and turning area will be amended for Extension X. Loading bays are relocated in both applications.

## 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 pre-application process that additional evidence is required this will be provided in the formal application submission.

The following documents are available to view online or at the F Lloyd offices per instructions below and on the enclosed notice:

- Draft Planning Application Forms (for each extension application)
- Drawing pack (by DMWR Architects) (for each Extension)
- Design & Access Statement (by DMWR Architects) (for each Extension)
- Planning Statement (by Plan Red) – this document (combined)

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- Flood Consequence Assessment (by LK Consult / Shape Engineering) (combined)
- Drainage Strategy & Maintenance Document (by Shape Engineering) (combined)
- Phase 1 Desk Study (by LK Consult / Shape Engineering) (combined)
- Operator Statement provided by F Lloyd (Penley) Ltd (combined)

### How to View and Comment on the Draft Planning Application Package

An online exhibition depicting and describing the proposed development with all plans and documents listed above can be found on the following weblinks for each extension application:

Extension I: <https://consultation.fi-rem.com/f-lloyd-extension-i/>

Extension X: <https://consultation.fi-rem.com/f-lloyd-extension-x/>

You can download all plans and documents as PDFs for offline viewing if you wish.

Comments on the proposals can be made either by email or by letter. We are sorry but we are currently unable to provide an online comment form, though an email link is provided on the webpage.

- By email to: [enquiries@fi-rem.com](mailto:enquiries@fi-rem.com) (please put “F Lloyd” in the subject line, and identify if your comments relate to Extension I or Extension X, or both)
- By letter to: “F Lloyd Consultation,” FI Real Estate Management Ltd, Canal Mill, Botany Bay, Chorley, Lancashire PR6 9AF (again please identify which extension it relates to).

You can also view a printed version of the documents at the F Lloyd (Penley) Offices (Bottom Site Reception Offices) between 10am and 3pm Monday to Friday, except Bank Holidays. The offices are closed on weekends. See notices for full details.

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

Please submit your responses by **2<sup>nd</sup> April 2023**.

### How your comments will be used

We can confirm that any comments received will be treated as confidential for view and use by FIREM, Plan Red and the Council. All comments will be set out in a “Pre-Application Consultation Report” to be submitted alongside the final planning applications, but no names or identifying contact details will be provided.

Yours faithfully,

RPurser

Richard Purser, Director  
**Plan Red Ltd**

### List of consulted residential properties

|                                                     |           |
|-----------------------------------------------------|-----------|
| • 1 to 18 Bridgeway East, Pentre Maelor LL13 9RB    | 18        |
| • Is Y Coed, Bridgeway East, Pentre Maelor LL13 9RB | 1         |
| • 1 to 10 Bridgeway West, Pentre Maelor LL13 9PT    | 10        |
| • Dyfrdwy, Bridgeway West, Pentre Maelor LL13 9PT   | 1         |
| • 1 to 18 Maes Brenin, Pentre Maelor LL13 9PY       | 18        |
| • 1 to 24 Pilgrim Way, Pentre Maelor LL13 9RA       | 24        |
| • Clywedog, Pilgrim Way, Pentre Maelor LL13 9RA     | 1         |
| • 1 to 30 The Oval, Pentre Maelor LL13 9PU          | 30        |
| • Erddig, The Oval, Pentre Maelor LL13 9PU          | 1         |
|                                                     | total 104 |

**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) ...**F Lloyd, Bridge Road, Wrexham Industrial Estate LL13 9SQ**

**I give notice that (b) ...F Lloyd (Penley) Ltd**

Is intending to apply for planning permission to (c): ...**Erect a 1,116 sqm warehouse extension (“Extension I”)**

You may inspect copies of:

the proposed application;  
the plans; and  
other supporting documents

online at (d) <https://consultation.fi-rem.com/f-lloyd-extension-i/> 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) Ltd Offices (Bottom Site Office Reception), Bridge Road, Wrexham Industrial Estate, LL13 9SQ** between the hours of (h) **10am – 3pm, Monday – Friday only**

Anyone who wished to make representations about proposed development must write to the applicant / agent at (i) **enquires@fi-rem.com** or (j) at **FI Real Estate Management (F Lloyd), Canal Mill, Botany Bay, Chorley, Lancashire PR6 9AF**

by (k) .... **2<sup>nd</sup> April 2023**

Signed: ... **Richard Purser**

Date: ... **6<sup>th</sup> March 2023**

Insert:

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

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 ymgylgoreion 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) ... **F Lloyd, Bridge Road South, Ystâd Ddiwydiannol Wrecsam, LL13 9SQ**

**Rhoddaf hysbysiad hynny (b) ... F Lloyd (Penley) Ltd**

Yn bwriadu gwneud cais am ganiatâd cynllunio i (c): ... **Codi estyniad warws 1,116 metr sgwâr ("Estyniad I")**

Gallwch archwilio copïau o:

y cais arfaethedig;  
y cynlluniau; a  
dogfennau ategol eraill

ar-lein yn (d) <https://consultation.fi-rem.com/f-lloyd-extension-i/> 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

(or)

Gallwch weld y wybodaeth hon yn (g) **F Lloyd Penley (Derbynfa Swyddfa Safle Gwaelod), Bridge Road South, 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** neu (j) **FI Real Estate Management (F Lloyd), Canal Mill, Botany Bay, Chorley, Lancashire PR6 9A**

gan (k) .... **2 Ebrill 2023**

Llofnodwyd: ... **Richard Purser**

Dyddiad: ... **6 Mawrth 2023**

Mewnosod:

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

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

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Proposed development at (a) ...**F Lloyd, Bridge Road, Wrexham Industrial Estate LL13 9SQ**

**I give notice that (b) ...F Lloyd (Penley) Ltd**

Is intending to apply for planning permission to (c): ...**Erect a 3,930 sqm warehouse extension (“Extension X”)**

You may inspect copies of:

the proposed application;  
the plans; and  
other supporting documents

online at (d) <https://consultation.fi-rem.com/f-lloyd-extension-x/> 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) Ltd Offices (Bottom Site Office Reception), Bridge Road, Wrexham Industrial Estate, LL13 9SQ** between the hours of (h) **10am – 3pm, Monday – Friday only**

Anyone who wished to make representations about proposed development must write to the applicant / agent at (i) **enquires@fi-rem.com** or (j) at **FI Real Estate Management (F Lloyd), Canal Mill, Botany Bay, Chorley, Lancashire PR6 9AF**

by (k) .... **2<sup>nd</sup> April 2023**

Signed: ... **Richard Purser**

Date: ... **26<sup>th</sup> March 2023**

Insert:

- a) address or location of development
- b) applicant’s name
- c) description of the proposed development
- d) address of website
- e) insert address of relevant building
- f) insert opening hours of relevant building at (e)
- g) insert address of relevant building
- h) insert opening hours of relevant building at (g)
- i) email address of the applicant /agent
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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 ymgylgoreion 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) ... **F Lloyd, Bridge Road South, Ystâd Ddiwydiannol Wrecsam, LL13 9SQ**

**Rhoddaf hysbysiad hynny (b) ... F Lloyd (Penley) Ltd**

Yn bwriadu gwneud cais am ganiatâd cynllunio i (c): ... **Codi estyniad warws 3,930 metr sgwâr ("Estyniad X")**

Gallwch archwilio copïau o:

y cais arfaethedig;  
y cynlluniau; a  
dogfennau ategol eraill

ar-lein yn (d) <https://consultation.fi-rem.com/f-lloyd-extension-x/> 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

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Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am ddatblygiad arfaethedig ysgrifennu at yr ymgeisydd / asiant yn (i) ... **enquiries@fi-rem.com** neu (j) **FI Real Estate Management (F Lloyd), Canal Mill, Botany Bay, Chorley, Lancashire PR6 9A**

gan (k) .... **2 Ebrill 2023**

Llofnodwyd: ... **Richard Purser**

Dyddiad: ... **6 Mawrth 2023**

Mewnosod:

- a) cyfeiriad neu leoliad y datblygiad
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- i) cyfeiriad e-bost yr ymgeisydd/asiant
- j) cyfeiriad yr ymgeisydd
- k) dyddiad rhoi cyfnod o 28 diwrnod, gan ddechrau gyda'r dyddiad cyflwyno a chyhoeddi

Serena Baxter  
Clerk to Abenbury Community Council

Dear Serena,

**Pre Application Consultation ('PAC') for Proposed Planning Applications to Erect two Warehouse Extensions ("Extension I" and "Extension X") at the premises of F Lloyd (Penley) Ltd, Bridge Road South, Wrexham Industrial Estate LL13 9SQ**

We are writing to you on behalf of FI Real Estate Management Ltd ("FIREM") in connection with two planning applications it proposes to make on behalf of F Lloyd (Penley) Ltd to extend two of its existing warehouses at its premises on Wexham Industrial Estate.

This letter is being sent to you in accordance with the *Town and Country Planning Act 1990, Section 61Z* and provisions of the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012* and related guidance in *New Development Management Procedures 2016*. In summary the regulations require all applicants proposing development that will create in excess of 1,000 m<sup>2</sup> floorspace, as is the case here for the two extensions, to notify surrounding properties and occupiers of its intention to make the planning application, making available copies of draft plans and documents for review and to submit comments upon before it formally makes a planning application.

This letter provides an overview of the two applications and reason for making the applications, and details on how you can view the draft proposals and provide comment.

Enclosed with this letter are formal notices under Articles 2C and 2D in English and Welsh requesting your response within 28 days – **by the 9<sup>th</sup> April 2023**. Because there are two parallel planning applications being you have a separate notice for Extension I and X in both languages. However, if you want to provide a single reply back for your own convenience that is fine.

### **Background**

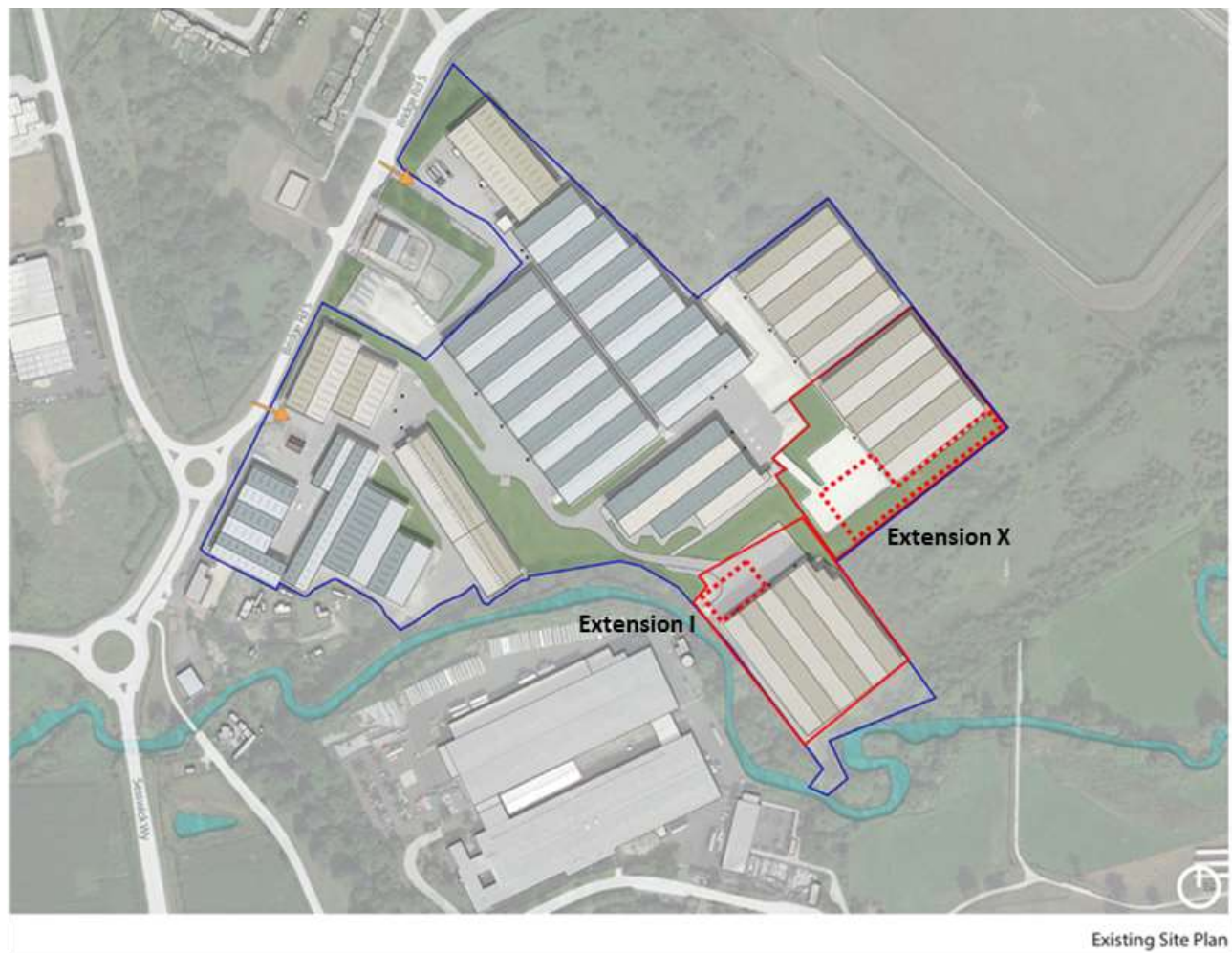
Plan Red Ltd is a planning consultancy and we are instructed by FIREM to prepare and submit two separate planning applications to extend two warehouses, known as Extension I and Extension X, at the F Lloyd (Penley) Ltd site.

F Lloyd (Penley) Ltd is a long-established business at the Estate. It operates a storage and distribution business from a series of warehouses, primarily to support the drinks industry. Specifically the warehouses store preformed drinks containers on pallets which are then taken offsite for processing at various bottlers and breweries. No processing takes place on site and all storage is at ambient temperature with no cooling or refrigeration necessary.

The extensions are required to meet increased customer demand for storage.

## Development proposals

Below is an existing layout of the premises with the location of the two extensions indicated.



In summary two separate applications will be made for each extension. Extension I will be for a 1,116 m<sup>2</sup> front extension to the existing warehouse, and Extension X will be for a 3,930 m<sup>2</sup> extension to front and side of the existing warehouse.

Each extension will be to the same height and will colour match the pale green profiled sheet curtain walls seen across the site. Service yard and access will be largely unaltered for Extension I, whereas the approach and turning area will be amended for Extension X. Loading bays are relocated in both applications.

## 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 pre-application process that additional evidence is required this will be provided in the formal application submission.

The following documents are available to view online or at the F Lloyd offices per instructions below and on the enclosed notice:

- Draft Planning Application Forms (for each extension application)
- Drawing pack (by DMWR Architects) (for each Extension)
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- Operator Statement provided by F Lloyd (Penley) Ltd (combined)

### How to View and Comment on the Draft Planning Application Package

In the email with this letter is a WeTransfer link to the above documents which is available for 7-days. A new link or Zip file can be sent on request to my email [richard@planred.co.uk](mailto:richard@planred.co.uk).

You can also use the public consultation links below access the information, including a download option for documents:

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

Please submit your responses by 9<sup>th</sup> April 2023.

### How your comments will be used

As a specialist / statutory consultee any response will be collated into the PAC Report to be submitted with the future planning applications.

Yours sincerely,

RPurser

Richard Purser, Director  
Plan Red Ltd

Cllr Michael Morris  
Wrexham County Borough Council (Holt Ward)

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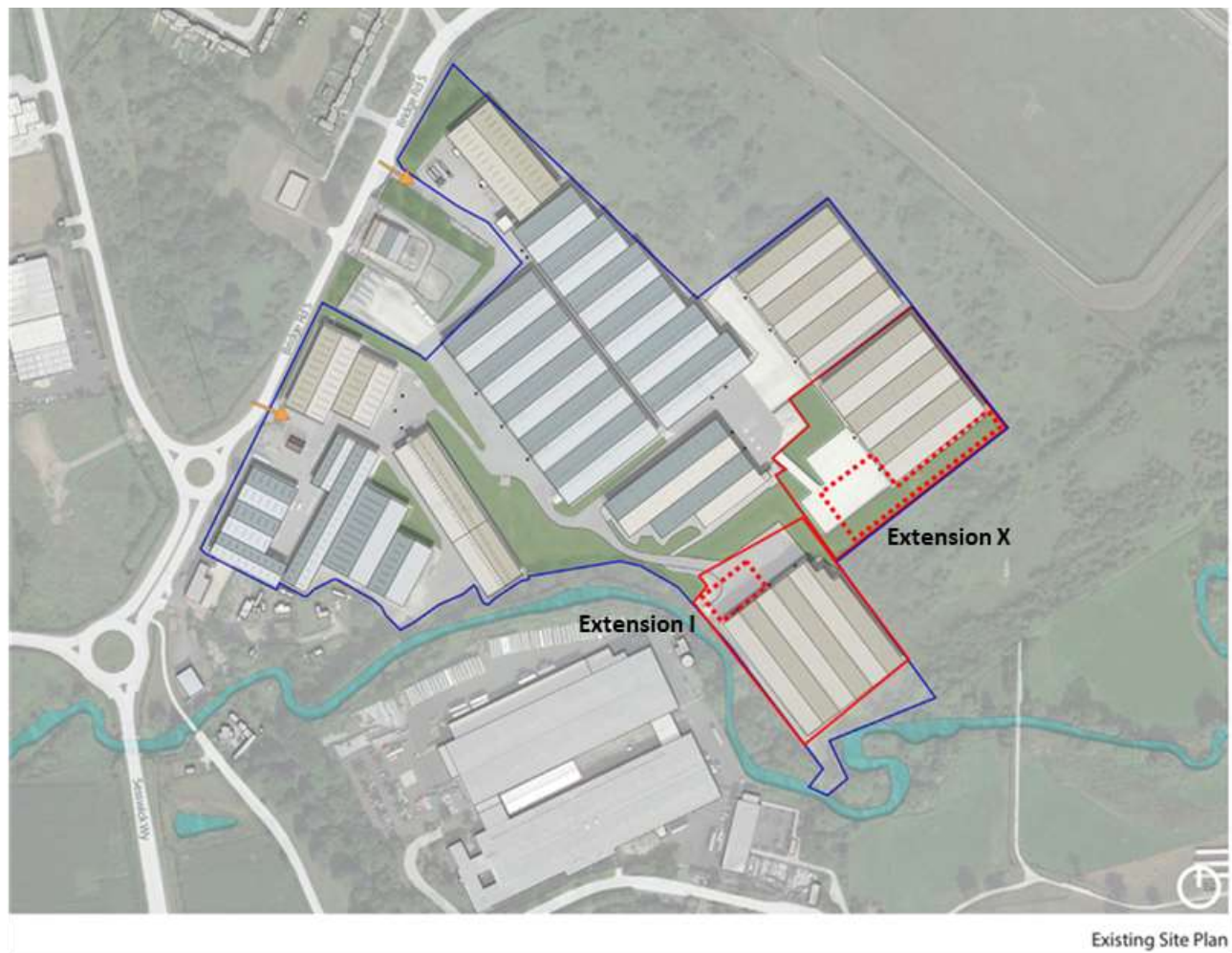
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Please submit your responses by 9<sup>th</sup> April 2023.

### How your comments will be used

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Yours faithfully,

RPurser

Richard Purser, Director  
Plan Red Ltd

Serena Baxter  
Clerk to Isycoed Community Council

Dear Serena,

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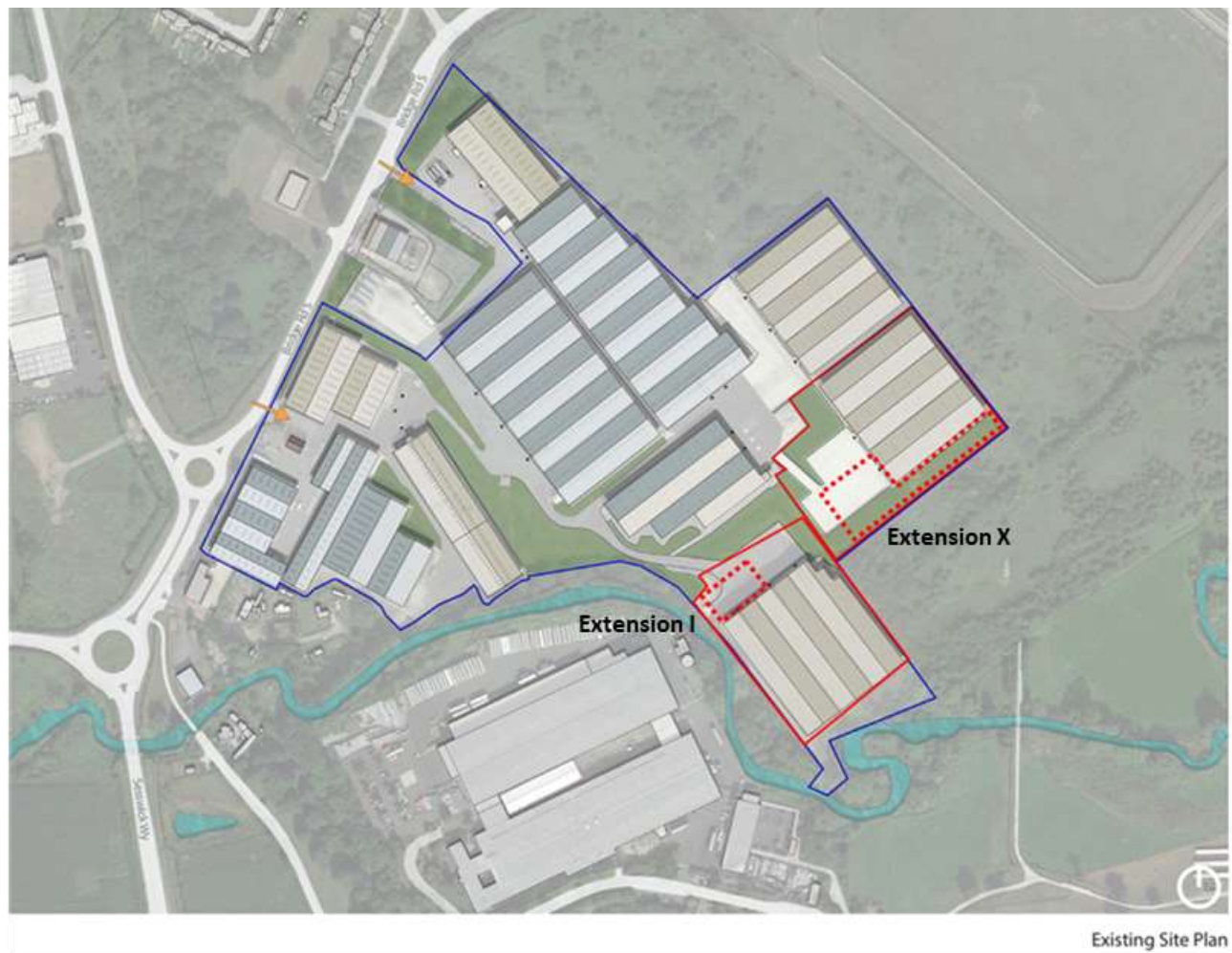
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Please submit your responses by 9<sup>th</sup> April 2023.

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Yours sincerely,

RPurser

Richard Purser, Director  
Plan Red Ltd

North Planning  
Natural Resources Wales  
Maes Y Ffynnon  
Penrhosgarnedd  
BANGOR  
LL57 2DW

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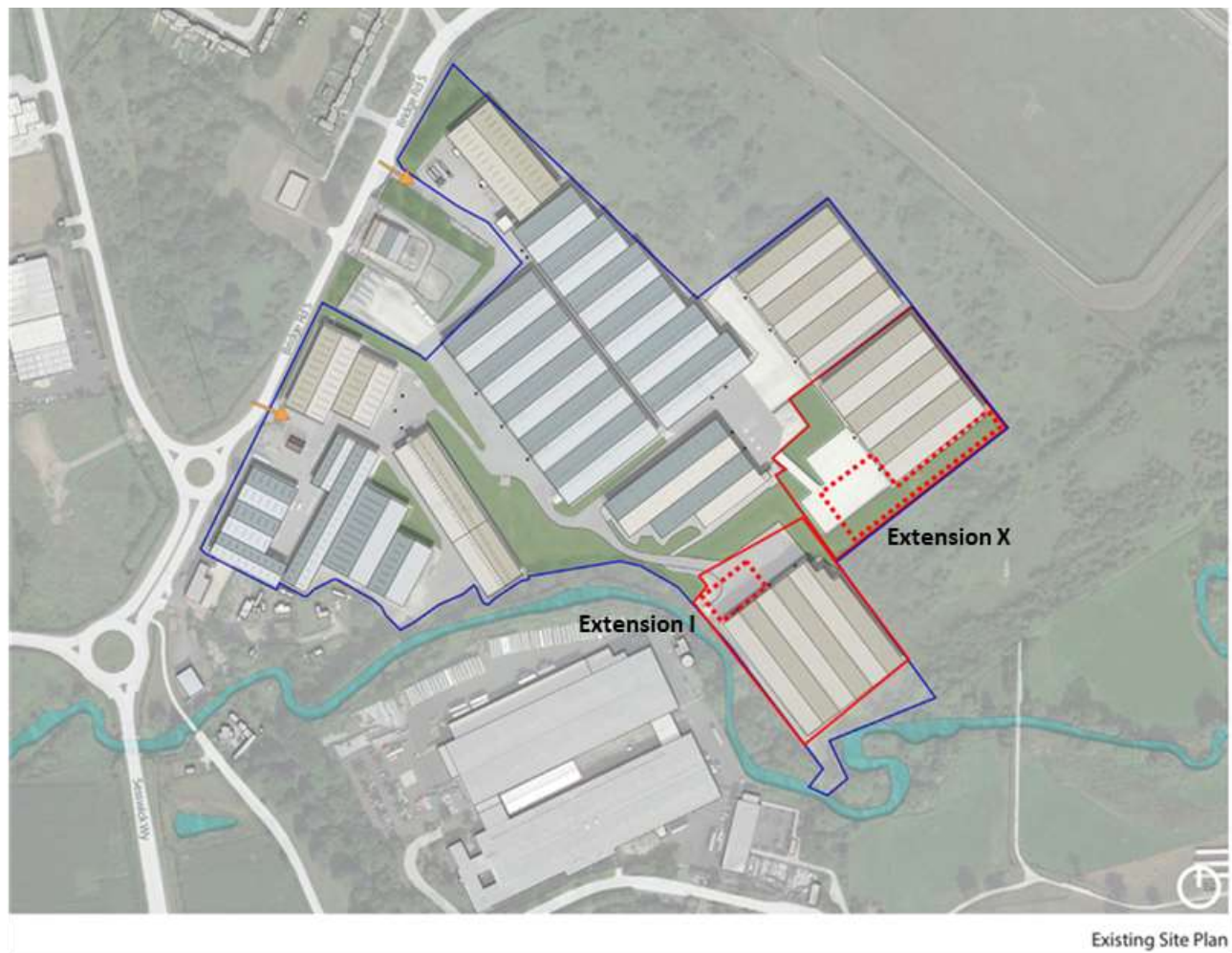
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RPurser

Richard Purser, Director  
Plan Red Ltd

Wales & West Utilities  
Spooners Close  
Celtic Springs, Coedkernew  
NEWPORT  
NP10 8EZ

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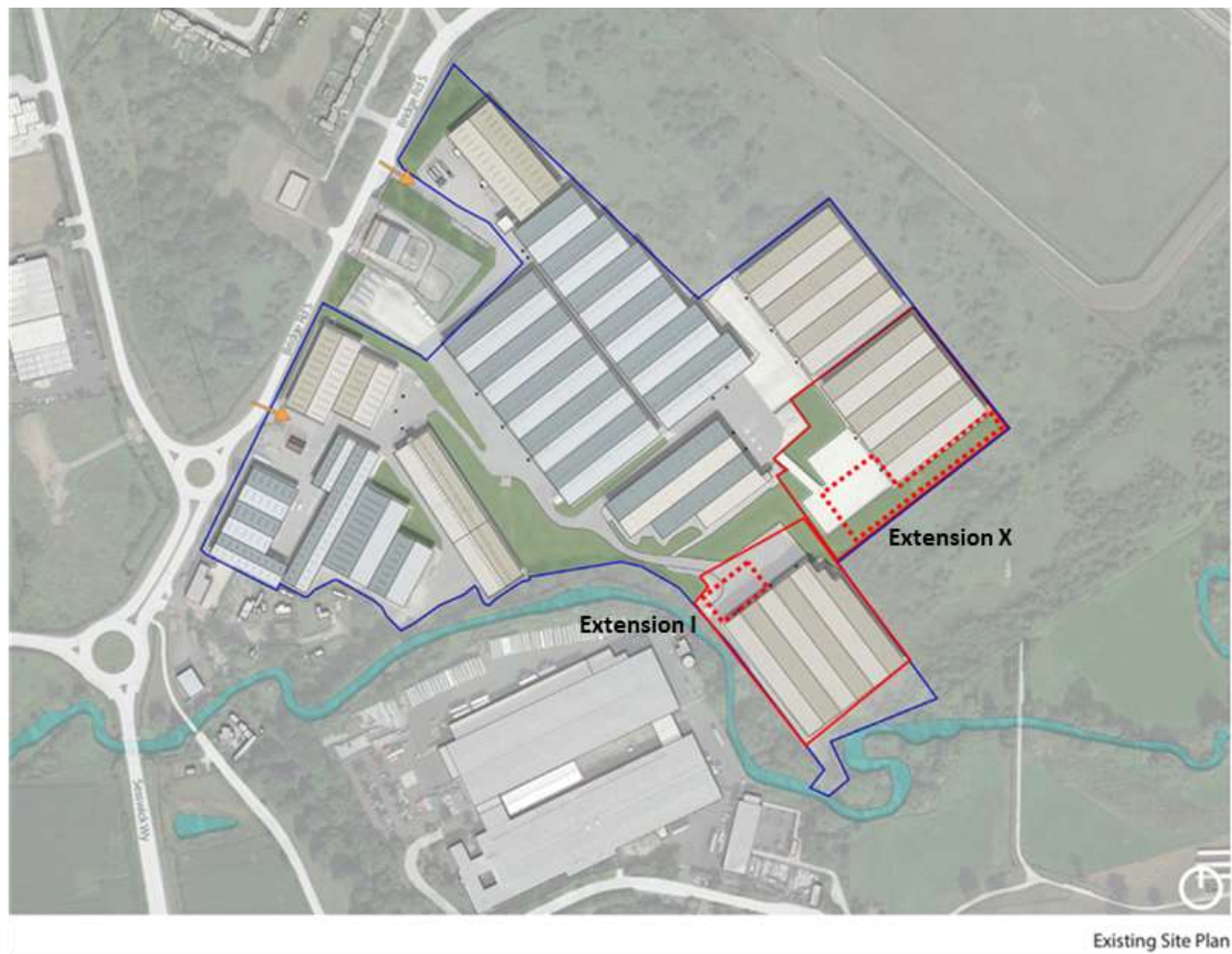
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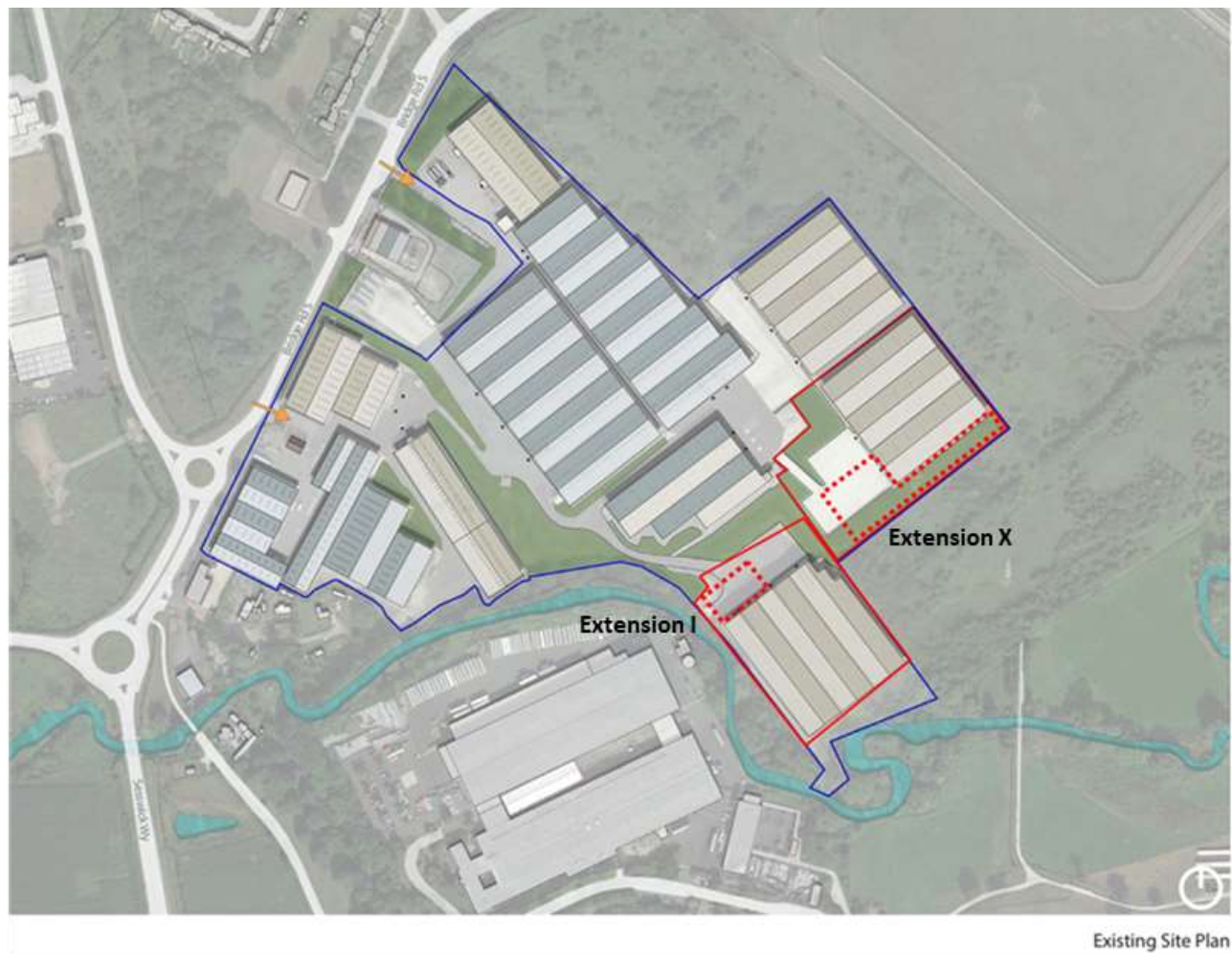
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Ecology Officer  
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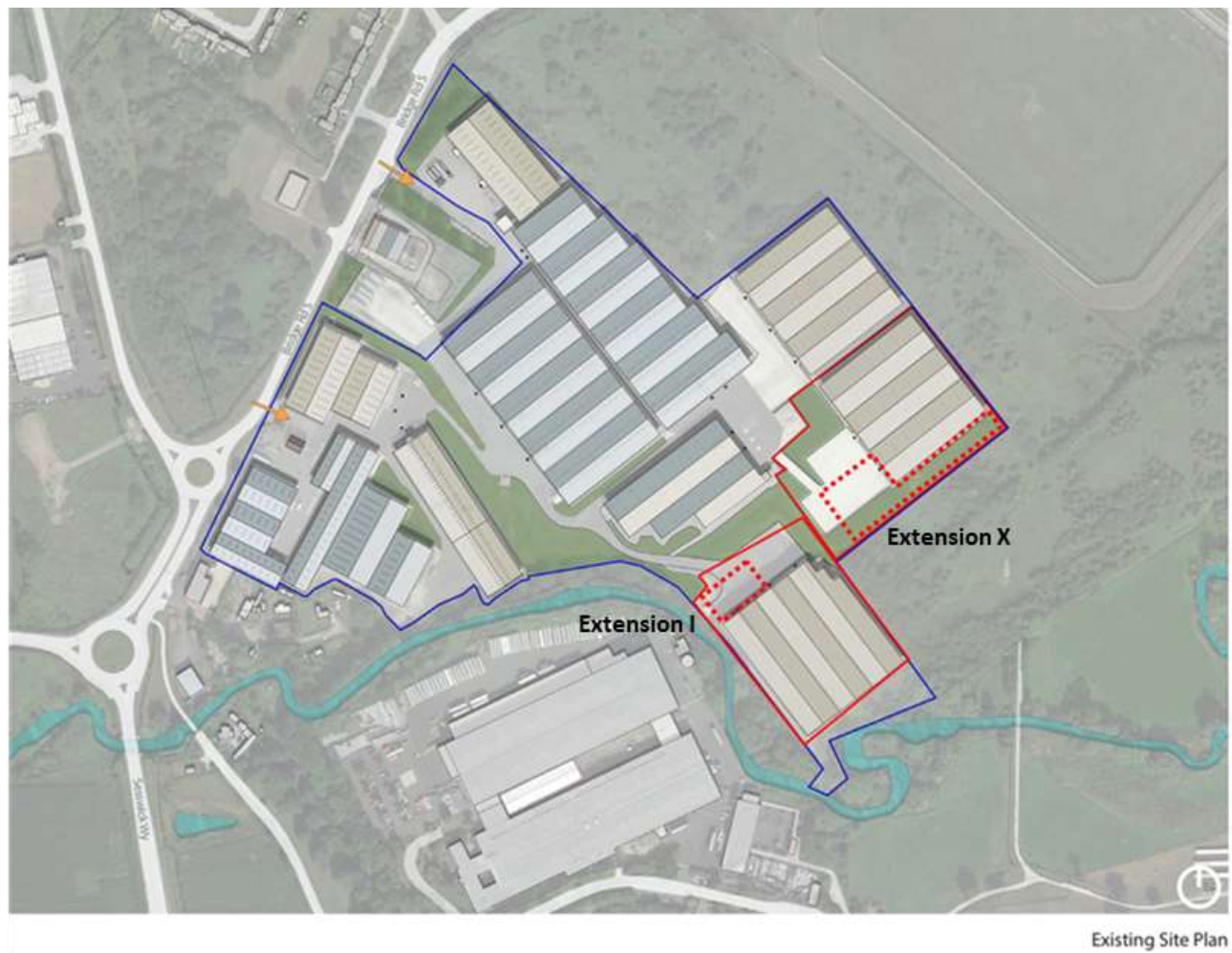
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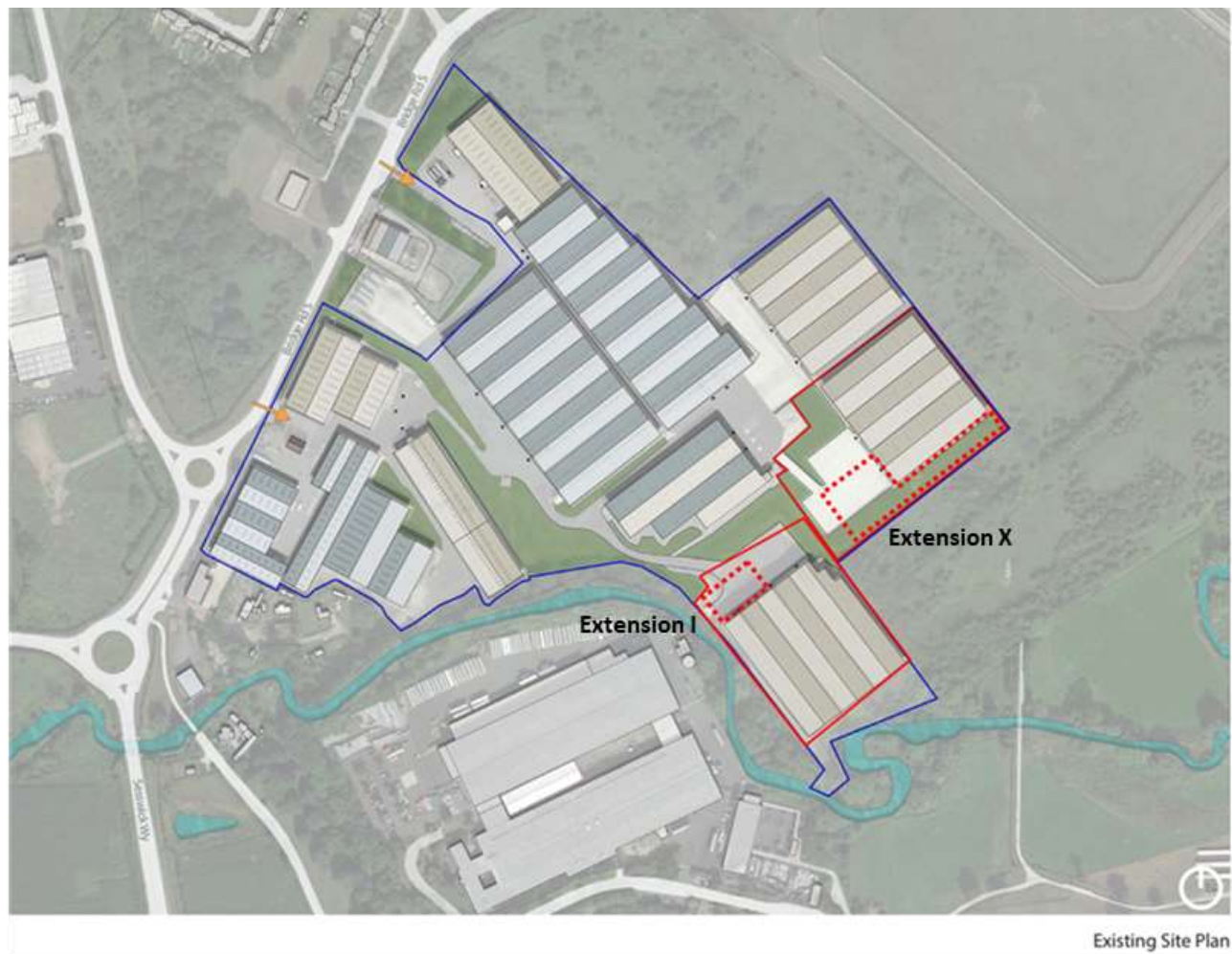
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Yours faithfully,

RPurser

Richard Purser, Director  
Plan Red Ltd

Developer Services  
Welsh Water  
PO Box 3146  
Cardiff  
CF30 0EH

Dear Sir / Madam,

**Pre Application Consultation ('PAC') for Proposed Planning Applications to Erect two Warehouse Extensions ("Extension I" and "Extension X") at the premises of F Lloyd (Penley) Ltd, Bridge Road South, Wrexham Industrial Estate LL13 9SQ**

We are writing to you on behalf of FI Real Estate Management Ltd ("FIREM") in connection with two planning applications it proposes to make on behalf of F Lloyd (Penley) Ltd to extend two of its existing warehouses at its premises on Wexham Industrial Estate.

This letter is being sent to you in accordance with the *Town and Country Planning Act 1990, Section 61Z* and provisions of the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012* and related guidance in *New Development Management Procedures 2016*. In summary the regulations require all applicants proposing development that will create in excess of 1,000 m<sup>2</sup> floorspace, as is the case here for the two extensions, to notify surrounding properties and occupiers of its intention to make the planning application, making available copies of draft plans and documents for review and to submit comments upon before it formally makes a planning application.

This letter provides an overview of the two applications and reason for making the applications, and details on how you can view the draft proposals and provide comment.

Enclosed with this letter are formal notices under Articles 2C and 2D in English and Welsh requesting your response within 28 days – **by the 9<sup>th</sup> April 2023**. Because there are two parallel planning applications being you have a separate notice for Extension I and X in both languages. However, if you want to provide a single reply back for your own convenience that is fine.

### **Background**

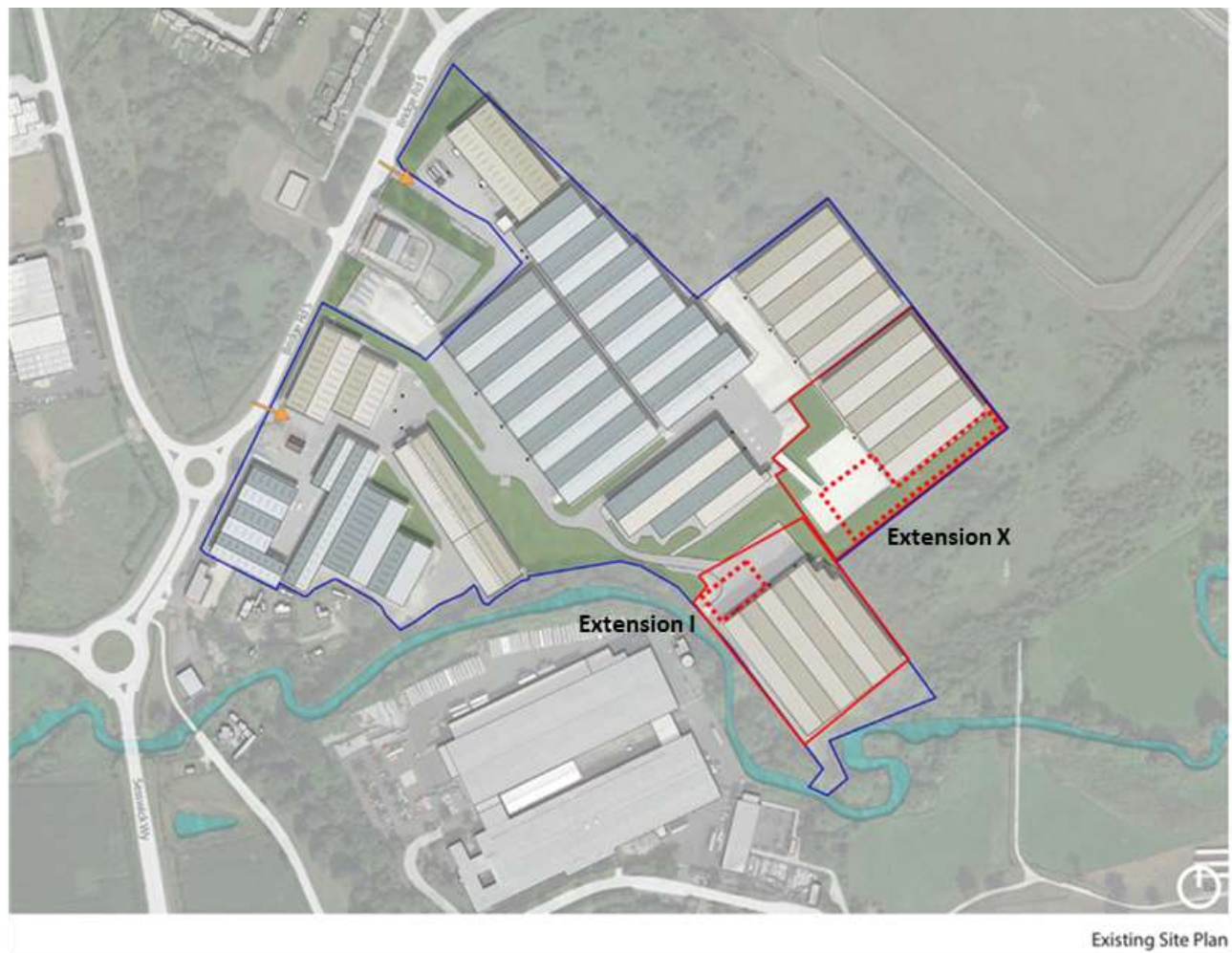
Plan Red Ltd is a planning consultancy and we are instructed by FIREM to prepare and submit two separate planning applications to extend two warehouses, known as Extension I and Extension X, at the F Lloyd (Penley) Ltd site.

F Lloyd (Penley) Ltd is a long-established business at the Estate. It operates a storage and distribution business from a series of warehouses, primarily to support the drinks industry. Specifically the warehouses store preformed drinks containers on pallets which are then taken offsite for processing at various bottlers and breweries. No processing takes place on site and all storage is at ambient temperature with no cooling or refrigeration necessary.

The extensions are required to meet increased customer demand for storage.

## Development proposals

Below is an existing layout of the premises with the location of the two extensions indicated.



In summary two separate applications will be made for each extension. Extension I will be for a 1,116 m<sup>2</sup> front extension to the existing warehouse, and Extension X will be for a 3,930 m<sup>2</sup> extension to front and side of the existing warehouse.

Each extension will be to the same height and will colour match the pale green profiled sheet curtain walls seen across the site. Service yard and access will be largely unaltered for Extension I, whereas the approach and turning area will be amended for Extension X. Loading bays are relocated in both applications.

## 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 pre-application process that additional evidence is required this will be provided in the formal application submission.

The following documents are available to view online or at the F Lloyd offices per instructions below and on the enclosed notice:

- Draft Planning Application Forms (for each extension application)
- Drawing pack (by DMWR Architects) (for each Extension)
- Design & Access Statement (by DMWR Architects) (for each Extension)
- Planning Statement (by Plan Red) – this document (combined)
- Transport Report (by Prime Transportation) (combined)
- Preliminary Ecological Appraisal by UES (combined)

- Flood Consequence Assessment (by LK Consult / Shape Engineering) (combined)
- Drainage Strategy & Maintenance Document (by Shape Engineering) (combined)
- Phase 1 Desk Study (by LK Consult / Shape Engineering) (combined)
- Operator Statement provided by F Lloyd (Penley) Ltd (combined)

### **How to View and Comment on the Draft Planning Application Package**

In the email with this letter is a WeTransfer link to the above documents which is available for 7-days. A new link or Zip file can be sent on request to my email [richard@planred.co.uk](mailto:richard@planred.co.uk).

You can also use the public consultation links below access the information, including a download option for documents:

Extension I: <https://consultation.fi-rem.com/f-lloyd-extension-i/>

Extension X: <https://consultation.fi-rem.com/f-lloyd-extension-x/>

Comments on the proposals can be made either by email or by letter to:

- By email to: [enquiries@fi-rem.com](mailto:enquiries@fi-rem.com) (please put “F Lloyd” in the subject line, and identify if your comments relate to Extension I or Extension X, or both)
- By letter to: “F Lloyd Consultation,” FI Real Estate Management Ltd, Canal Mill, Botany Bay, Chorley, Lancashire PR6 9AF (again please identify which extension it relates to)

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

Please submit your responses by **9<sup>th</sup> April 2023**.

### **How your comments will be used**

As a specialist / statutory consultee any response will be collated into the PAC Report to be submitted with the future planning applications.

Yours faithfully,

RPurser

Richard Purser, Director  
**Plan Red Ltd**



# **APPENDIX 3**

## **CONSULTATION**

### **(WEBSITE)**



Thank for you visiting the consultation website in support of our proposals at F Lloyd (Penley) Ltd, Wrexham Industrial Estate. This consultation is open for comments and feedback from the public and businesses alike until 2<sup>nd</sup> April 2023. All information and documents are presented in draft format so that any comments can be collated, evaluated and if appropriate, incorporated into our proposals prior to the submission of a formal planning application.

The consultation is undertaken in compliance with the Town & Country Planning Act, 1990 and provisions of the Town & Country Planning (Development Management Procedure) (Wales) Order, 2012 and related guidance published by the Welsh Government and Wrexham Borough Council.

## Welcome

FI Real Estate Management (FIREM) is pleased to present its ideas for development proposals on behalf of F Lloyd (Penley) Ltd, Wrexham Industrial Estate through this online exhibition and community consultation.

Wrexham Industrial Estate is the second largest such estate in the UK, host to over 300 companies, and a strategically important employment location for Wrexham and the wider North Wales economy. Investment in existing premises is central to maintaining the presence of existing businesses and encouraging their future growth. F Lloyd (Penley) consider the existing units no longer meet their modern business needs, falling short on storage space and efficient operation of the units.

[Privacy & Cookies Policy](#)

FIREM is developing its proposals for the development at F Lloyd (Penley) Ltd, Wrexham Industrial Estate. F Lloyd (Penley) is one of Wrexham's largest warehousing and transport companies, and has provided high quality industrial warehousing, transport and logistics solutions for over 40 years. This scheme has been designed to respond to growing customer demand by extending the existing units and improvements to the service yard.

FIREM hopes to bring forward development in mid-2023 following grant of planning permission.

## The Proposal

This proposal will create an extension, "Extension I", providing 1,116 m<sup>2</sup> floorspace to the front west elevation of an existing unit situated toward the rear of the site. A canopy will be provided over loading bays for weather proofing. The floorspace will be storage and distribution use, Use Class B8.

One new loading bay will be included into the warehouse, supplemented for two retained loading bays on the existing frontage. The service yard and access ramp is unchanged by the extension and the new loading bay is accessible from the same turning circle that serves the existing warehouse bays.

The new extension will deliver an appropriate, simple warehouse building that are fit for purpose to support the continued successful business operated by F Lloyd (Penley) Ltd.

More details of our planning policy response and technical information on Drainage, Transport, Landscape, Trees and Ecology are provided in the links below to the draft detailed planning application.

## Other proposal

There is a second warehouse extension application, known as "Extension X". also being consulted on in parallel. Use this **link (<https://consultation.fi-rem.com/f-lloyd-extension-x/>)** to view those details and how to comment on this other proposal.

## Providing Feedback

### Proving Feedback

The consultation period will run until 2<sup>nd</sup> April 2023.

You can provide feedback by email or letter as follows:

- By Post to: FI Real Estate Management ("F Lloyd (Penley) – Extension I, Wrexham Industrial Estate"), Canal Mill, Botany Bay, Chorley, Lancashire PR6 9AF

[Privacy & Cookies Policy](#)

- By Email to: **enquiries@fi-rem.com (mailto:enquiries@fi-rem.com)** (please put “F Lloyd (Penley) – Extension I, Wrexham Industrial Estate” in the subject line)

After the consultation period has ended all feedback will be collated and evaluated to inform the final planning application proposals. Any comments received after this date may not inform our evaluation.

## Reports

To access the below reports please **click here** (<https://www.dropbox.com/s/is8kqr5fxfpd5dt/F%20Lloyd%20Extension%20I.zip?dl=0>).

- F Lloyd (Penley) – “Extension I” Drawing Pack (DMWR)
- F Lloyd (Penley) – “Extension I” D&A (DMWR)
- F Lloyd (Penley) – Planning Statement PAC (Plan Red)
- PAC Site Notices in English and Welsh
- F Lloyd (Penley) – Waste Management Plan (Plan Red/ F Lloyd Penley)
- F Lloyd (Penley) – Preliminary Ecological Assessment (PEA) (UES)
- F Lloyd (Penley) – Phase 1 Desk Study (LK Consult/ Shape Engineering)
- F Lloyd (Penley) – Draft Flood Consequence Assessment (LK Consult/ Shape Engineering)
- F Lloyd (Penley) – Draft Drainage Strategy (Shape Engineering)
- F Lloyd (Penley) – Draft Transport Statement (Prime Transport)



Thank for you visiting the consultation website in support of our proposals at F Lloyd (Penley) Ltd, Wrexham Industrial Estate. This consultation is open for comments and feedback from the public and businesses alike until 2nd April 2023. All information and documents are presented in draft format so that any comments can be collated, evaluated and if appropriate, incorporated into our proposals prior to the submission of a formal planning application.

The consultation is undertaken in compliance with the Town & Country Planning Act, 1990 and provisions of the Town & Country Planning (Development Management Procedure) (Wales) Order, 2012 and related guidance published by the Welsh Government and Wrexham Borough Council.

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FIREM hopes to bring forward development in mid-2023 following grant of planning permission.

## The Proposal

This proposal will create an extension, "Extension X", providing 3,930m<sup>2</sup> of additional floorspace to an existing unit situated in the upper site at the rear. A canopy will be provided over loading bays for weather proofing. The floorspace will be storage and distribution use, Use Class B8.

The layout will provide extended floorspace internally and will move the loading area to three bays within the extension, with closure of the existing bays. The new layout consolidates the loading areas to 3 parallel bays leaving the main warehouse open for storage in a more efficient arrangement. Extension X will require remodelling of the existing access ramp and service yard area approaching the unit as part of the works.

More details of our planning policy response and technical information on Drainage, Transport, Landscape, Trees and Ecology are provided in the links below to the draft detailed planning application.

## Other proposal

There is a second warehouse extension application, known as "Extension I". also being consulted on in parallel. Use this **link (<https://consultation.fi-rem.com/f-lloyd-extension-i/>)** to view those details and how to comment on this other proposal.

## Providing Feedback

The consultation period will run until 2nd April 2023.

You can provide feedback by email or letter as follows:

- By Post to: FI Real Estate Management ("F Lloyd (Penley) – Extension X, Wrexham Industrial Estate"), Canal Mill, Botany Bay, Chorley, Lancashire PR6 9AF
- By Email to: [enquiries@fi-rem.com](mailto:enquiries@fi-rem.com) (please put "F Lloyd (Penley) – Extension X, Wrexham Industrial Estate" in the subject line)

After the consultation period has ended all feedback will be collated and evaluated to inform the final planning application proposals. Any comments received after this date may not inform our evaluation.

## Reports

To access the below reports please **click here**

(<https://www.dropbox.com/s/hdu1vc8rd3p6ci0/F%20Lloyd%20Extension%20X.zip?dl=0>).

- F Lloyd (Penley) – “Extension X” Drawing Pack (DMWR)
- F Lloyd (Penley) – “Extension X” D&A (DMWR)
- F Lloyd (Penley) – Planning Statement PAC (Plan Red)
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- F Lloyd (Penley) – Preliminary Ecological Assessment (PEA) (UES)
- F Lloyd (Penley) – Phase 1 Desk Study (LK Consult/ Shape Engineering)
- F Lloyd (Penley) – Draft Flood Consequence Assessment (LK Consult/ Shape Engineering)
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- F Lloyd (Penley) – Draft Transport Statement (Prime Transport)