

FTAO Clerk/First Line Contacts of the Council
Broughton Community Council

Via email to: andynlovett@gmail.com
Sueroscoe666@talktalk.net

Our Ref. AD/05
20th January 2023

Dear Sirs

**PROJECT: LAND OFF BERSE ROAD, CAEGO, NEW BROUGHTON, WREXHAM
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER
2012
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION – NOTICE UNDER
ARTICLES 2C AND 2D**

On behalf of our Client, Adra, we hereby write to you in accordance with the above Order as the local Community Council insofar as is relevant to the above Site. Please find enclosed a formal notice issued under Articles 2C and 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

The enclosed notice provides information on how to view details of our Client's proposals to develop the above Site for 47 no. residential dwellings, and how to provide us with your comments in response to these proposals. We would welcome your feedback.

Under the terms of the enclosed notice, you have a minimum (statutory) 28-day period to submit comments to consultation@grimsterplanning.co.uk no later than 19th February 2023.

We are willing to meet with the Community Council (in person or virtually) to discuss the proposals to help inform any response, at your request.

Should you have any queries, please do not hesitate to contact us via the details below.

Yours faithfully

GRIMSTER PLANNING

Enc: Notice

grimsterplanning.co.uk

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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 consultee; and displayed by site notice on or near the location of the proposed development)

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

Proposed development at (a) Land off Berse Road, Wrexham

I give notice that (b) Adra

is intending to apply for planning permission to (c) Wrexham County Borough Council

You may inspect copies of:

the proposed application: the plans: and other supporting documents online at (d) <https://www.grimsterplanning.co.uk/pre-application-consultation/land-berse-road-wrexham> (or alternatively via the **Pre-Application Consultations** tab/link on the www.grimsterplanning.co.uk website in the event of any browser issues). In the event of any problems accessing the information, please contact consultation@grimsterplanning.co.uk or 07506 279147

and computer facilities are available to view this information online at (e)

Brynteg Library, The Memorial Centre, Quarry Road, Brynteg, LL11 6AB between the hours of (f) 13:00 – 18:00 on a Monday, 10:00 – 12:30 and 14:00 to 17:30 on a Tuesday, 14:00 – 17:30 on a Wednesday, 13:00 to 18:00 on a Thursday, 12:00 to 18:00 on a Friday, and 10:00 to 13:00 on a Saturday; and/or

Wrexham Library, Rhosddu Road, Wrexham, LL11 1AU between the hours of (f) 09:00– 18:00 on a Monday to Friday, and 09:00 – 16:00 on a Saturday.

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at (i) consultation@grimsterplanning.co.uk

By (k) **19th February 2023**

For any queries, please contact consultation@grimsterplanning.co.uk or 07506 279147

Signed: Grimster Planning Ltd (Agent) on behalf of Adra

Date: 20th January 2023

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

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

(i'w gyflwyno i berchnogion a/neu feddianwyr yr ymgynghorai tir a chymuned cyfagos; a'u harddangos drwy hysbysiad safle ar leoliad y datblygiad arfaethedig neu'n agos ato)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i roi sylwadau uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd yr ACLI perthnasol yn rhoi cyhoeddusrwydd i unrhyw gais cynllunio dilynol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn amharu ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir rhoi unrhyw sylwadau a gyflwynir ar y ffeil gyhoeddus.

Datblygiad arfaethedig yn (a) Tir oddi ar Ffordd Berse, Wrecsam

Rhoddaf rybudd bod (b) Adra

yn bwriadu gwneud cais am ganiatâd cynllunio i (c) Cyngor Bwrdeistref Sirol Wrecsam

Gallwch archwilio copïau o'r canlynol:

y cais arfaethedig: y cynlluniau: a dogfennau ategol eraill ar-lein yn (d) <https://www.grimsterplanning.co.uk/pre-application-consultation/land-berse-road-wrexham> (neu fel arall drwy'r tab Ymgynghoriadau Cyn Ymgeisio ar wefan www.grimsterplanning.co.uk os bydd unrhyw faterion yn ymwneud â'r porwr). Os bydd unrhyw broblemau wrth gael gafael ar y wybodaeth, cysylltwch â consultation@grimsterplanning.co.uk neu 07506 279147.

a chyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ar-lein yn (e)

Llyfrgell Brynteg, Y Ganolfan Goffa, Heol y Chwarel, Brynteg, LL11 6AB rhwng (f) 13:00 – 18:00 ar ddydd Llun, 10:00 – 12:30 a 14:00 tan 17:30 ar ddydd Mawrth, 14:00 – 17:30 ar ddydd Mercher, rhwng 13:00 a 18:00 ar ddydd Iau, rhwng 12:00 a 18:00 ar ddydd Gwener, a rhwng 10:00 a 13:00 ar ddydd Sadwrn; a/neu

Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam, LL11 1AU rhwng oriau (f) 09:00–18:00 ar ddydd Llun i ddydd Gwener, a 09:00 – 16:00 ar ddydd Sadwrn.

Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr ymgeisydd/asiant yn (i) consultation@grimsterplanning.co.uk

Erbyn (k) **19 Chwefror 2023**

Am unrhyw ymholiadau, cysylltwch â consultation@grimsterplanning.co.uk neu 07506 279147

Llofnodwyd: Grimster Planning Ltd (Asiant) ar ran Adra

Dyddiad: 20th Ionawr 2023

Cllr Claire Lovett
5 Dale Road
New Broughton
Wrexham
LI11 6YE

Via email to: claire.lovett@wrexham.gov.uk

Our Ref. AD/05
20th January 2023

Dear Cllr Lovett

**PROJECT: LAND OFF BERSE ROAD, CAEGO, NEW BROUGHTON, WREXHAM
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER
2012
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION – NOTICE UNDER
ARTICLES 2C AND 2D**

On behalf of our Client, Adra, we hereby write to you in accordance with the above Order as the local Ward Councillor insofar as is relevant to the above Site. Please find enclosed a formal notice issued under Articles 2C and 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

The enclosed notice provides information on how to view details of our Client's proposals to develop the above Site for 47 no. residential dwellings, and how to provide us with your comments in response to these proposals. We would welcome your feedback.

Under the terms of the enclosed notice, you have a minimum (statutory) 28-day period to submit comments to consultation@grimsterplanning.co.uk no later than 19th February 2023.

Should you have any queries, please do not hesitate to contact us via the details below.

Yours faithfully

GRIMSTER PLANNING

Enc: Notice

grimsterplanning.co.uk

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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 consultee; and displayed by site notice on or near the location of the proposed development)

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

Proposed development at (a) Land off Berse Road, Wrexham

I give notice that (b) Adra

is intending to apply for planning permission to (c) Wrexham County Borough Council

You may inspect copies of:

the proposed application: the plans: and other supporting documents online at (d) <https://www.grimsterplanning.co.uk/pre-application-consultation/land-berse-road-wrexham> (or alternatively via the **Pre-Application Consultations** tab/link on the www.grimsterplanning.co.uk website in the event of any browser issues). In the event of any problems accessing the information, please contact consultation@grimsterplanning.co.uk or 07506 279147

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Brynteg Library, The Memorial Centre, Quarry Road, Brynteg, LL11 6AB between the hours of (f) 13:00 – 18:00 on a Monday, 10:00 – 12:30 and 14:00 to 17:30 on a Tuesday, 14:00 – 17:30 on a Wednesday, 13:00 to 18:00 on a Thursday, 12:00 to 18:00 on a Friday, and 10:00 to 13:00 on a Saturday; and/or

Wrexham Library, Rhosddu Road, Wrexham, LL11 1AU between the hours of (f) 09:00– 18:00 on a Monday to Friday, and 09:00 – 16:00 on a Saturday.

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at (i) consultation@grimsterplanning.co.uk

By (k) **19th February 2023**

For any queries, please contact consultation@grimsterplanning.co.uk or 07506 279147

Signed: Grimster Planning Ltd (Agent) on behalf of Adra

Date: 20th January 2023

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

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

(i'w gyflwyno i berchnogion a/neu feddianwyr yr ymgynghorai tir a chymuned cyfagos; a'u harddangos drwy hysbysiad safle ar leoliad y datblygiad arfaethedig neu'n agos ato)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i roi sylwadau uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd yr ACLI perthnasol yn rhoi cyhoeddusrwydd i unrhyw gais cynllunio dilynol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn amharu ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir rhoi unrhyw sylwadau a gyflwynir ar y ffeil gyhoeddus.

Datblygiad arfaethedig yn (a) Tir oddi ar Ffordd Berse, Wrecsam

Rhoddaf rybudd bod (b) Adra

yn bwriadu gwneud cais am ganiatâd cynllunio i (c) Cyngor Bwrdeistref Sirol Wrecsam

Gallwch archwilio copïau o'r canlynol:

y cais arfaethedig: y cynlluniau: a dogfennau ategol eraill ar-lein yn (d) <https://www.grimsterplanning.co.uk/pre-application-consultation/land-berse-road-wrexham> (neu fel arall drwy'r tab Ymgynghoriadau Cyn Ymgeisio ar wefan www.grimsterplanning.co.uk os bydd unrhyw faterion yn ymwneud â'r porwr). Os bydd unrhyw broblemau wrth gael gafael ar y wybodaeth, cysylltwch â consultation@grimsterplanning.co.uk neu 07506 279147.

a chyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ar-lein yn (e)

Llyfrgell Brynteg, Y Ganolfan Goffa, Heol y Chwarel, Brynteg, LL11 6AB rhwng (f) 13:00 – 18:00 ar ddydd Llun, 10:00 – 12:30 a 14:00 tan 17:30 ar ddydd Mawrth, 14:00 – 17:30 ar ddydd Mercher, rhwng 13:00 a 18:00 ar ddydd Iau, rhwng 12:00 a 18:00 ar ddydd Gwener, a rhwng 10:00 a 13:00 ar ddydd Sadwrn; a/neu

Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam, LL11 1AU rhwng oriau (f) 09:00–18:00 ar ddydd Llun i ddydd Gwener, a 09:00 – 16:00 ar ddydd Sadwrn.

Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr ymgeisydd/asiant yn (i) consultation@grimsterplanning.co.uk

Erbyn (k) **19 Chwefror 2023**

Am unrhyw ymholiadau, cysylltwch â consultation@grimsterplanning.co.uk neu 07506 279147

Llofnodwyd: Grimster Planning Ltd (Asiant) ar ran Adra

Dyddiad: 20th Ionawr 2023

Planning and Policy Team
CADW
Plas Carew
Unit 5/7 Cefn Coed
Parc Nantgarw
Cardiff
CG15 7QQ

Via email to: CadwPlanning@gov.wales

Our Ref. AD/05
20th January 2023

Dear Sirs

**PROJECT: LAND OFF BERSE ROAD, CAEGO, NEW BROUGHTON, WREXHAM
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER
2012
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION – NOTICE UNDER
ARTICLE 2D**

On behalf of our Client, Adra, we hereby write to you in accordance with the above Order as Specialist Consultee insofar as is relevant to the above Site. Please find enclosed a formal notice issued under Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

The enclosed notice provides information on how to view details of our Client's proposals to develop the above Site for 47 no. residential dwellings, and how to provide us with your comments in response to these proposals. We would welcome your feedback.

Under the terms of the enclosed notice, you have a minimum (statutory) 28-day period to submit comments to consultation@grimsterplanning.co.uk no later than 19th February 2023.

Should you have any queries, please do not hesitate to contact us via the details below.

Yours faithfully

GRIMSTER PLANNING

Enc: Notice

grimsterplanning.co.uk

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGL 2D

(i'w gyflwyno i ymgynghoreion arbenigol, fel y'u diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn cynnwys cais ffurfiol am ymateb ymgynghori cyn ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig yn (a) Tir oddi ar Ffordd Berse, Wrecsam

Rhoddaf rybudd bod (b) Adra

yn bwriadu gwneud cais am ganiatâd cynllunio i (c) Cyngor Bwrdeistref Sirol Wrecsam

Copi o'r cais arfaethedig; cynlluniau; a gellir gweld dogfennau ategol eraill ar-lein yn (d) <https://www.grimsterplanning.co.uk/pre-application-consultation/land-berse-road-wrexham> (neu drwy'r tab Ymgynghoriadau Cyn Ymgeisio ar y wefan www.grimsterplanning.co.uk os bydd unrhyw faterion yn ymwneud â'r porwr). Os bydd unrhyw broblemau wrth gael gafael ar y wybodaeth, cysylltwch â consultation@grimsterplanning.co.uk neu 07506 279147.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at (e) consultation@grimsterplanning.co.uk erbyn (f) **19 Chwefror 2023**

Am unrhyw ymholiadau, cysylltwch â consultation@grimsterplanning.co.uk neu 07506 279147

Llofnodwyd: Steve Grimster (Asiant) ar ran Adra

Dyddiad: 20 Ionawr 2023

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at (a) Land off Berse Road, Wrexham

I give notice that (b) Adra

is intending to apply for planning permission to (c) Wrexham County Borough Council

A copy of the proposed application; plans; and other supporting documents can be viewed online at (d) <https://www.grimsterplanning.co.uk/pre-application-consultation/land-berse-road-wrexham> (or via the Pre-Application Consultations tab on the www.grimsterplanning.co.uk website in the event of any browser issues). In the event of any problems accessing the information, please contact consultation@grimsterplanning.co.uk or 07506 279147.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to (e) consultation@grimsterplanning.co.uk by (f) **19th February 2023**

For any queries, please contact consultation@grimsterplanning.co.uk or 07506 279147

Signed: Grimster Planning Ltd (Agent) on behalf of Adra

Date: 20th January 2023

Dear Mr Grimster

Thank you for the consultation on this application.

The red boundary application area does not include any currently recorded archaeological sites visible on the Historic Environment Record. It is bounded by two dismantled railways which are not affected by the development and there are no satellite HER records which would indicate an archaeological potential in these fields.

Reference to historic OS mapping and tithe maps does not indicate any previous structures on these fields of archaeological interest.

Reference to recent historic aerial imagery, some of it during drought conditions when crop or parch marks would have been visible, does not indicate any unrecorded sub-surface archaeology.

The 1 metre NRW lidar imagery does not indicate any surface or sub-surface archaeological potential.

Overall we would consider the application area has a low archaeological potential and no specific archaeological mitigation is required here if the application is taken forward.

Kind regards

Mark Walters

Mark Walters
Senior Planning Archaeologist / Uwch Archeolegydd Cynllunio

Ffôn / Tel: Mobile: 07736 163148

E-bost / E-mail: mark.walters@cpat.org.uk

Ymddiriedolaeth Archaeolegol Clwyd-Powys, Y Swyddfeydd, Coed y Dinas, Welshpool, SY21 8RP,
Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig ClfA.

Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP.
Registered Office as above. Company No 1212455, Charity No 508301. Chartered Institute for Archaeologists Registered Organisation No 6.

Please note that I do not work Fridays

From: Consultation <consultation@grimsterplanning.co.uk>
Sent: 20 January 2023 09:04
To: Trust <trust@cpat.org.uk>
Subject: Land off Berse Road, Wrexham - Pre-Application Consultation

Dear Sirs,

On behalf of Adra, please find attached correspondence associated with the statutory Pre-Application Consultation relating to the proposed development of the above Site.

We looking forward to hearing from you in due course.

Kind regards,

Steve Grimster

DIRECTOR

m: [07506 279 147](tel:07506279147)
e: steve@grimsterplanning.co.uk
w: www.grimsterplanning.co.uk

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

grimster
PLANNING



**The Coal
Authority**

Resolving the **impacts** of mining

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119

E: planningconsultation@coal.gov.uk

www.gov.uk/coalauthority

Grimster Planning Ltd

[By email: consultation@grimsterplanning.co.uk]

31 January 2023

Dear Sir / Madam

Schedule 1C Article 2D - Consultation before applying for planning permission

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PROPOSED DEVELOPMENT AT LAND OFF BERSE ROAD, CAEGO, NEW BROUGHTON, WREXHAM

Thank you for your notification of 26 January 2023 seeking the pre-application views of the Coal Authority on the above.

I have checked the site location plan against our coal mining information and can confirm that, whilst the proposed development site falls within the coalfield, it is located outside the Development High Risk Area as defined by the Coal Authority. Therefore, there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability at this site.

Accordingly, there is no requirement for the applicant to submit a Coal Mining Risk Assessment in support of any formal planning application for the redevelopment of this site and / or for the Local Planning Authority (LPA) to consult the Coal Authority on any planning application for this site. The LPA should add our Standing Advice on any planning permission granted.

I trust that the above is helpful, however please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

D Roberts

Deb Roberts *M.Sc. MRTPI*

Planning & Development Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

Steve Grimster
Grimster Planning

By E-mail

Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

Dyddiad
Date 3 February 2023

Llinell uniongyrchol
Direct line 0300 0257894

Ebost
Email: cadwplanning@gov.wales

Dear Mr Grimster

Statutory pre-application enquiry for Cadw - Residential development for 47 dwellings, Land off Berse Road, Wrexham

Thank you for your letter of [date] inviting our comments on the pre-planning application consultation for the proposed development described above.

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

Having carefully considered the information provided, we have no comments to make.

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

There may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Clwyd-Powys Archaeological Trust <http://www.cpat.org.uk/>

Yours sincerely

Nick Segust
Casework Officer
Diogelu a Pholisi/ Protection and Policy

Annex A

Our role

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

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

National Policy

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

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

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

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

Historic Parks and Gardens

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

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

From: Paul Campini Paul.Campini@wrexham.gov.uk
Subject: FW: Land off Berse Road, Wrexham - Pre-Application Consultation
Date: 10 February 2023 at 09:40
To: consultation@grimsterplanning.co.uk



Good Afternoon

I email from Environmental Health in response to the above pre-planning consultation. Should this proceed to a full application I would look to make the following recommendations to the Planning Department:

- 1) Noise assessment (Road and Bus Depot): No part of the development shall commence until a noise survey has been carried out, and a detailed report of the survey findings has been submitted to, and approved in writing by, the Local Planning Authority. The noise levels for both Day (07:00 – 23:00 hours) and Night (23:00 – 07:00 hours), having regard to Planning Policy Wales (PPW) Guidance, Technical Advice Note (TAN) 11 – Noise. The report of the noise survey findings shall include:

a)Noise levels arising from day / night time activities in the vicinity of the proposed development site and the impact upon the existing or proposed accommodation, and

b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of the existing or occupants of the proposed accommodation hereby approved.

The measures as are approved shall be fully implemented prior to the first occupation / use of the development.
- 2) Construction hours: All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday. At these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions of the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.
- 3) Dust management plan: No part of the development shall commence until an appropriate Dust Management Scheme has been submitted to, and approved in writing by, the Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented during the construction phase.
- 4) Waste burning: Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;

- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;

- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

Please don't hesitate to contact me should you wish to discuss the above further.

Regards

Paul Campini

Swyddog Gorfodaeth / Enforcement Officer

Economi a Chynllunio / Economy and Planning

07800 688713

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

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From: Consultation <consultation@grimsterplanning.co.uk>
Sent: 20 January 2023 09:05
To: HealthandHousing <HealthandHousing@wrexham.gov.uk>
Subject: Land off Berse Road, Wrexham - Pre-Application Consultation

Dear Sirs,

On behalf of Adra, please find attached correspondence associated with the statutory Pre-Application Consultation relating to the proposed development of the above Site.

We looking forward to hearing from you in due course.

Kind regards,

Steve Grimster
DIRECTOR

m: 07506 279 147
e: steve@grimsterplanning.co.uk
w: www.grimsterplanning.co.uk

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

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Steve Grimster
Grimster Planning
5 Portal Business Park
Eaton Lane
Tarpoley
Chester
CW6 9DL

Eich Cyf/Your Ref
Ein Cyf/Our ref
Dyddiad/Date
Gofynner am/Ask for
Rhif Cyswllt/Contact No
E-bost/E-mail

Pre Planning Enquiry
16 February 2023
Stacey Inglis
01978 298773
contaminatedland@wrexham.gov.uk

BY EMAIL ONLY

Dear Mr Grimster,

RE: PRE APPLICATION CONSULTATION – LAND OFF BERSE ROAD, CAEGO, NEW BROUGHTON, WREXHAM

Thank you for your email dated 20 January 2023 consulting us on the above proposed development. The following reports have been provided within the consultation pack:

- Caulmert Limited, Phase II Geo-environmental Report at Berse Road, New Broughton. Dated March 2022.
- Caulmert Limited, Ground Gas Addendum Report for Land Off Berse Road, New Broughton, Wrexham. Dated 23 May 2022.

Having reviewed the reports I have the following comments to make. Please note that this does not include geotechnical, mining or radon matters as this is not within the remit of the Contaminated Land Team.

The reports submitted are satisfactory and I am in agreement with the conclusions and recommendations within the reports that no specific risks have been identified which require remediation.

Please note that the above reports and the Phase 1 Desk Study (dated June 2021), referred to within the Phase II Geo-environmental Report, must be submitted to the Council in support of any future planning application. I can confirm that should the reports be submitted the Contaminated Land Team would not recommend any contamination conditions be placed on any permission that may be granted.

Should you have any queries then please do not hesitate to contact me on the above number.

Yours sincerely



Ms Stacey Inglis
Contaminated Land Officer

From: LQAS@gov.wales 
Subject: RE: Land off Berse Road, Wrexham - Pre-Application Consultation
Date: 16 February 2023 at 13:51
To: consultation@grimsterplanning.co.uk, LQAS@gov.wales



Dear Mr Grimster,

Thank you for consulting the Department under Pre-application Consultation arrangements. As specialist consultee, the Department has no objection to the proposed development and refers the applicant to current standing advice on the subject of the consultation.

An agricultural land classification survey does not appear available for the site. Paragraph 6.33 of the Planning Statement correctly identifies the site as Predictive ALC Grade 2. In the absence of a survey, published guidance states the [Predictive ALC Map](https://www.gov.wales/agricultural-land-classification-predictive-map-guidance) should be taken as best available information - <https://www.gov.wales/agricultural-land-classification-predictive-map-guidance>.

Drawing C1091-010-E demonstrates the potential for a wider cumulative BMV loss extending into an area not considered as part of the emerging LDP.

Kind regards,

James

LQAS

Is-adran Tirweddau, Natur a Choedwigaeth / Landscapes, Nature and Forestry Division
Y Grŵp Newid Hinsawdd a Materion Gwledig / Climate Change & Rural Affairs Group
Yr Adran Newid Hinsawdd / Department for Climate Change
Llywodraeth Cymru / Welsh Government

From: Consultation <consultation@grimsterplanning.co.uk>
Sent: Friday, January 20, 2023 9:04 AM
To: LQAS <LQAS@gov.wales>
Subject: Land off Berse Road, Wrexham - Pre-Application Consultation

Dear Sirs,

On behalf of Adra, please find attached correspondence associated with the statutory Pre-Application Consultation relating to the proposed development of the above Site.

We looking forward to hearing from you in due course.

Kind regards,

Steve Grimster

DIRECTOR

m: [07506 279 147](tel:07506279147)
e: steve@grimsterplanning.co.uk
w: www.grimsterplanning.co.uk

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



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Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

5 Portal Business Park
Eaton Lane
Tarporey
Cheshire
CW6 9DL

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

17/02/2023

Dear Steve Grimster,

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

BWRIAD / PROPOSAL: PROPOSALS TO DEVELOP THE SITE FOR 47 NO. RESIDENTIAL DWELLINGS

LOCATION: LAND OFF BERSE ROAD, NEWBRIGHTON, WREXHAM

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 20/01/2023.

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 foul drainage. 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 Sites – Foul Drainage

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). As you are aware, on the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. In line with our [Planning Advice](#) (July 2022), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments. We would therefore advise that the Local Planning Authority (LPA) should consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

We note from the information submitted that the development has the potential to increase the amount of phosphorus being discharged from the site. As such, we refer you to our

Planning Advice and advise you to provide the LPA with further information. We advise you to provide the LPA further information as identified in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment works' of that advice.

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

Protected Species

We note that the ecological report submitted in support of the above application (Etive Ecology Ltd, February 2022. Preliminary Ecological Appraisal; Land At Berse Road, Wrexham) has characterised the site as being low in bat roosting potential. From the information submitted, we consider that the proposed development represents a lower risk for bats, as defined in our guidance document '*Natural Resources Wales Approach to Bats and Planning* (2015)'. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.

As this is a lower risk case for bats, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Furthermore, we advise that the proposed development is not likely to harm or disturb the bats or their breeding sites and resting places at this site, provided the avoidance measures described in the bat report are implemented.

We are likely to advise the Local Planning Authority to include the report in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

Historic Landfill Site

According to our records the proposed development site is located near to land that is, or has been, used for the deposition of waste material (Berse Drelincourt, Ref WMBC L/34). We would therefore advise you to consult with the local authority's Environmental Health and Building Control Departments, as they may hold detailed records, and may wish to make appropriate recommendations in respect of landfill gas investigation/remedial work. The developers should be made aware of the existence of the landfill site(s) so that they can decide whether or not to make their own investigations into the presence of landfill gas. It should also be noted that Waste Management Paper 27 states "It has been found that many sites which have taken only supposedly 'inert' waste have produced gas".

Pollution Prevention

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with Guidance for Pollution Prevention 5: Works and maintenance in or near

water, and Pollution Prevention Guidelines 6: Working at construction and demolition sites, which are available on the [NetRegs website](#).

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Garmon Lewis

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

From: Alison Whitley Alison.Whitley@wrexham.gov.uk 
Subject: Response to AD/05 Consultation
Date: 17 February 2023 at 15:59
To: consultation@grimsterplanning.co.uk
Cc: Sean Hanratty Sean.Hanratty@wrexham.gov.uk

AW

Dear Sir/Madam

Thank you for your letter dated 20th January 2023 to Sean Hanratty regarding the above consultation; we would comment as follows.

With reference to Ainsley Gommon Architects drawing C1091-011-G, a diversion of the footpath would be required (please note, the legal line of the footpath differs from the line shown on Ordnance Survey mapping. Please see attached 1912 map showing the legal line of would need to comply with the Equalities Act 2010. We would require any gradient to be no more than 1:20. We would also require a safe exit from the site on to Berse Road, which may include a staggered pedestrian barrier (to be agreed with the Public Rights of Way Sec

The footpath would need be 3 metres in width from the road side and continuing at this width where it runs adjacent to the rear of property numbers, 3, 4, 5, 6, 7 and 8. Where it passes through the open space area it can then be reduced to 2.5 metres in width, however no planted within 3 metres of the path. We would need to agree a specification for the surfacing of the footpath.

If during the development works are likely to interrupt safe passage of users then a temporary Traffic Regulation Order (TRO) will be needed to ensure the safety of the public. This can be applied for via our Public Rights of Way Section and we normally require a lead time before works start.

I would be grateful if you could keep me informed as the application progresses

Regards

Alison Whitley
Swyddog Hawliau Tramwy Cyhoeddus / Public Rights of Way Officer



07808 787 631

Cyngor Bwrdeistref Sirol Wrecsam, Adran Amgylchedd a Thechnegol, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW

Wrexham County Borough Council, Environment and Technical Department, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW

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1912 Map.pdf

From: Claire Lovett Claire.Lovett@wrexham.gov.uk
Subject: Response to the proposed plan
Date: 19 February 2023 at 23:12
To: consultation@grimsterplanning.co.uk



REF AD/05
LAND OFF BERSE ROAD CAEGO, NEW BROUGHTON, WREXHAM
GRIMSTER PLANNING FOR ADRA

Submitted by Cllr Claire Lovett, Elected Member for New Broughton Ward and Broughton Community Council member
Thank for giving local residents the opportunity to voice their opinions and concerns prior to you making formal application on behalf of Adra.

The main concerns centre around road safety, insufficient infrastructure in the area and that the proposed use of land which is outside settlement.

The proposed entrance to the estate is on a busy road which frequently at peak times is queued for 0.6 miles, often further. There are issues for existing residents and these will increase when the already approved 112 homes on the Bellway development on Gatewen is completed. One mitigation for approval after the traffic concerns were highlighted was the pending investment in the A483 junction confirmed as not going ahead. The existing road network cannot cope with current traffic. There are concerns as to the splay especially as the entrance is in very close proximity to a notorious RTI location. If you are to proceed can you please consider a truly independent traffic report completed on a school day so you can see the extent of the concerns.

The village of Caego has no shops, there is a shop in the neighbouring village of New Broughton. The local primary school is at capacity in the majority of school years. There has been ongoing concern with the local Doctor surgery for 5 years as to their capacity, this has been raised with the health board as recently as last month with no resolution plan available from them.

Whilst the need for housing is evident it should where possible be at the betterment of a community, sustainable communities are those that have adequate facilities for its residents to engage. Not only does the village of Caego not have an indoor space the entire Ward of New Broughton has no meeting space or community hub, this makes engagement and empowerment very difficult. We have no hours per week detached has been sourced but will cover the entire Broughton Community Council area.

This development is proposed on land that is outside settlement.
There are concerns over the redirection of rights of way and pedestrian access.
There are concerns as to the proximity of the pumping station being adjacent to an existing dwelling.
You refer to the LDP, this is yet to be agreed.

With the above in mind and other concerns that I am sure residents have individually brought to your attention I offer open dialogue and am happy to work with you. Personally I feel it would be beneficial if prior to your submissions to planning you spoke with residents in an open forum and I am happy to help facilitate this.

Please feel free to contact me should you wish to discuss further.

Kind regards
Claire
Claire Lovett
Councillor for New Broughton
Community Councillor for Broughton
Governor Ysgol Penrhyn

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	SuDS Scheme Application for suds Approving Body (SAB) Approval – Wales Application Review Record	Page 1 of 2
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Scheme Title:	Berse Road, New Broughton	Date:	16-03-2023
Application Ref:	SAB_PRE_2023_0201_Berse Road		
Review Type	SAB – Design Review 1		
Assessor	P. Keri / N. Banks		
Applicant	Adra Cyfyngedig		
Documents Referenced	5073-CAU-XX-XX-CA-C-7651_S4-P01 Water Quality Assessment 5073-CAU-XX-XX-CA-D-7600_P02 Causeway Surface Water Design Report 5073-CAU-XX-XX-DR-C-1600_S2-P05 5073-CAU-XX-XX-DR-C-1601_S2-P01 5073-CAU-XX-XX-DR-C-5600_S2-P01 5073-CAU-XX-XX-DR-C-5601_S2-P01 5073-CAU-XX-XX-DR-C-5602_S2-P01 5073-CAU-XX-XX-RP-C-3003-S4.P2 FCA 5073-CAU-XX-XX-RP-C-3004-S4.P01 Sustainable Drainage Maintenance Plan 5073-CAU-XX-XX-RP-O-3002.SO.P0 Ph2 Geo-Env 5073-CAU-XX-XX-RP-O-3003.S1.P1Infiltration		
Report Convention			
- WCBC comments – black text suffixed with bracketed date defining when <i>commentary added to record</i>; - Designer Response – red text suffixed with bracketed date defining when commentary added to record; - Comments closed – grey highlight encapsulating black/red text complete with suffixed date of closure. Note comment closure is a reviewer only function.			
Review History:			
Design Review 1 – (16-03-2023)			
S0 - General Comments			
S0.1 Listed below are comments relating to key information or considerations identified from a review of this Pre-Application submission, many comments refer to additional information that will be required for the Full Application. However, these items are not exhaustive, please refer to the information required for a Full Application set out in Table A&B of the application form. We note the full extent of the information listed in the Tables A &B may not be justified for every site, however all appropriate items will need be for the full submission. – (16-03-2023)			

	SuDS Scheme Application for suds Approving Body (SAB) Approval – Wales Application Review Record	Page 2 of 2
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S1. Surface water runoff destination
S1.1 For the Full Application please provide design information for various infiltration features. – (16-03-2023)
S2. Surface water runoff hydraulic control
No comment – (16-03-2023)
S3. Water Quality
No comment – (16-03-2023)
S4. Amenity
No comment – (16-03-2023)
S5. Biodiversity
S5.1 For the Full Application please provide details of proposed planting within the SuDS features – (16-03-2023)
S6. Design of drainage for construction, operation and maintenance
S6.1 From the key on the layout drawings a dashed green line identifies drainage SAB adoption, its unclear what the intended status of the dashed blue lines. For full submission please clearly identify all elements proposed for SAB adoption and when located out of the Adopted Highway an easement shall be provided. Also, maintenance routes to SAB assets should be indicated especially those not readily accessible from the proposed roads. – (16-03-2023) S6.2 Please identify on the drawings any easements, pipe clearance and any other requirements the FW network or any other utilities will have / require. – (16-03-2023)