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# **Land at Gatewen Road, Wrexham Pre-Application Consultation Report**

**Full planning application for enabling works to  
facilitate residential development**

Bellway Homes Limited (North West Division)

6<sup>th</sup> March 2023

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# Contents

|            |                                                        |                                     |
|------------|--------------------------------------------------------|-------------------------------------|
| <b>1.0</b> | <b>Introduction</b>                                    | <b>1</b>                            |
|            | Proposed Development                                   | 1                                   |
|            | Legislative Requirements                               | 2                                   |
|            | Scope of Statement                                     | 2                                   |
| <b>2.0</b> | <b>Process of Engagement</b>                           | <b>3</b>                            |
|            | Site Notices                                           | 3                                   |
|            | Draft Planning Application                             | 3                                   |
|            | Adjoining Land Owners/Occupiers                        | 3                                   |
|            | Community Consultees                                   | 4                                   |
|            | Specialist Consultees                                  | 4                                   |
| <b>3.0</b> | <b>Consultee Responses Received</b>                    | <b>5</b>                            |
|            | Summary of comments received via statutory publicity   | 5                                   |
|            | Summary of comments received via specialist consultees | <b>Error! Bookmark not defined.</b> |
|            | Summary of comments received via Community Consultees  | <b>Error! Bookmark not defined.</b> |
| <b>4.0</b> | <b>Responding to the Feedback</b>                      | <b>7</b>                            |
|            | Responding to feedback through statutory publicity     | 7                                   |
|            | Responding to specialist consultee feedback            | 9                                   |
| <b>5.0</b> | <b>Conclusion</b>                                      | <b>11</b>                           |

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## 1.0 Introduction

- 1.1 This Pre-Application Consultation [PAC] Report relates to a planning application made by Lichfields on behalf of Bellway Homes Limited (North West Division) for enabling works at Land at Gatewen Road, Wrexham. The document reports on the statutory consultation process undertaken by Lichfields and the project team.

## Background

- 1.2 In February 2021, outline planning permission (ref. P/2018/0674 and APP/H6955/A/19/3238474) was granted at Appeal for up to 112 dwellings at the site [the OPP]. Bellway subsequently acquired the site and reserved matters approval (ref. P/2021/0955) was granted for 112 dwellings in October 2022.
- 1.3 Whilst the OPP established that foul flows would be discharged via a pumped solution to the public combined sewer leading to the Five Fords Wastewater Treatment Works [FFWwTW]; the actual connection point was left to be agreed following the completion of a hydraulic modelling assessment by Dŵr Cymru Welsh Water [DCWW]. As such condition 15 was attached to the OPP which requires the submission of a sewerage scheme to satisfactorily accommodate the foul water discharges from the development prior to the commencement of development.
- 1.4 The required modelling work and connection point has subsequently been agreed between Bellway and DCWW. However, new advice from Natural Resource Wales [NRW] now sets stricter standards for phosphorus deposition impacting on the Bala Lake and River Dee Special Area of Conservation [SAC]. Bellway is a member of the Wrexham Phosphate Developer Consortium [WPDC] which, alongside the Home Builders Federation [HBF], is directly engaging with Wrexham County Borough Council [the Council] and other key stakeholders including NWR and DCWW in order to establish a permanent solution to the issue.
- 1.5 Following discussions with the Council as local planning authority [LPA], it has been agreed that Bellway will be able to commence some site works by securing planning permission for a package of enabling works which have no impact on the aforementioned phosphates issue.

## Proposed Development

- 1.6 The application therefore seeks a separate freestanding but related planning permission for the following major development:
- “Enabling works (associated with the future construction of the development pursuant to the extant outline planning permission (ref. P/2018/0674) and reserved matters approval (ref. P/2021/0955)) comprising the laying out of the access road from Gatewen Road, earthworks, tree removal, structural works to the existing reservoir and well, and demolition of the relic structures.”*
- 1.7 The requirement to undertake pre-application consultation applies to all planning applications for “major” development (full or outline), as defined in article 2 of the Town

and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) [DMPWO], and applications for Developments of National Significance [DNS].

## **Legislative Requirements**

1.8 As set out in Article 4, Part 1A of the DMPWO, the applicant must for a period of no less than 28 days before an application is submitted:

- Display a site notice in at least one place on or near the land to which the proposed application relates;
- Write to any owner or occupier of any land adjoining the land to which the proposed application relates;
- Make the draft planning application information available publicly; and,
- Consult with community and specialist consultees before applying for planning permission.

1.9 This document confirms to the Council that the above requirements have been undertaken for the proposed development.

## **Scope of Statement**

1.10 This report sets out the formal statutory consultation undertaken leading up to this submission in line with the requirements of the DMPWO. It describes the steps taken to ensure that the statutory requirements have been met, provides responses to comments made and describes the changes to the scheme that have resulted from the feedback received or the justification for not amending the scheme, where applicable.

1.11 This PAC report will deal exclusively with the feedback received from the statutory consultation required under the DMPWO.

## **2.0 Process of Engagement**

- 2.1 This section of the report summarises the statutory consultation process that has been undertaken. It follows the requirements of the DMPWO as set out in the introduction.

### **Site Notices**

- 2.2 Two site notices (in both English and Welsh languages) were posted at the perimeter of the site on Wednesday 1 February 2023. Each notice was secured to the front gates along Gatewen Road so that they were visible and legible to passing pedestrians without the need to enter the site. Steps were taken to protect the site notices to ensure that they were displayed for the minimum 28-day publicity period and we can confirm that the site notices had not been removed or damaged.
- 2.3 The site notices contained all the information set out in the form in Schedule 1B to the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 [the 2016 Order]. This included identifying the location of the nearest public place to view the application documents online which in this case was at Wrexham Library, Rhosddu Road, Wrexham, LL11 1AU. A copy of the site notices and photographs of the notices in situ can be found in Appendix 1.
- 2.4 Checks were undertaken to ensure the site notices were still in place and not defaced or damaged. The site notices were therefore displayed in accordance with the statutory requirements.

### **Draft Planning Application**

- 2.5 Draft copies of the information to be submitted as part of the formal planning application were made available online at <https://www.gatewenroad-consultation.co.uk/> for the full duration of the 28-day publicity period. Comments were invited from Wednesday 1 February 2023 to Thursday 2 March 2023. This enabled the documents to be viewed continuously on a private computer or during the opening hours of libraries/hubs for publicly available computers. Extracts of the website can be found in Appendix 2.

### **Adjoining Land Owners/Occupiers**

- 2.6 Letters providing detail of the proposed development and how to respond, including a copy of the Article 2C & 2D notice, were sent to the owners and/or occupiers of all the adjoining land to the proposed application site. These were sent via post (next day recorded delivery) on Tuesday 31 January 2023 to ensure receipt by Wednesday 1<sup>st</sup> February 2023. The notification identified where the recipient could view the planning application information and that a minimum 28 day period, from the date of receipt of the letter, was provided to respond. Appendix 3 contains a list of adjoining landowners and/or occupiers that notice was served on, alongside a copy of one of the letters / notice that was sent to the adjoining land owners.
- 2.7 In summary, notices were served on either the owner and/or occupier of all adjoining properties and providing them with 28 days to respond to the consultation in accordance with the Regulations.

## **Community Consultees**

- 2.8 A letter and Article 2C & 2D notification was sent to the Councillors that represent the Ward of New Broughton as well as Broughton Community Council.
- 2.9 The letters and notifications provided details about the proposal; identified where the recipient could view the planning application information and the appropriate deadline for responses. These were sent via email on Wednesday 1<sup>st</sup> February. A copy of the covering letter and notice is provided in Appendix 4.

## **Specialist Consultees**

- 2.10 As part of this pre-application consultation process, the developer is only required to consult a consultee listed in the table to Schedule 4 of the DMPWO, when the proposed development meets a certain criterion.
- 2.11 The following relevant specialist consultees were identified and consulted:
- Welsh Water; and,
  - the Council (Local Highway Authority [LHA]).
- 2.12 The consultation request to the above consultees included the Article 2D notice as required by the DMPWO, an example is provided in Appendix 5.

### 3.0 **Consultee Responses Received**

- 3.1 This section of the report summaries the responses made via the statutory publicity and specialist consultees.
- 3.2 Under the Data Protection Act 1998 and the General Data Protection Regulations [GDPR], the addresses and other contact information of private individuals have been redacted from this consultation report.

#### **Summary of comments received**

- 3.3 All comments received within the 28-day consultation period specified in the relevant notice have been considered by the developer.
- 3.4 We received 9 responses from the publication of the site notices, the notification of neighbours and the publication of the consultation website. The main comments that were received by the respondent were as follows:
- The enabling works need to ensure that they do not disrupt current drainage issues;
  - Where will the location of the construction site entrance be and how will traffic be kept flowing through the area;
  - Contractor vehicles and large construction vehicles should be discouraged from parking along the frontage of Gatewen Road and along New Road;
  - How will the proposed enabling works ensure that they do not touch the public path and retain the surrounding trees;
  - Clarification on tree and hedgerow removal surrounding the site and trees with TPOs;
  - How will the proposed enabling earthworks prevent dust and noise pollution and sensing vibrations;
  - The drainage system and local facilities cannot cope with the amount of properties already in New Broughton;
  - What boundary fencing will be used;
  - Why haven't all the residents on Moss Wood Court and other roads nearby had personal invitations to this consultation;
  - What is being done by the developer to offset additional atmospheric carbon dioxide or CO2 equivalent generated by doing earthworks;
  - Why are you introducing even more traffic calming measures on Gatewen Road;
  - Concerned about the dangers of the site entrance location;
  - There is bat activity around this field;
  - By adding more homes, more traffic will spill down from Gatewen Road to join long queues on Berse Road; and,
  - Objects due to the ongoing issue of phosphate in the area.

- 3.5 Of the Specialist Consultees, a response was received from DCWW, but no response was forthcoming from the Council as LHA.
- 3.6 DCWW raise no objection to the development but provided standing advice to the applicant which should be taken into account within any future planning application. This can be summarised as follows:
- DCWW have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system.
  - DCWW makes the strong recommendation is that the site layout takes 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.
  - DCWW identify that flows from this development would eventually drain to our FFWwTW which has a phosphate consent. Notwithstanding this, no problems are envisaged with the WwTW for the treatment of domestic discharges from this site.
  - The need 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 a hierarchal approach.
  - DCWW recommended that the developer consult with the Council, in relation to their proposals for SuDS features. 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.
- 3.7 We received one Community Consultee response. The response is summarised as follows:
- Concern with the development adding more vehicles to the road network;
  - Concerns with the absence of the previously anticipated mitigation arising from Welsh Government improvement schemes to the junctions on the A483;
  - Concern with the site entrance in terms of speed of vehicles and visibility splays;
  - That the effect on the trees surrounding the field with TPOs should be carefully considered and protected, with appropriate monitoring;
  - A request that the “monuments” including in particular the old munitions store building in the centre of the site be protected, fenced off and kept as a lasting monument in the location.
- 3.8 Section 4 provides a more detailed summary of the comments received as part of the statutory publicity, alongside the developer’s responses to the comments raised and how these have been addressed where appropriate.

## 4.0 Responding to the Feedback

4.1 The feedback provided through statutory publicity including specialist and community consultees is addressed within this section within the tables below. The feedback provided has enabled elements of the scheme to be reviewed.

### Responding to feedback through statutory publicity

4.2 The table below provides a summary of the comments made through the statutory publicity and how these have been considered by the applicant.

| Comments                                                                                                                                                                                                                                                                        | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The enabling works need to ensure that they do not disrupt current drainage issues                                                                                                                                                                                              | <p>As outlined in the Construction Environmental Management Plan [CEMP], surface water will be managed during the enabling works stage through the following control measures:</p> <ul style="list-style-type: none"> <li>- Sedimentation control measures will be installed prior to any major groundworks taking place. An example includes installing silt measurements.</li> <li>- Surface water measures will be used in conjunction with sediment control measures to intercept surface water runoff upstream of a waterbody. An example includes an excavated interception ditch.</li> </ul>                                                                                                                                                                                                                                                       |
| <p>Where will the location of the construction site entrance be and how will traffic be kept flowing through the area;</p> <p>Contractor vehicles and large construction vehicles should be discouraged from parking along the frontage of Gatewen Road and along New Road.</p> | <p>The primary access to the site is to be taken via a newly constructed priority junction from Gatewen Road. It is expected that all site personnel, visitors and delivery vehicles will adhere to a stipulated speed limit on approach to the site.</p> <p>Appropriate signage should ensure that all drivers and pedestrians know and understand the routes and traffic rules on site.</p> <p>Proposed areas for construction and sales parking are shown in the CEMP. The proposed parking areas avoid blocking intersections or side roads on the approach to the site. Priority will be given to local residents and any users of neighbouring facilities.</p> <p>Deliveries for plant and materials will access the site via the construction access off Neverstitch Road and be loaded/unloaded in the proposed area illustrated in the CEMP.</p> |

|                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                         | <p>It should be noted that the majority of the content of the CEMP has already been agreed with the LPA through the extant planning permission for residential development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>How will the proposed enabling works ensure that they do not touch the public path and retain the surrounding trees;</p> <p>Clarification on tree and hedgerow removal surrounding the site and trees with TPOs.</p> | <p>The proposed enabling works include the installation of tree protection fencing in order to protect retained trees during the construction period.</p> <p>Permission is sought for the removal of those trees required to facilitate the development. The removal of the trees proposed under this application have already been approved under the extant planning permission for residential development.</p> <p>The trees along the northern, western and southern boundary of the site will be retained. The trees in the centre of the site and at the new proposed site entrance will be removed. This is illustrated in Appendix 2 of the Arboricultural Impact Assessment.</p> <p>It is not clear which path that is being referred to in the comments, however any public footpaths outside of the red line boundary will not be affected by the proposed enabling works.</p> |
| <p>How will the proposed enabling earthworks prevent dust and noise pollution and sensing vibrations.</p>                                                                                                               | <p>The CEMP lists a number of controls to limit noise, vibration and dust.</p> <p>Any elevated levels of noise, dust and vibration identified by the complaints procedure will be mitigated.</p> <p>Any operations creating elevated levels of noise outside the standard hours cannot be undertaken without prior written approval of the Local Authority.</p> <p>There are a number of controls placed on the use of plant and equipment to ensure that noise pollution and vibrations are. This includes, but is not limited to: checking plant and equipment and placing it away from sensitive receptors; working within restricted operating hours; where practicable powering plant and equipment by mains electricity instead of diesel; and, consideration to</p>                                                                                                                |

|                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                      | <p>neighbouring structures including roadways and pavements.</p> <p>The CEMP outlines dust suppression, mitigation and avoidance measures. These measures include, but are not limited to: inspections and assessment; not undertaking dust causing activities in periods of high wind; proper use of equipment; and, preventative maintenance.</p> |
| The drainage system and local facilities cannot cope with the amount of properties already in New Broughton.                                         | This application is in relation to a package of enabling works and does not relate to the construction of residential development for which the extant permission has already been granted.                                                                                                                                                         |
| What boundary fencing will be used.                                                                                                                  | Boundary fencing is not proposed as part of this package of enabling works.                                                                                                                                                                                                                                                                         |
| Why haven't all the residents on Moss Wood Court and other roads nearby had personal invitations to this consultation.                               | Notice letters were sent to adjoining owner occupiers of the site in accordance with the Regulations.                                                                                                                                                                                                                                               |
| What is being done by the developer to offset additional atmospheric carbon dioxide or CO2 equivalent generated by doing earthworks.                 | As far as practicably possible, delivery vehicles and plant operating on site will be operating with low emission engines. Delivery drivers and plant operators will be strongly encouraged to switch off engines during periods where vehicles are not being used.                                                                                 |
| <p>Why are you introducing even more traffic calming measures on Gatewen Road;</p> <p>Concerned about the dangers of the site entrance location.</p> | Speed cushions have been incorporated into the proposed site access plan to ensure safe access to and from the site. It is noted that the site access proposed under this application already benefits from extant planning permission.                                                                                                             |
| There is bat activity around this field.                                                                                                             | Bat activity has already been fully assessed and considered and appropriate mitigation for the approved residential development has been agreed with the LPA. These details are outlined in the ecology appraisal accompanying this application.                                                                                                    |
| By adding more homes, more traffic will spill down from Gatewen Road to join long queues on Berse Road.                                              | This application is in relation to a package of enabling works and does not relate to the construction of residential development for which the extant permission has already been granted.                                                                                                                                                         |
| Objects due to the ongoing phosphate issues in the area.                                                                                             | The proposed enabling works do not generate any foul flows nor is there any proposals to connect to the public system.                                                                                                                                                                                                                              |

## Responding to specialist consultee feedback

4.3

The table below provides a summary of the comments made by the specialist consultees and how these comments have been considered by the developer.

| Comments                                                                                                                                                                                                                           | Response                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Welsh Water</b> – No objection. Standing advice provided. Welsh Water considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. | Whilst the proposed enabling works do not generate any foul flows nor is there any proposals to connect to the public system, the applicant has taken Welsh Water's standing advice into consideration. |

## Responding to community consultee feedback

4.4 The table below provides a summary of the comments made by community consultees.

| Comments                                                                                                                                                     | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Concern with the development adding more cars to the road network;<br><br>Concern with the site entrance in terms of speed of vehicles and visibility splays | Speed cushions have been incorporated into the proposed site access plan to ensure safe access to and from the site. It is noted that the site access proposed under this application has already been assessed and found to be acceptable by highways officers and benefits from extant planning permission.                                                                                                                                                                                                                                                                                                                                                                      |
| How the trees surrounding the field with TPOs will be closely monitored and adhered to                                                                       | The proposed enabling works include the installation of tree protection fencing in order to protect retained trees during the construction period.<br><br>Permission is sought for the removal of those trees required to facilitate the development. The removal of the trees proposed under this application have already been approved under the extant planning permission for residential development.<br><br>The trees along the northern, western and southern boundary of the site will be retained. The trees in the centre of the site and at the new proposed site entrance will be removed. This is illustrated in Appendix 2 of the Arboricultural Impact Assessment. |
| Could the old munitions store building in the centre of the site be protected, fenced off and kept as a lasting monument in the location.                    | Planning permission has already been granted for redevelopment of this site including the removal of the structures. This application only seeks to allow a package of approved works to commence on site prior to the agreement of a foul sewage connection.                                                                                                                                                                                                                                                                                                                                                                                                                      |

4.5

## **5.0 Conclusion**

- 5.1 The pre-application consultation undertaken by the applicant has met the requirements of DMPWO.
- 5.2 The local community, local members and statutory consultees have had the opportunity to be involved in the pre-application process and through this consultation process we have helped the community to understand the benefits and impacts of the proposed development.
- 5.3 This report sets out the feedback received and how we have responded to the comments. Where appropriate we have responded directly to comments raised or directed people to the relevant documentation provided as part of the consultation.
- 5.4 Given the proposed development already benefits from extant planning permission, it is critical that the detail of the proposals remains the same to ensure no contradicting details which would prevent the development being carried out in accordance with the approved details. As such, we do not consider any amendments are required to the proposed development, however this process has been helpful to allow us to address any public concerns and queries through clarification.

## **Appendix 1 : Site Notices**

**SCHEDULE 1 Article 4(4)**

**Pre-application notices**

SCHEDULE 1B Articles 2C & 2D

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**

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

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

**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 Land at Gatewen Road, Wrexham

I give notice that Bellway Homes Limited (North West Division) is intending to apply for planning permission for:

*"Enabling works (associated with the future construction of the development pursuant to the extant outline planning permission (ref. P/2018/0674) and reserved matters approval (ref. P/2021/0955)) comprising the laying out of the access road from Gatewen Road, earthworks, tree removal, structural works to the existing reservoir and well, and demolition of the relic structures."*

You may inspect copies of:

- The proposed planning application;
- The plans and drawings; and
- Other supporting documents.

online at [www.gatewenroad-consultation.co.uk](http://www.gatewenroad-consultation.co.uk) and computer facilities are available to view this information online at Wrexham Library, Rhosddu Road, Wrexham, LL11 1AU between the hours of:

|                  |               |
|------------------|---------------|
| Monday to Friday | 09:00 – 18:00 |
| Saturday 09:00 – | 16:00         |
| Sunday           | Closed        |

Anyone who wishes to make representations about this proposed development must write to the agent using the online survey at the above website address by 02.03.23

Signed:

*Kewher*

Dated: 01.02.23

**ATODLEN 1 Erthygl 4(4)**

**Hysbysladau cyn-ymgaisio**

ATODLEN 1B Erthyglau 2C a 2D

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**

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**

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol [ACLI]. Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig ar dir ger Heol y Gatewen, Wrecsam

Rwyf yn hysbysu bod Bellway Homes Limited (Adran y Gogledd Orlewin) yn bwriadu gwneud cais cynllunio ar gyfer:

*"Gwaith galluogi (sy'n gysylltiedig ag adeiladu'r datblygiad yn y dyfodol yn unol â'r caniatâd cynllunio amlinellol sy'n bodoli (cyf. P/2018/0674) a chymeradwyaeth materion a gadwyd yn ôl (cyf. P/2021/0955)) yn cynnwys gosod allan y ffordd fynediad o Heol Gatewen, gwaith daear, cael gwared ar goed, gwaith strwythurol i'r gronfa ddŵr a'r ffynnon bresennol, a dymchwel y strwythurau crair."*

Mae'n bosib archwilio copïau o'r canlynol:

- y cais cynllunio arfaethedig;
- y cynlluniau a'r lluniadau; a
- dogfennau ategol eraill

ar-lein yn [www.gatewenroad-consultation.co.uk](http://www.gatewenroad-consultation.co.uk) ac mae cyfleusterau cyfrifiadu'r gael i archwilio'r wybodaeth hon ar-lein yn Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam, LL11 1AU rhwng yr oriau:

|               |               |
|---------------|---------------|
| Llun i Gwener | 09:00 – 18:00 |
| Sadwrn        | 09:00 – 16:00 |
| Sul           | Wedi Cau      |

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr asiant gan ddefnyddio'r arolwg ar-lein yn y cyfeiriad gwefan uchod erbyn 02.03.23

.Llofnod:

*Kewher*

Dyddiad: 01.02.23



Humps  
Twmpathau  
← →



## Pre-application notices

## PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

## Proposed development at Land at Gatewen Road, Wrexham

*“Enabling works (associated with the future construction of the development pursuant to the extant outline planning permission (ref. P/2018/0674) and reserved matters approval (ref. P/2021/0955)) comprising the laying out of the access road from Gatewen Road, earthworks, tree removal, structural works to the existing reservoir and well, and demolition of the relic structures.”*

- The proposed planning application;
- The plans and drawings; and
- Other supporting documents.

Monday to Friday 09:00 – 18:00

Saturday 09:00 – 16:00

Sunday Closed

■

Signed:

Krewer

Dated: 01.02.23

## ATODLEN 1 Erthygl 4(4)

### Hysbysiadau cyn-ymgeisio

ATODLEN 1B Erthyglau 2C a 2D

## CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol [ACLI]. Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig ar dir ger Heol y Gatewen, Wrecsam

**Rwyf yn hysbysu bod** Bellway Homes Limited (Adran y Gogledd Orllewin) yn bwriadu gwneud cais cynllunio ar gyfer:

*"Gwaith galluogi (sy'n gysylltiedig ag adeiladu'r datblygiad yn y dyfodol yn unol â'r caniatâd cynllunio amlinellol sy'n bodoli (cyf. P/2018/0674) a chymeradwyaeth materion a gadwyd yn ôl (cyf. P/2021/0955)) yn cynnwys gosod allan y ffordd fynediad o Heol Gatewen, gwaith daear, cael gwared ar goed, gwaith strwythurol i'r gronfa ddŵr a'r ffynnon bresennol, a dymchwel y strwythurau crair."*

Mae'n bosib archwilio copïau o'r canlynol:

- y cais cynllunio arfaethedig;
- y cynlluniau a'r lluniadau; a
- dogfennau ategol eraill

ar-lein yn [www.gatewenroad-consultation.co.uk](http://www.gatewenroad-consultation.co.uk) ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn

Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam, LL11 1AU rhwng yr oriau:

|               |               |
|---------------|---------------|
| Llun i Gwener | 09:00 – 18:00 |
| Sadwrn        | 09:00 – 16:00 |
| Sul           | Wedi Cau      |

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr asiant gan ddefnyddio'r arolwg ar-lein yn y cyfeiriad gwefan uchod erbyn 02.03.23

.Llofnod:

*Kewher*

Dyddiad: 01.02.23

## **Appendix 2 : Extract of Website**

# Land Off Gatewen Road New Broughton

[Introduction](#)[Background](#)[Proposed Development](#)[Draft Planning Application Documents](#)[How to comment](#)

## Introduction

Under Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) those proposing planning applications with a site area of over 1 hectare are required to consult with members of the public and community and statutory bodies prior to submitting their planning application to the Local Planning Authority.

This website provides details of a planning application for proposed enabling works at Gatewen Road and provides all of the relevant details forming part of the planning application.

It is important to note that this exercise is entirely separate from the statutory consultation that Wrexham County Borough Council will conduct once the application has been submitted. The current consultation process carried out by the applicant will not preclude you from making further comments at that stage, for consideration by the Council.

## Background

Detailed planning permission has already been secured for 112 dwellings at the site. Bellway Homes intend to deliver the approved scheme but are unable to commence development until a foul drainage solution

# Proposed Development

The scope of works proposed by the forthcoming planning application can be summarised as follows:

- Construction of a site access;
- General earthworks;
- The installation of tree protection fencing and removal works;
- Making safe the former reservoir and disused well; and
- Demolition of relic structure.



Site Location Plan  
Click on the above image to zoom in

# Draft Planning Application Documents

Draft versions of all the information to be submitted as part of the forthcoming planning application have been made available for public viewing below.

| TITLE                                                                                                                                            | LAST MODIFIED |
|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
|  Access Plan ref. PC1810-RHD-ZZ-GR-DR-D-0102 P01.PDF          | Jan 26        |
|  Arboricultural Impact Assessment & AMS - Gatewen Rd, Wre...  | Jan 26        |
|  BHNW130 - Gatewen Road - LP01 Location Plan Rev A.PDF        | Jan 26        |
|  Draft Application Forms.PDF                                  | Jan 26        |
|  Draft Gatewen Road Enabling Works Application Covering Le... | Jan 26        |
|  Enabling Works Plan ref. 7791_600.PDF                        | Jan 26        |

# Lichfields Gatewen Road New Broughton

[Introduction](#)[Background](#)[Proposed Development](#)[Draft Planning Application Documents](#)[How to comment](#)

## How to Comment

Should you wish to submit comments on the scope of enabling works, please complete the form below or write to:

Land off Gatewen Road Pre-Application Consultation  
Lichfields  
Ship Canal House  
98 King Street  
Manchester  
M2 4WU

[Click here to comment](#)

The closing date for comments is **2 March 2023**. Comments received after this date may not be taken into account. An analysis of the feedback received and any changes to the scheme will be reported in the Pre-Application Consultation Report to be submitted as part of the planning application.



Nathaniel Lichfield & Partners Limited ("Lichfields") is registered with the Information Commissioners Office (registration number Z6193122). Completion of this form or response by email constitutes your explicit consent for us to process any data offered for the purpose outlined. Your responses will be analysed by Lichfields on behalf of our client: Bellway Homes Limited. Lichfields will use your response for the purposes of the statutory pre-application consultation process. Responses to this consultation may be made publicly available, but any personal information will be kept confidential. Your personal data will not be shared outside of Lichfields or Bellway Homes Limited. Your personal information will be properly safeguarded and processed in accordance with the requirements of privacy and data protection legislation. Your personal data will be deleted securely once it is no longer needed. You have the right to: withdraw your consent at any time; request to see what information is held about you; have inaccurate information about you corrected; have your personal information removed from our system (unless we are required by law or a statutory purpose to keep it); or complain to the Data Protection Officer where you believe your data has not been handled in accordance with the law. You can do this by contacting the Data Protection Officer by email: [dpo@lichfields.uk](mailto:dpo@lichfields.uk) or by post to: The Data Protection Officer, Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG.

## Cyflwyniad

O dan Ran 1A o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (fel y'i diwygiwyd) mae'n ofynnol i'r rhai sy'n cynnig ceisiadau cynllunio gydag arwynebedd safle o fwy nag 1 hectar ymgynghori ag aelodau'r cyhoedd a chyrff cymunedol a statudol cyn cyflwyno eu cais cynllunio i'r Awdurdod Cynllunio Lleol.

Mae'r wefan hon yn rhoi manylion cais cynllunio ar gyfer gwaith galluogi arfaethedig yn Heol Gatewen ac yn darparu'r holl fanylion perthnasol sy'n rhan o'r cais cynllunio.

Mae'n bwysig nodi bod yr ymarfer hwn yn gwbl ar wahân i'r ymgynghoriad statudol y bydd Cyngor Bwrdeistref Sirol Wrecsam yn ei gynnal unwaith y bydd y cais wedi'i gyflwyno. Ni fydd y broses ymgynghori bresennol a gynhelir gan yr ymgeisydd yn eich atal rhag gwneud sylwadau pellach bryd hynny, i'w hystyried gan y Cyngor.

## Cefndir

Mae caniatâd cynllunio manwl eisoes wedi ei sicrhau ar gyfer 112 o dai ar y safle. Mae Bellway Homes yn bwriadu cyflawni'r cynllun a gymeradwywyd ond ni allant ddechrau datblygu hyd nes y cytunir ar

# Datblygiad Arfaethedig

Gellir crynhoi cwmpas y gwaith a gynigir gan y cais cynllunio fel a ganlyn:

- Adeiladu mynedfa i'r safle;
- Gwaith dæar cyffredinol;
- Gosod ffensys amddiffyn coed a gwaredu coed;
- Gwneud yr hen gronfa ddwr a'r ffynon yn ddiogel; a,
- Dymchwel strwythurau crair.



Cynllun Lleoliad Safle  
Cliciwch ar y llun uchod i chwyddo i mewn

# Dogfennau Cais Cynllunio Drafft

Mæ fersiynau drafft o'r holl wybodæth sydd i'w cyflwyno fel rhan o'r cais cynllunio sydd i ddod ar gael i'r cyhoedd eu gweld isod.

| TITLE                                                                                                                                            | LAST MODIFIED |
|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
|  Access Plan ref. PC1810-RHD-ZZ-GR-DR-D-0102 P01.PDF          | Jan 26        |
|  Arboricultural Impact Assessment & AMS - Gatewen Rd, Wre...  | Jan 26        |
|  BHNW130 - Gatewen Road - LP01 Location Plan Rev A.PDF        | Jan 26        |
|  Draft Application Forms.PDF                                  | Jan 26        |
|  Draft Gatewen Road Enabling Works Application Covering Le... | Jan 26        |
|  Enabling Works Plan ref. 7791_600.PDF                        | Jan 26        |
|  Gatewen Road - Scope of Enabling Works 25-01-23.PDF          | Jan 26        |

## Sut i wneud sylwadau

Os hoffech gyflwyno sylwadau ar gwmpas y gwaith galluogi, llenwch y ffurflen isod neu ysgrifennwch at:

Land off Gatewen Road Pre-Application Consultation  
Lichfields  
Ship Canal House  
98 King Street  
Manchester  
M2 4WU

[Cliciwch yma i wneud sylwadau](#)

Y dyddiad cau ar gyfer sylwadau yw **2 Mawrth 2023**. Mæ'n bosibl na fydd sylwadau a dderbynnir ar ôl y dyddiad hwn yn cael eu hystyried. Bydd dadansoddiad o'r adborth a dderbyniwyd ac unrhyw newidiadau i'r cynllun yn cael eu hadrodd yn yr Adroddiad Ymgynghori Cyn Ymgeisio sydd i'w gyflwyno fel rhan o'r cais cynllunio.



Mae Nathaniel Lichfield & Partners Limited ("Lichfields") wedi ei gofrestru gyda Swyddfa'r Comisiynydd Gwybodaeth (rhif cofrestru Z6193122). Mae llenwi'r ffurflen hon neu ymateb trwy e-bost yn gyfystyr â'ch caniatâd penodol i ni brosesu unrhyw ddata a gynigir at y diben a amlinellwyd. Bydd eich ymatebion yn cael eu dadansoddi gan Lichfields ar ran ein cleient: Bellway Homes Limited. Bydd Lichfields yn defnyddio eich ymateb at ddibenion y broses ymgynghori cyn ymgeisio statudol. Mae'n bosibl y bydd ymatebion i'r ymgynghoriad hwn ar gael i'r cyhoedd, ond bydd unrhyw wybodaeth bersonol yn cael ei chadw'n gyfrinachol. Ni fydd eich data personol yn cael ei rannu y tu allan i Lichfields neu Bellway Homes Limited. Bydd eich gwybodaeth bersonol yn cael ei diogelu a'i phrosesu'n briodol yn unol â gofynion deddfwriaeth preifatrwydd a diogelu data. Bydd eich data personol yn cael ei ddileu yn ddiogel unwaith na fydd ei angen mwyach. Mae gennych yr hawl i: dynnu eich caniatâd yn ôl unrhyw bryd; gwneud cais i weld pa wybodaeth a gedwir amdanoch: cael gwybodaeth anghywir amdanoch wedi'i chywiro; cael eich gwybodaeth bersonol wedi'i thynnu oddi ar ein system (oni bai ei bod yn ofynnol i ni yn ôl y gyfraith neu ddiben statudol ei chadw); neu gwyno i'r Swyddog Diogelu Data os credwch nad yw eich data wedi'i drin yn unol â'r gyfraith. Gallwch wneud hyn drwy gysylltu â'r Swyddog Diogelu Data drwy e-bost: [dpo@lichfields.uk](mailto:dpo@lichfields.uk) neu drwy'r post at: Y Swyddog Diogelu Data, Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG.

## **Appendix 3 : Adjoining Owners/Occupiers**

## Pre-application notices

## PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

## Proposed development at Land at Gatewen Road, Wrexham

*“Enabling works (associated with the future construction of the development pursuant to the extant outline planning permission (ref. P/2018/0674) and reserved matters approval (ref. P/2021/0955)) comprising the laying out of the access road from Gatewen Road, earthworks, tree removal, structural works to the existing reservoir and well, and demolition of the relic structures.”*

- The proposed planning application;
- The plans and drawings; and
- Other supporting documents.

Monday to Friday 09:00 – 18:00

Saturday 09:00 – 16:00

Sunday Closed

■

Signed:

Krewer

Dated: 01.02.23

## ATODLEN 1 Erthygl 4(4)

### Hysbysiadau cyn-ymgeisio

ATODLEN 1B Erthyglau 2C a 2D

## CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol [ACLI]. Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig ar dir ger Heol y Gatewen, Wrecsam

**Rwyf yn hysbysu bod** Bellway Homes Limited (Adran y Gogledd Orllewin) yn bwriadu gwneud cais cynllunio ar gyfer:

*"Gwaith galluogi (sy'n gysylltiedig ag adeiladu'r datblygiad yn y dyfodol yn unol â'r caniatâd cynllunio amlinellol sy'n bodoli (cyf. P/2018/0674) a chymeradwyaeth materion a gadwyd yn ôl (cyf. P/2021/0955)) yn cynnwys gosod allan y ffordd fynediad o Heol Gatewen, gwaith daear, cael gwared ar goed, gwaith strwythurol i'r gronfa ddŵr a'r ffynnon bresennol, a dymchwel y strwythurau crair."*

Mae'n bosib archwilio copïau o'r canlynol:

- y cais cynllunio arfaethedig;
- y cynlluniau a'r lluniadau; a
- dogfennau ategol eraill

ar-lein yn [www.gatewenroad-consultation.co.uk](http://www.gatewenroad-consultation.co.uk) ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn

Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam, LL11 1AU rhwng yr oriau:

|               |               |
|---------------|---------------|
| Llun i Gwener | 09:00 – 18:00 |
| Sadwrn        | 09:00 – 16:00 |
| Sul           | Wedi Cau      |

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr asiant gan ddefnyddio'r arolwg ar-lein yn y cyfeiriad gwefan uchod erbyn 02.03.23

.Llofnod:

*Kewher*

Dyddiad: 01.02.23

XX

**Date:** 1 February 2023**Our ref:** 63853/01/SPM/26100174v1

Dear Owner / Occupier

**Pre-Application Consultation | Planning application for enabling works at Land at Gatewen Road, Wrexham**

We write to you as an owner and/or occupier of a neighbouring property to the above site on behalf of our client Bellway Homes Limited (North West Division), in relation to the pre-application consultation for site enabling works at land at Gatewen Road, Wrexham.

From the 1 August 2016, applicants for all major planning applications in Wales must undertake pre-application consultation with the public, the community and specialist consultees for a period of no less than 28 days before an application is submitted.

A pre-application notice is therefore attached to this letter which provides you with the information on how to view and comment on the proposed development by the 2 March 2023.

Yours faithfully

**Imogen Zulver**  
Senior Planner

Enclosure: Pre-application notice

| Address 1            | Address 2     | Address 3     | Town    | Postcode |
|----------------------|---------------|---------------|---------|----------|
| 4 Clement House      | New Broughton |               | WREXHAM | LL11     |
| 12 Alexander House   | New Broughton |               | WREXHAM | LL11     |
| 16 Alexander House   | New Broughton |               | WREXHAM | LL11     |
| 17 Alexander House   | New Broughton |               | WREXHAM | LL11     |
| 18 Alexander House   | New Broughton |               | WREXHAM | LL11     |
| 2 Alexander House    | New Broughton |               | WREXHAM | LL11     |
| 7 Alexander House    | New Broughton |               | WREXHAM | LL11     |
| 1 Avondale           | Gatewen Road  | New Broughton | WREXHAM | LL11     |
| 2 Avondale           | Gatewen Road  | New Broughton | WREXHAM | LL11     |
| 4 Elm Cottages       | Gatewen Road  | New Broughton | WREXHAM | LL11     |
| 1 Springfield        | Gatewen Road  | New Broughton | WREXHAM | LL11     |
| 3 Springfield        | Gatewen Road  | New Broughton | WREXHAM | LL11     |
| 1 Gwynfa Cottages    | Gatewen Road  | New Broughton | WREXHAM | LL11     |
| 1 Greenfield Terrace | Gatewen Road  | New Broughton | WREXHAM | LL11     |

|                          |               |               |         |      |
|--------------------------|---------------|---------------|---------|------|
| Glascoed                 | Gatewen Road  | New Broughton | WREXHAM | LL11 |
| 17 Gatewen Road          | New Broughton |               | WREXHAM | LL11 |
| 7 Gatewen Road           | New Broughton |               | WREXHAM | LL11 |
| 8 Gatewen Road           | New Broughton |               | WREXHAM | LL11 |
| 9 Gatewen Road           | New Broughton |               | WREXHAM | LL11 |
| 3 Little Mountain Court  |               |               | WREXHAM | LL11 |
| 9 Little Mountain Court  |               |               | WREXHAM | LL11 |
| 11 Little Mountain Court |               |               | WREXHAM | LL11 |
| 15 Moss Wood Court       | New Broughton |               | WREXHAM | LL11 |
| 25 Moss Wood Court       | New Broughton |               | WREXHAM | LL11 |
| 29 Moss Wood Court       | New Broughton |               | WREXHAM | LL11 |
| 35 Moss Wood Court       | New Broughton |               | WREXHAM | LL11 |
| 43 Moss Wood Court       | New Broughton |               | WREXHAM | LL11 |
| 2 Gatewen Villas         | New Road      | New Broughton | WREXHAM | LL11 |
| 11 Clement House         | New Broughton |               | WREXHAM | LL11 |
| 2 Clement House          | New Broughton |               | WREXHAM | LL11 |

|                    |               |               |         |      |
|--------------------|---------------|---------------|---------|------|
| 3 Clement House    | New Broughton |               | WREXHAM | LL11 |
| 7 Clement House    | New Broughton |               | WREXHAM | LL11 |
| 1 Alexander House  | New Broughton |               | WREXHAM | LL11 |
| 11 Alexander House | New Broughton |               | WREXHAM | LL11 |
| 4 Alexander House  | New Broughton |               | WREXHAM | LL11 |
| 6 Alexander House  | New Broughton |               | WREXHAM | LL11 |
| 8 Alexander House  | New Broughton |               | WREXHAM | LL11 |
| 9 Alexander House  | New Broughton |               | WREXHAM | LL11 |
| 1 Elm Cottages     | Gatewen Road  | New Broughton | WREXHAM | LL11 |
| 5 Elm Cottages     | Gatewen Road  | New Broughton | WREXHAM | LL11 |
| Oak Cottage        | Gatewen Road  | New Broughton | WREXHAM | LL11 |
| Gwynfa Stores      | Gatewen Road  | New Broughton | WREXHAM | LL11 |
| 16 Gatewen Road    | New Broughton |               | WREXHAM | LL11 |
| 41 Moss Wood Court | New Broughton |               | WREXHAM | LL11 |
| 45 Moss Wood Court | New Broughton |               | WREXHAM | LL11 |

|                          |               |               |         |      |
|--------------------------|---------------|---------------|---------|------|
| 19 Moss Wood Court       | New Broughton |               | WREXHAM | LL11 |
| 2 Little Mountain Court  |               |               | WREXHAM | LL11 |
| 4 Little Mountain Court  |               |               | WREXHAM | LL11 |
| 12 Little Mountain Court |               |               | WREXHAM | LL11 |
| 16 Little Mountain Court |               |               | WREXHAM | LL11 |
| 12 Clement House         | New Broughton |               | WREXHAM | LL11 |
| 10 Alexander House       | New Broughton |               | WREXHAM | LL11 |
| 14 Alexander House       | New Broughton |               | WREXHAM | LL11 |
| 5 Alexander House        | New Broughton |               | WREXHAM | LL11 |
| 6 Elm Cottages           | Gatewen Road  | New Broughton | WREXHAM | LL11 |
| 4 Springfield            | Gatewen Road  | New Broughton | WREXHAM | LL11 |
| 4 Gwynfa Cottages        | Gatewen Road  | New Broughton | WREXHAM | LL11 |
| 5 Gwynfa Cottages        | Gatewen Road  | New Broughton | WREXHAM | LL11 |
| 10 Gatewen Road          | New Broughton |               | WREXHAM | LL11 |
| 19 Gatewen Road          | New Broughton |               | WREXHAM | LL11 |
| 20 Gatewen Road          | New Broughton |               | WREXHAM | LL11 |

|                          |               |  |         |      |
|--------------------------|---------------|--|---------|------|
| 1 Little Mountain Court  |               |  | WREXHAM | LL11 |
| 5 Little Mountain Court  |               |  | WREXHAM | LL11 |
| 7 Little Mountain Court  |               |  | WREXHAM | LL11 |
| 15 Little Mountain Court |               |  | WREXHAM | LL11 |
| 19 Little Mountain Court |               |  | WREXHAM | LL11 |
| 1 Moss Wood Court        | New Broughton |  | WREXHAM | LL11 |
| 3 Moss Wood Court        | New Broughton |  | WREXHAM | LL11 |
| 7 Moss Wood Court        | New Broughton |  | WREXHAM | LL11 |
| 9 Moss Wood Court        | New Broughton |  | WREXHAM | LL11 |
| 23 Moss Wood Court       | New Broughton |  | WREXHAM | LL11 |
| 55 Moss Wood Court       | New Broughton |  | WREXHAM | LL11 |
| 8 Little Mountain Court  |               |  | WREXHAM | LL11 |
| 1 Clement House          | New Broughton |  | WREXHAM | LL11 |
| 10 Clement House         | New Broughton |  | WREXHAM | LL11 |
| 5 Clement House          | New Broughton |  | WREXHAM | LL11 |
| 8 Clement House          | New Broughton |  | WREXHAM | LL11 |
| 13 Alexander House       | New Broughton |  | WREXHAM | LL11 |

|                          |               |               |         |      |
|--------------------------|---------------|---------------|---------|------|
| 3 Alexander House        | New Broughton |               | WREXHAM | LL11 |
| 3 Elm Cottages           | Gatewen Road  | New Broughton | WREXHAM | LL11 |
| 3 Gwynfa Cottages        | Gatewen Road  | New Broughton | WREXHAM | LL11 |
| 2 Greenfield Terrace     | Gatewen Road  | New Broughton | WREXHAM | LL11 |
| 3 Greenfield Terrace     | Gatewen Road  | New Broughton | WREXHAM | LL11 |
| 5 Greenfield Terrace     | Gatewen Road  | New Broughton | WREXHAM | LL11 |
| 11 Gatewen Road          | New Broughton |               | WREXHAM | LL11 |
| 14 Gatewen Road          | New Broughton |               | WREXHAM | LL11 |
| 17 Moss Wood Court       | New Broughton |               | WREXHAM | LL11 |
| 21 Moss Wood Court       | New Broughton |               | WREXHAM | LL11 |
| 27 Moss Wood Court       | New Broughton |               | WREXHAM | LL11 |
| 31 Moss Wood Court       | New Broughton |               | WREXHAM | LL11 |
| 5 Moss Wood Court        | New Broughton |               | WREXHAM | LL11 |
| 14 Little Mountain Court |               |               | WREXHAM | LL11 |
| 37 Moss Wood Court       | New Broughton |               | WREXHAM | LL11 |

|                          |               |               |         |      |
|--------------------------|---------------|---------------|---------|------|
| 49 Moss Wood Court       | New Broughton |               | WREXHAM | LL11 |
| 51 Moss Wood Court       | New Broughton |               | WREXHAM | LL11 |
| 17 Little Mountain Court |               |               | WREXHAM | LL11 |
| 1 Gatewen Villas         | New Road      | New Broughton | WREXHAM | LL11 |
| 6 Clement House          | New Broughton |               | WREXHAM | LL11 |
| 9 Clement House          | New Broughton |               | WREXHAM | LL11 |
| 15 Alexander House       | New Broughton |               | WREXHAM | LL11 |
| 2 Elm Cottages           | Gatewen Road  | New Broughton | WREXHAM | LL11 |
| 2 Springfield            | Gatewen Road  | New Broughton | WREXHAM | LL11 |
| 2 Gwynfa Cottages        | Gatewen Road  | New Broughton | WREXHAM | LL11 |
| 4 Greenfield Terrace     | Gatewen Road  | New Broughton | WREXHAM | LL11 |
| 12 Gatewen Road          | New Broughton |               | WREXHAM | LL11 |
| 13 Gatewen Road          | New Broughton |               | WREXHAM | LL11 |
| 15 Gatewen Road          | New Broughton |               | WREXHAM | LL11 |
| 18 Gatewen Road          | New Broughton |               | WREXHAM | LL11 |

|                          |               |  |         |      |
|--------------------------|---------------|--|---------|------|
| 6 Gatewen Road           | New Broughton |  | WREXHAM | LL11 |
| 11 Moss Wood Court       | New Broughton |  | WREXHAM | LL11 |
| 6 Little Mountain Court  |               |  | WREXHAM | LL11 |
| 10 Little Mountain Court |               |  | WREXHAM | LL11 |
| 21 Little Mountain Court |               |  | WREXHAM | LL11 |
| 39 Moss Wood Court       | New Broughton |  | WREXHAM | LL11 |
| 47 Moss Wood Court       | New Broughton |  | WREXHAM | LL11 |
| 53 Moss Wood Court       | New Broughton |  | WREXHAM | LL11 |

## **Appendix 4 : Letter to Councillor**

Councillor Claire Lovett  
5 Dale Road  
New Broughton  
Wrexham  
LL11 6TH

**Date:** 1 February 2023  
**Our ref:** 63853/01/SPM/26098508v1

Dear Claire

**Pre-Application Consultation | Planning application for enabling works  
at Land at Gatewen Road, Wrexham**

We write to you in your capacity as Ward Councillor for New Broughton on behalf of our client Bellway Homes Limited (North West Division), in relation to the pre-application consultation for site enabling works at land at Gatewen Road, Wrexham.

From the 1 August 2016, applicants for all major planning applications in Wales must undertake pre-application consultation with the public, the community and specialist consultees for a period of no less than 28 days before an application is submitted.

A pre-application notice is therefore attached to this letter which provides you with the information on how to view and comment on the proposed development by the 2 March 2023.

Yours sincerely



**Imogen Zulver**  
Senior Planner

*Enclosure: Pre-application notice*

Broughton Community Council  
BY EMAIL

**Date:** 1 February 2023

**Our ref:** 63853/01/SPM/26098508v1

Dear Sir / Madam

**Pre-Application Consultation | Planning application for enabling works  
at Land at Gatewen Road, Wrexham**

We write to Broughton Community Council on behalf of our client Bellway Homes Limited (North West Division), in relation to the pre-application consultation for site enabling works at land at Gatewen Road, Wrexham.

From the 1 August 2016, applicants for all major planning applications in Wales must undertake pre-application consultation with the public, the community and specialist consultees for a period of no less than 28 days before an application is submitted.

A pre-application notice is therefore attached to this letter which provides you with the information on how to view and comment on the proposed development by the 2 March 2023.

Yours faithfully



**Imogen Zulver**  
Senior Planner

*Enclosure: Pre-application notice*

## Pre-application notices

## PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

## Proposed development at Land at Gatewen Road, Wrexham

*“Enabling works (associated with the future construction of the development pursuant to the extant outline planning permission (ref. P/2018/0674) and reserved matters approval (ref. P/2021/0955)) comprising the laying out of the access road from Gatewen Road, earthworks, tree removal, structural works to the existing reservoir and well, and demolition of the relic structures.”*

- The proposed planning application;
- The plans and drawings; and
- Other supporting documents.

Monday to Friday 09:00 – 18:00

Saturday 09:00 – 16:00

Sunday Closed

■

Signed:

Kewher

Dated: 01.02.23

## ATODLEN 1 Erthygl 4(4)

### Hysbysiadau cyn-ymgeisio

ATODLEN 1B Erthyglau 2C a 2D

## CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol [ACLI]. Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig ar dir ger Heol y Gatewen, Wrecsam

**Rwyf yn hysbysu bod** Bellway Homes Limited (Adran y Gogledd Orllewin) yn bwriadu gwneud cais cynllunio ar gyfer:

*"Gwaith galluogi (sy'n gysylltiedig ag adeiladu'r datblygiad yn y dyfodol yn unol â'r caniatâd cynllunio amlinellol sy'n bodoli (cyf. P/2018/0674) a chymeradwyaeth materion a gadwyd yn ôl (cyf. P/2021/0955)) yn cynnwys gosod allan y ffordd fynediad o Heol Gatewen, gwaith daear, cael gwared ar goed, gwaith strwythurol i'r gronfa ddŵr a'r ffynnon bresennol, a dymchwel y strwythurau crair."*

Mae'n bosib archwilio copïau o'r canlynol:

- y cais cynllunio arfaethedig;
- y cynlluniau a'r lluniadau; a
- dogfennau ategol eraill

ar-lein yn [www.gatewenroad-consultation.co.uk](http://www.gatewenroad-consultation.co.uk) ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn

Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam, LL11 1AU rhwng yr oriau:

|               |               |
|---------------|---------------|
| Llun i Gwener | 09:00 – 18:00 |
| Sadwrn        | 09:00 – 16:00 |
| Sul           | Wedi Cau      |

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr asiant gan ddefnyddio'r arolwg ar-lein yn y cyfeiriad gwefan uchod erbyn 02.03.23

.Llofnod:

*Kewher*

Dyddiad: 01.02.23

## **Appendix 5 : Notice to specialist consultees**

Dŵr Cymru Welsh Water  
Developer Services  
PO Box 3146  
Cardiff  
CF30 0EH

**Date:** 1 February 2023

**Our ref:** 63853/01/SPM/26100968v1

Dear Sir or Madam

## **Pre-Application Consultation | Planning application for enabling works at Land at Gatewen Road, Wrexham**

We write on behalf of our client Bellway Homes Limited (North West Division), in relation to the pre-application consultation for site enabling works at land at Gatewen Road, Wrexham.

From the 1 August 2016, applicants for all major planning applications in Wales must undertake pre-application consultation with the public, the community and specialist consultees for a period of no less than 28 days before an application is submitted.

A pre-application notice is therefore attached to this letter which sets out the requirement to receive a preapplication consultation response from you, under Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

We look forward to receiving your response on the proposed development mentioned above by the 2 March 2023.

Yours faithfully



**Imogen Zulver**  
Senior Planner

Enclosure: Pre-application notice

## **SCHEDULE 1C Article 2D**

### **CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**

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

### **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 Land at Gatewen Road, Wrexham.

I give notice that Bellway Homes Limited (North West Division) is intending to apply for planning permission for:

*“Enabling works (associated with the future construction of the development pursuant to the extant outline planning permission (ref. P/2018/0674) and reserved matters approval (ref. P/2021/0955)) comprising the laying out of the access road from Gatewen Road, earthworks, tree removal, structural works to the existing reservoir and well, and demolition of the relic structures”*

A copy of the proposed application; plans; and other supporting documents can be viewed online at [www.gatewenroad-consultation.co.uk](http://www.gatewenroad-consultation.co.uk) 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 by 02.03.23 via email: GatewenRoad@lichfields.uk or by post:

Gatewen Road Consultation  
Lichfields  
Ship Canal House  
98 King Street  
Manchester  
M1 4WU

Signed:



Date:

01.02.23

Celebrating  
**60**  
years

**Birmingham**  
0121 713 1530  
birmingham@lichfields.uk

**Edinburgh**  
0131 285 0670  
edinburgh@lichfields.uk

**Manchester**  
0161 837 6130  
manchester@lichfields.uk

**Bristol**  
0117 403 1980  
bristol@lichfields.uk

**Leeds**  
0113 397 1397  
leeds@lichfields.uk

**Newcastle**  
0191 261 5685  
newcastle@lichfields.uk

**Cardiff**  
029 2043 5880  
cardiff@lichfields.uk

**London**  
020 7837 4477  
london@lichfields.uk

**Thames Valley**  
0118 334 1920  
thamesvalley@lichfields.uk



**lichfields.uk**