



PRE-APPLICATION CONSULTATION REPORT (PAC)

Prepared on behalf of Wales & West Housing

in support of a

Detailed Planning Application

for the

Proposed erection of a replacement Over 55s Affordable Housing Scheme involving a three-storey apartment block comprising 17 no.1-bed dwellings and 8 no. 1-bed bungalows; retaining existing means of vehicular access and landscaping.

to Wrexham County Borough Council

Cwrt Pentwmpath, Eighth Avenue, Llay, Wrexham, LL12 0TT

October 2022

Ref. J10-W&W-PAC-RevA

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1.0 INTRODUCTION & BACKGROUND

- 1.1 This Pre-Application Consultation Report (or PAC) has been prepared and undertaken by J10 Planning Ltd (the Agent) acting on behalf of Wales & West Housing; the applicants.
- 1.2 The land associated with this proposal comprises an area of land located at Cwrt Pentwmpath, Eighth Avenue, Llay, Wrexham, LL12 0TT; an existing sheltered housing block.
- 1.3 This report accompanies and supports the submission of a Detailed Planning application to Wrexham County Borough Council (WCBC) for the proposed redevelopment of the site for replacement over-55's affordable housing.
- 1.4 Accordingly, the purpose of this supporting statement is to:
- **explain the statutory pre-application process;**
 - **discuss the benefits of consultation;**
 - **review the DMO pre-application process;**
 - **identify the key issues and matters raised by consultees; and**
 - **demonstrate how the applicant has sought to respond to the consultation feedback and how the proposed development might have changed, been shaped and informed by this process.**
- 1.5 We consider that this document will serve to demonstrate that the applicants have followed a rigorous and robust method of engagement which has helped shape the proposals and been embraced by the applicant; but also, a process that has generated positive responses from consultees.
- 1.6 The applicant believes that this report, in association with all the other supporting statements and drawings linked to this submission, will assist and provide the Local Planning Authority with a clear basis for interpretation and decision making.
- 1.7 There is no set or standard template or format for the PAC and it is up to the applicant to determine the best way of presenting this material.
- 1.8 The applicant considers this PAC report provides a helpful and understandable way for all parties to navigate the process.

Legislative Requirements

- 1.9 The assented Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 means that from 1 August 2016 a far greater emphasis upon pre-application consultation with key stakeholders was introduced and a formal (Development Management Order (DMO) process was activated.
- 1.10 This now places a responsibility upon applicants to undertake and follow a pre-application procedure of formal consultation and engagement with key statutory consultees (e.g. NRW, DCWW, etc), the Local Authority (e.g. LLFA, Highway Authority), Town/Community Councils, local Ward Councillors, local residents and neighbouring businesses.
- 1.11 It applies to all Major applications (outline or detailed) where the project involves over 1,000 sqm of non-residential space and/or the site exceeds 1.0 ha or where the site involves 10+ residential dwellings and/or a site over 0.5 ha. Given the proposal exceeds these thresholds the DMO process duly applies.
- 1.12 Even before the DMO process was introduced in Wales, front-loading the pre-application stage, amongst many practitioners, became best practice and its benefits are recognised as adding value to the quality of a submission. Indeed, having been formalised into the statutory application process it is meant to save time and resources when one reaches the formal submission and determination stage of a proposal.
- 1.13 This more formal statutory duty is a significant step-change and places a big responsibility upon applicants, but also obliges statutory consultees to respond in a timely and full manner. Regrettably, however, there is no such obligation upon those non-statutory 3rd parties who may not wish to engage.

Benefits of Consultation

- 1.14 Development has the potential of influencing and changing the local economic, social, cultural, built and natural environments. Place-making and sustainable development are at the core of the planning and development process. It is recognised by applicants that development will have impacts upon the fabric of our communities long after it has been built; hopefully positive and beneficial ones.
- 1.15 The DMO process has therefore sought to “flush out” any areas of concern early on in the process and ensure that no surprises are raised through the more formal statutory consultation period that will be undertaken once the planning application has been formally submitted for determination.
- 1.16 The legislative requirements and due statutory process now placed upon applicants for major development projects in Wales essentially means that a significant (financial and resource) investment must be made before any qualifying (major) application is submitted for determination; thus “front-loading” a scheme a lot more than ever before.
- 1.17 The DMO consultation process is required for both Outline and Detailed applications, so even Outline submissions are not immune and gone are the days when a simple red line around a site was sufficient for the principle of development to be deemed acceptable. Even the simplest and most modest of (Outline) planning applications must address a host of technical issues and the onus upon the applicant in presenting a credible and deliverable scheme cannot be underplayed.
- 1.18 Thus, the process now effectively deters opportunistic and speculative applications because the investment in the project is too much to risk such investment. It is our opinion that this means that planning applications which do come forward are, and have to be, “serious” as applicants will have invested heavily (and positively) in solutions that make every attempt to pre-empt key issues.
- 1.19 The pre-application consultation process encourages dialogue with the community, Council and statutory consultees, early in the process, which allows issues, opportunities and points of interest to be raised and considered. This provides a more evolved and thoughtful application to be submitted, which is founded on the consideration of those comments collated during this process. Whilst this process doesn't require the applicant to address comments, it gives them the opportunity to acknowledge these, whether they agree with them or not.

- 1.20 Importantly, the pre-application process is much about information sharing than anything. This process shares a draft of the application, enabling the community to review this and ask questions accordingly.
- 1.21 Whilst there is a greater amount of responsibility placed upon the applicant to ensure pre-application consultation and engagement is sound and robust there is also a duty upon consultees to respond in a comprehensive manner so that all key issues can be “ironed out” and satisfactorily addressed and, hopefully, resolved prior to the formal planning application being subsequently submitted.
- 1.22 Therefore, consultees have a duty to ensure they don’t “hold back” or remain silent at this stage because this is their opportunity to engage.
- 1.23 It must be noted that the comments received from the statutory consultees, Councillors or community are not the final comments. The planning application process is an evolving process, that enables consultees to add to or change their position based on new or clarified information. Equally, during the application determination period the application can adapt to new information or comments.
- 1.24 The original intention of the Welsh Government was that the DMO procedure would streamline and speed up the decision-making process; so that by the time an application is formally submitted for determination the process is largely administrative.
- 1.25 This is not to say there will not be issues to still address and overcome during the determination stage, but the pre-application process ought to be the forum where issues are raised and addressed, because to remain silent on them will not aid the decision-making process.

Method and Summary of Consultation

- 1.26 It has, of course, been necessary and important to enter into dialogue with the very body that is responsible for local planning matters; that is **Wrexham County Borough Council** and indeed the applicant has gone beyond the minimum standard requirement set out in the DMO process by liaising and engaging with many of the organisations, bodies, groups and agencies as part of the pre-application process.
- 1.27 The feedback and advice provided to the applicant team by Officers from the Local Authority, other stakeholders and statutory consultees during the standard pre-application process is considered to have been constructive and helpful and we would like to thank all those involved for their guidance, advice and input throughout this process.
- 1.28 This collaboration has been positive and constructive and it has meant that the DMO consultation process has subsequently enabled the applicant to make changes in response to issues raised; thus, shaping this application; but to also consider why certain changes are not made.
- 1.29 Planning Officers at **Wrexham CBC** have consistently been positive in providing support for the proposals, subject to us following their guidance, since early meetings, and the applicant's team have responded positively to these and other statutory comments in developing an exciting set of proposals which we consider reflects the advice conferred.
- 1.30 Entering into positive and creative dialogue with statutory consultees is important, but the Planning system is also about engaging positively with all interested parties and other stakeholders. Consensus building with local communities and their representatives is critical to ensure that all voices are heard in shaping the places that are proposed for development; places where we live and work.
- 1.31 This has been reported in the supporting Planning Statement and reference should be made to the section entitled "Pre-Application Discussions" in that statement, so we shan't be repeating that here, as this PAC is solely about the DMO consultation process.
- 1.32 We contacted the local Ward Councillors before the DMO process formally commenced and extended an invitation to meet and discuss the proposals with them.
- 1.33 Besides holding several meetings with Officers at Wrexham County Borough Council, we liaised with a host of other statutory consultees.

- 1.34 We have been guided by the Guidance on the DMO process published by Welsh Government and followed the requirements as set out in the table below:

REQUIREMENT	ACTION	STATUS	REFER TO :
Display a site notice in at least one place on or near the land to which the proposed application relates for a period of no less than 28 days before submitting an application for the proposed development	3 no. sets of site notices (in English and Welsh) were erected and displayed on the perimeter of the site (encapsulated to protect them from the weather and securely tied onto street furniture); these being visible from pedestrian accessible positions on Eighth Avenue	Notice 1B : complete	Copy of notice and photos of them on display shown in Appendix A erect on 30 August 2022
Write to "any owner or occupier of any land adjoining the land to which the proposed application relates"	Some 50 no. flyer notices (in English and Welsh) were distributed to all neighbouring owners/occupiers of land and premises (residential dwellings and business addresses) in the locality of the site; this was distributed covering an area as shown on an aerial plan	Notice 1B : complete	Refer to Notice 1B in Appendix A that were delivered on 30 August 2022 as per the distribution aerial plan
Make the draft planning application Information available publicly	A full draft application pack was produced and made available online with an online comments form	J10 website : consultation portal	Refer to J10 consultation website link https://j10planning.com/consultations/llay-local-housing/ as illustrated in Appendix D
Consult community and specialist consultees before applying for planning permission	Notice was served upon the Wrexham CBC (highways, environmental health, drainage, trees, ecology and planning), NRW, Welsh Water, Severn Dee. Also, Notice was served upon the Llay Community Council and the two local Ward Councillors (Robert Walsh and Bryan Apsley). All draft material was placed upon the Consultation Portal of the J10 website (where an online comments form was available) with the ability to download any item. For those with no personal access to the internet reference	Notice 1C : complete	Refer to Notice 1C in Appendix B that were emailed on 30 August 2022

	was made to the Llay Park Resource Centre, where free use of computers offers anyone without internet or computer access, the ability to view the material online.		
Consider if Environmental Impact Assessment (EIA) is required for the project	An EIA Screening Opinion has not been submitted : it is not considered to meet the legislative thresholds to warrant an EIA	Not Applicable	Not Applicable
Submit a pre-application consultation report (PAC) as part of the planning application	This PAC report fulfils this requirement	Complete	This report

1.35 The formal Notices (1B and 1C) were made available in both the Welsh and English languages.

1.36 As set out in the Regulations this PAC is required to contain the following items:

(a) a copy of the notice referred to in article 2C(1)(a)(i) – **this comprising Notice 1B; which doubles up as the site notice and the notice issued to owners and occupiers of adjacent land and property (see APPENDIX A)**

(b) a declaration that the notice referred to in article 2C(1)(a)(i) was displayed in accordance with the requirements of that article – **this comprising the declaration that the site notice (Notice 1B) displayed in at least one place on or near the development site for no less than 28 days; photos of the site notice are provided (see APPENDIX A)**

(c) a list of the addresses of persons who were given notice of the proposed application in accordance with article 2C(1)(a)(ii) and a copy of the notice given to such persons – **this is provided as a list (see APPENDIX B)**

(d) copies of all notices given to community consultees and specialist consultees in accordance with articles 2D(2) and 2D(3) – **this comprising Notice 1C which is the notice issued to councillors, town/community councils and specialist consultees (see APPENDIX B)**

(e) a summary of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and articles 2C and 2D(2), including confirmation of whether the issues raised have been addressed, and, if so, how – this comprising the responses received from all those who have responded (as owners and occupiers of adjacent land and property) to the consultation; detailed summaries of their responses are provided (see **table in Section 2 of this PAC**) and the issues raised and how the applicant has responded to them is also provided (see **Sections 2 and 3 of this PAC**); similarly, how the applicant has responded to statutory consultees is also provided (see **Section 2 of this PAC**)

(f) copies of all responses received from specialist consultees with an explanation of the account taken of each response – the full responses are provided (see **APPENDIX C**)

- 1.37 We can confirm and formally declare that the statutory requirements as set out above for the DMO consultation process were correctly adhered to and completed for a minimum of 28 days.

2.0 DMO FEEDBACK and the APPLICANT'S RESPONSE

- 2.1 Wales & West Housing is grateful to those who provided feedback on the proposals during the public consultation and a breakdown of the comments received is outlined in this section. Feedback was invited by telephone, post, email and online form. The details of how to submit feedback were provided on both project websites and the formal and informal correspondence distributed to the local community and stakeholders.
- 2.2 The more detailed record of the original statutory consultee responses can be found by looking at **APPENDIX C** where full copies can be found and additionally by reviewing the detailed tables below, which include local resident, Ward Councillor and Community Council comments.
- 2.3 The process generated responses from a range of statutory consultees and the key issues raised along with how the applicant has responded is shown in the table below.

CONSULTEE	SUMMARY OF FEEDBACK PROVIDED	APPLICANT RESPONSE
WCBC Highways	Highways do not have any concerns and recommend some minor revisions	Minor revisions made to plans and TS updated
WCBC Drainage (LLFA)	No Comments Received	SAB's application is being progressed
WCBC Planning	No Comments Received	No Further Action
WCBC EHO	No concerns – recommend conditions	Suggested conditions are acceptable
WCBC Trees	No Comments Received	No Further Action
WCBC Ecology	No Comments Received	No Further Action
NRW	Ecology Report acceptable. Impact upon the SAC (re. phosphates) is considered to result in net reduction	No Further Action
Welsh Water (DCWW)	Connections exist and foul capacity exists. Soakaways for surface water drainage is acceptable	No Further Action
Hafren Dyfrdwy (Severn Trent Dee Valley)	Not within their authority area	No Further Action
Ward Councillors (Holt)	No observation submitted	No Further Action
Llay Community Council	No Comments Received	No Further Action

- 2.4 The applicant believes that community consultations are heading more online nowadays and that the use of digital media is commonplace.

2.5 The table below provides a breakdown of numbers relating to the DMO consultation:

DMO in Figures	Numbers
Resident flyers delivered	50
Statutory consultees	9 (of which 6 provided a response)
Community representatives	3 (of which 1 provided a response)
Method of Response	Numbers
Consultation response form submitted online via J10 Planning website	4
Letters received	0
Calls made to J10 office or Wales & West Housing	0
Total responses	4
Types of Response	Numbers
Positive	6
Neutral	3
Object / Raise Concern	2
Total responses	11

2.6 The fact is that despite the volume of residents being notified (postally) this consultation attracted just 4 local resident comments equating to just 12.5% of those notified.

2.7 The table provides a detailed summary of these comments together with the applicants response.

CONSULTEE	COMMENT	APPLICANT RESPONSE
	At this precise moment in time I support the purpose of the plan in principle. Only concern is the height of the main building. 3 storeys is high and I wouldn't want it to have a negative impact not only the visual amenities of the street but also on neighbouring properties.	The facing distance is presently 31.7 metres, whereas Wrexham's LPG 21 requires (for new housing) a facing distance of 22 metres for houses that are on the same level, increasing by 2m for every 1m change in level. Please note that the proposed apartment building will be 2m lower than the road and that the houses opposite are situated approximately 1m above the road. Consequently, the windows to the second-floor apartments will be just 1m above the first-floor windows in the houses opposite and as such standards are easily being exceeded and in addition the streetscene perception of it being a 3-storey building is positively negated by these level changes.

	Personally, a 2-storey building would be better, especially if it is designed for older people.	The building has a pitched roof which is currently shown at an angle of 27.5°. The architect has considered that this could be reduced to 22.5°, which would reduce the ridge height by 0.685m, but this would result in a significant renewable energy reduction which could pose a threat to WG funding, but also increase energy bill costs for residents. The 3-storeys is needed to avoid a larger mass of building across the site; all floors will be serviced with a centrally located lift and the third storey also allows the applicant to use the "HAPPI" principles of designing for older people whereby a dual aspect floor plan can be achieved which maximises the use of natural light and ventilation; thus providing residents with enhanced levels of amenity, wellbeing and welfare. The final drawings (and their detailing) will allow you to see that 3-storeys is actually appropriate here and that the applicant has listened and taken steps to minimise height (be this real and/or perceived) and that the design allows for amenity and wellbeing HAPPI principles to be met.
	expressed concern that the pre planning application for Cwrt Pentwmpath development was too high and needed a reduction in height. was concerned that building erected in the late 70's were already being knocked down and replaced already. also mentioned some concerns about invasion of privacy involved.	Height concern : see response above Building failure : it doesn't meet standards/regulations and cannot be feasibly re-furbished Privacy : interface distances are met and additional plans are being produced and detailed landscaping plans also now produced to protect amenity/privacy of neighbours
	Our back garden is We have a hedge boundary which belongs to us & the hedge must remain. Can I also bring to your attention that the design and access statement (page 10)- Topography and site	Hedge will remain; a sensitive and detailed Landscaping scheme now produced to protect neighbours Annotation in DAS and on plans now corrected

	constraints drawing shows incorrect information. Point 7 states; 'Single storey dwellings with private gardens. Privacy to be respected'. Only one of the adjoining dwellings is single storey. Glan Alyn and The Forge are double storey and The Forge has a bedroom window at the rear which would look out directly onto the gardens of at least one proposed bungalow, possibly more. This would also have an impact on the privacy of the family living at The Forge. I also feel the apartment block should remain two storey as a three storey would have a negative impact on the adjacent houses along Eighth Avenue.	Privacy protected and landscaping plan and new cross-section drawing confirms this Height : see other responses
	Please can I raise a few concerns regarding the proposed application at the rear of my property . Firstly my house on all of the plans is labelled as a single dwelling when in fact it is two story. Due to it being two story I have concerns on how close the rear garden of the nearest bungalow is and how this will impede on my daughters privacy as this window at the rear of the house will be easily looked into due to the different ground levels. This has also been noted as a concern in the plans but the proposed fence I believe will not be suitable. I am more than happy to have a site meeting to go through these concerns and come up with a suitable solution. I am also against the location of the bins store as this will be right at the back of my garden which in hot weather will cause unpleasant odours.	Annotation on drawings corrected Privacy protected and landscaping plan and new cross-section drawing confirms this Bins : every (bungalow) property must provide a location for bins and they will not be kept on communal pedestrian access paths; this is not considered to be a (planning) problem
	Why 3 storeys we feel like we live in a goldfish bowl as it is without another level. And being straight in front of our home. No thought for the residents living with 3 levels.	No overlooking will occur as the interface distances significant exceed standards; also site is lower than main road – cross-section plans show how this will be seen as opposed to the perception of height/scale. No change.

	I live directly opposite this building. Although I agree there does need to be changes to the current building. I do not agree with the straightening of the building and adding a third floor. A third floor and straightening will seriously impose on my own property. We won't have the privacy that we have now. The plans look very intruding and extremely large. From the look of the building it look like it will tower our homes. And affect the light and privacy of the current residents. I understand many will not be affected by this but this affects the people living directly opposite the current building...which is about 5 houses. But we certainly are not ok with the current plans. Not only this issue with the height etc but however long this takes to build will completely disrupt the lives of people living close by with the building works etc...it is already a busy road/bus route.	See responses above regarding the perception of height/scale and concerns over privacy/overlooking Conditions will be applied for hours of working and other dust/noise controls during construction period
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- 2.8 It is far more unusual to generate positivity and enthusiasm, yet despite the high level of publicity only 4 responses were received and none object to the principle of development with all comments relating to either height, proximity, privacy. This response rate would appear to suggest that the vast majority of residents support the scheme or are ambivalent towards it.
- 2.15 It is important to note that there is no statutory duty upon an applicant to provide a response on every consultation submission which results in changes being made and therefore it is not necessary for an applicant to change their development. It is simply a requirement for a record to be set out and for the applicant, through the PAC report to show that the applicant has considered whether any change is required or not and if they consider changes are necessary then for these to be identified.
- 2.16 The next section sets out what changes have been made in this instance.

3.0 SUMMARY OF CHANGES

3.1 In direct response to matters raised during the DMO process the applicant has made a series of changes to the planning application which has been submitted to the Local Planning Authority for determination. These changes comprise the following items:

- **Highways:** *Some minor changes to the plans have been made to ensure tactile paving is introduced to enhanced pedestrian safety and mobility spaces are identified on the plans. The TS has been updated to reflect matters raised by highways officers.*
- **Design :** *additional cross-sectional drawings have been produced, along with an “interface distances plan” to show that the building exceeds all standards*
- **Height :** *the height of the main building is maintained : there is a perception that 3-storeys is high, but it must be remembered that the site ground level is around a storey beneath the main road so it will actually be seen and read as a two-storey building from Eighth Avenue.*
- **Renewable Energy :** *any reduction in roof pitch height would reduce the amount of PV's by a significant amount (33%) and this would not only impact upon the SAP rating of the building but also result in renewable energy targets (set by Welsh Government funding for affordable housing) not being achieved at nearly the same level. Moreover, to remove such a large amount of PV would also burden future tenants with increased energy bills ... the scheme offers to minimise energy costs.*
- **Plans :** *corrections to plans have been made in response to comments, with annotation amended accordingly.*
- **Landscape :** *detailed landscaping proposals have been developed in response to concerns raised about how boundary treatment will be treated; also a plan now shows the relationship between the bungalows and closest neighbouring residential dwellings*

3.2 It is clear from this PAC report that Wales & West Housing has followed and consulted in accordance with the statutory DMO regulations and responded positively to all concerns raised by those who have made comments during the DMO process. The applicant will continue to engage with Wrexham CBC, the Ward Councillors and other statutory consultees and interested parties during the determination period of the application. All further and additional comments received as a result of the statutory planning application consultation process will be considered by the applicant and we will reserve our right to respond as appropriate and necessary.

APPENDIX A :

Notice 1B + distribution area + declaration



Eighth Ave

Eighth Ave

Eighth Ave

Eighth Ave

Eleventh Ave

Eleventh Ave

Elm Walk

Nant-Y-Gaer Rd

Play Park
Resource Centre

Church of St
of Tours

Shine N' sparkle Domestic
Cleaning Services

Direct Property
Inventories

Bethel Baptist Church

Darland Garage

300.00 m

200.00 m

100.00 m

712.01 m

600.00 m

500.00 m

400.00 m

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

(to be served on owners and/or occupiers of adjoining land and community consultees; and
displayed by site notice on or near the location of the proposed development)

DECLARATION

The undersigned does solemnly swear that the Site Notice (1B) was displayed on site for not less than 28 days in accordance with Article 2C (1) (a) (i) on or near the land to which the development relates in at least one place.

Locations of display :

- : Eighth Avenue

The first day on which the notice was displayed was **30 August 2022** for a period of 28 days

Signed: **Justin Paul** (on behalf of **Wales & West Housing**)

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

(to be served on owners and/or occupiers of adjoining land and community consultees; and
displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the formal 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 **Cwrt Pentwmpath, Eighth Avenue, Llay, Wrexham, LL12 0TT**

I give notice that **Wales & West Housing** is intending to apply for detailed planning permission to Wrexham County Borough Council for the **Proposed erection of a replacement Over 55s Affordable Housing Scheme involving a three-storey apartment block comprising 17 no.1-bed dwellings and 8 no. 1-bed bungalows; retaining existing means of vehicular access and landscaping.**

You may inspect copies of the proposed application, the plans and other supporting documents online and leave comments by visiting <https://j10planning.com/consultations/llay-local-housing/>

Computer facilities are available locally to view this information online at **Llay Park Resource Centre, Fifth Avenue, Llay, Wrexham, LL12 0SA** between the hours of:

Monday to Friday : 9am to 4pm

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at justin@j10planning.com or at **J10 Planning Ltd, 2 Wrexham Road, Chester, CH4 7QR**; alternatively, comments can be left online by using the website links above.

By: **27 September 2022**

Signed: **Justin Paul** (on behalf of **Wales & West Housing**)

Dated: **30 August 2022**

Additional Note: This pre-application consultation stage provides you with the opportunity to review the forthcoming planning application and formally comment on proposals for this new replacement residential development. We are keen to listen to you and welcome any feedback.

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

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgynghoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

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 gallir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig ar **Cwrt Pentwmpath, Eighth Avenue, Llai, Wrecsam, LL12 0TT**

Rwyf yn hysbysu bod **Tai Wales & West** yn bwriadu gwneud cais am ganiatâd cynllunio manwl i Cyngor Bwrdeistref Sirol Wrecsam ar gyfer **Cynnig i godi Cynllun Tai Fforddiadwy i Bobl Dros 55 yn lle bloc o fflatiau tri llawr yn cynnwys 17 o anheddau 1 llofft ac 8 annedd. byngalos 1 ystafell wely; cadw'r mynediad presennol i gerbydau a thirlunio.**

Gallwch archwilio copïau o'r cais arfaethedig, y cynlluniau a dogfennau ategol eraill ar-lein a gadael sylwadau trwy ymweld <https://j10planning.com/consultations/llay-local-housing/>

ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn **Canolfan Adnoddau Parc Llai, Fifth Avenue, Llai, Wrecsam, LL12 0SA** rhwng yr oriau canlynol:

Dydd Llun - dydd Gwener : 9am i 4pm

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn justin@j10planning.com neu **J10 Planning Ltd, 2 Wrexham Road, Chester, CH4 7QR**; fel arall gellir gadael sylwadau ar-lein trwy ddefnyddio'r dolenni gwefan uchod.

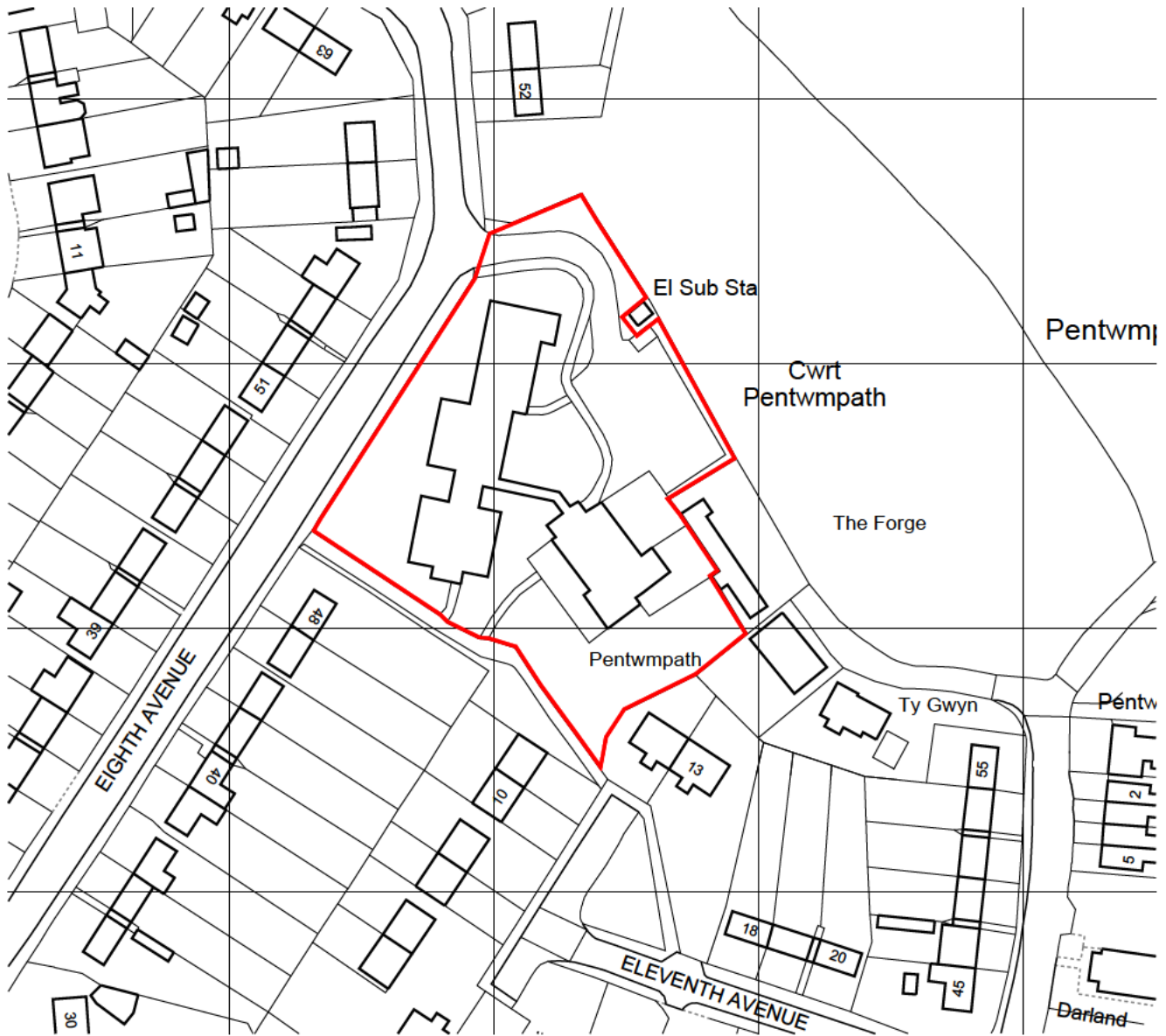
Erbyn **27 Medi 2022**

Llofnod: **Justin Paul** (ar ran **Tai Wales & West**)

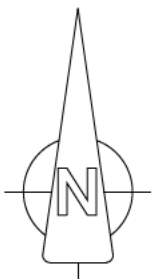
Dyddiad: **30 Awst 2022**

Nodyn Ychwanegol: Mae'r cam ymgynghori yn cael ei gynnal cyn gwneud y cais, ac mae'n gyfle i chi adolygu'r cais cynllunio sydd ar y gweill ac i roi sylwadau ffurfiol ar y cynigion ar gyfer y datblygiad preswyl newydd hwn. Rydym yn awyddus i wrando arnoch chi ac rydym yn croesawu pob adborth.

NOTES
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Registered in England and Wales
Registration No. 08117820

Val No. 650882915

Drawing Status

PLANNING

munro
associates

www.munro-associates.com

Client

Wales and West Housing

Project

Cwrt Pentwmpath
Eighth Avenue
Llay
Wrexham
LL12 0TT

Scale

1:1250 @ A4

Date

January 2022

Drawn

PCO

Drawing Title

Site Location Plan

Project No.

20.211

Drawing No.

P01

Revision

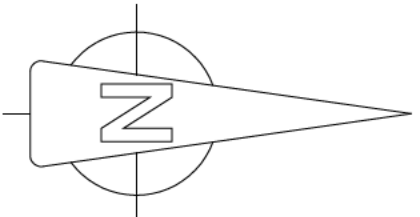
B

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REV	DATE	DESCRIPTION	BY
B	10.03.22	Site boundary amended	PO
A	08.03.22	Site boundary amended	PO

CHARLTON HOUSE, DRAYTON'S PASSAGE
SHOPLATCH, SHREWSBURY, SY1 1HF
T: 01743 341438
E: design@munro-associates.com

NOTES:
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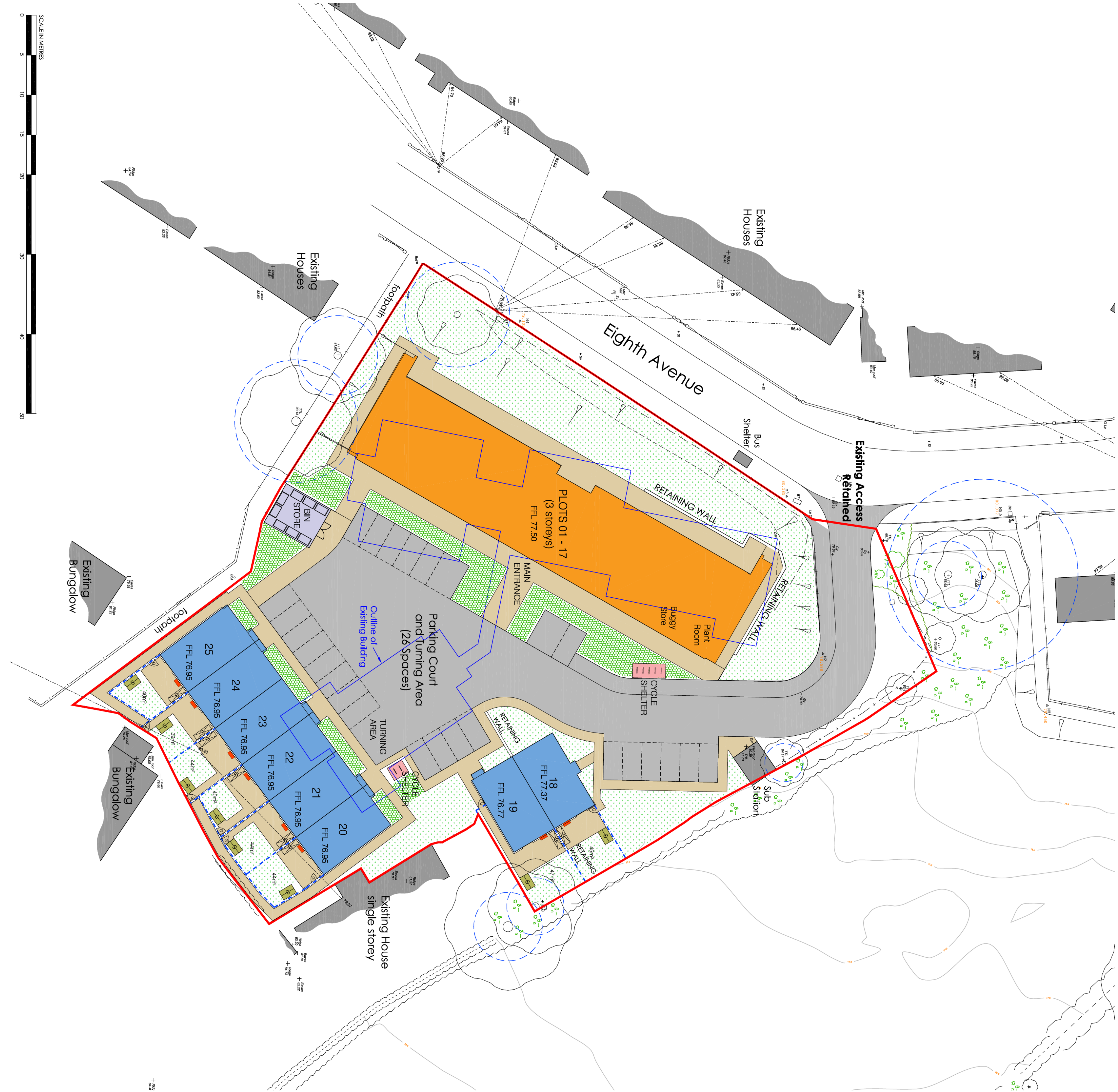


LEGEND

- 1.8m high timber hit and miss fencing with concrete posts and gravel boards
- 1.8m high personnel gate to match fencing. Lockable to S80 standard.
- Concrete paving slabs to optate paving. Poths to be 900mm wide (minimum) or 1200mm wide (minimum) to shared or communal areas.
- 6'X4 shed securely fixed to concrete base.
- Area identified for storage of refuse and recycling bins and trolley.
- Air source heat pump unit.
- Soft landscaping

Schedule of Accommodation		Qty
1B2P Affordable Bungalows		8
1B2P Affordable Apartments		17
Total Affordable Dwellings		25
Proposed Parking Spaces		26
Existing Parking Spaces		21

Approximate Site Area 4731m²



K	22.08.22	Schedule of Accommodation revised.	PO
J	17.08.22	FIS's coded.	PO
I	04.07.22	Alterations to bin Store and Cycle Store locations	MC
H	01.07.22	Apartment Building updated	MC
G	30.05.22	Apartment Building updated	MC
F	19.05.22	Apartment Building updated	MC
E	13.05.22	Apartment Building changed to 22 unit	MC
D	10.03.22	Site boundary amended	PO
C	08.03.22	Site boundary amended	PO
B	Feb 22	Apartment building updated in line with revised floor plans	PO
A	Jan 22	Alterations to car parking spaces	MC
REV	DATE	DESCRIPTION	BY

PLANNING



UNIT 29 THE BARN, BRIDGEWAY, GUNDEL, SUTTON, SURREY, GU11 3JH
TEL: 01753 341408 E: info@munroassociates.com
WWW.MUNRO-ASSOCIATES.COM

Client	Woles and West Housing
Project	Cwrt Pentwmpath Eighth Avenue Llay Wrexham
Scale	1:250 @ A1
Date	November 2021
Drawn	PCO

Site Layout

Project No	20.211	Drawing No	P-105	Revision	K
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Registered Office: Unit 29 The Barn Enterprise Centre, Scotland Drive,
Barnfield Enterprise Park, Wrexham, Shropshire, SY1 3PE.
Wrexham, Shropshire, SY1 3PE
Registration No: 08117250
Vat No: 650 8829 15

APPENDIX B :

*Notice 1C + list of consultees +
statutory consultee correspondence*

DMO Statutory Consultees

Wales & West Housing : Holt : August 2022

Dwr Cymru / Welsh Water

Developer Services, Dŵr Cymru Welsh Water, P.O. Box 3146, Linea, Fortran Road, Cardiff, CF30 0EH

Developer.services@dwrcymru.com

Hafren Dyfrdwy (Severn Trent / Dee Valley Water)

PO Box 5311, Coventry CV3 9FL

New.connections@hdcymru.co.uk

NRW : Natural Resources Wales

E-mail: NorthPlanning@cyfoethnaturiolcymru.gov.uk

Coal Authority

200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG

Email: planningconsultation@coal.gov.uk

Local Authority Contacts : Wrexham County Borough Council

Via email to the following contacts

Department	Name
Highways	Dominic Jones
Drainage – LLFA	flooding
Trees	Jon Brewin
Ecology	Emma Broad
Env. Protection	Ian Jones
Planning Policy	Matthew Phillips
Planning DC	Matthew Phillips

Ward Councillors

- Robert Walsh
- Bryan Apsley

Community Councils

- Llay

From: [Justin Paul](#)
To: [highwaysplanning](#); [public_protection_service@wrexham.gov.uk](#); [Wrexham LLFA](#); [Emma Broad](#); [Jon Brewin](#); [Matthew Phillips](#); [Welsh Water](#); [NRW - developer services](#); [New.connections@hdcymru.co.uk](#)
Cc: [Bryn Bolton](#)
Subject: DMO pre-application consultation : Cwrt Pentwmpath
Date: 30 August 2022 07:38:24
Attachments: [Binder - Consultees.pdf](#)
[image001.png](#)

Dear Sir / Madam

As required by the relevant planning legislation please find attached formal Notices with respect the proposed replacement development for over-55's affordable housing accommodation upon the Cwrt Pentwmpath site in Llay on behalf of Wales & West Housing.

This is the formal notification as required by the planning legislation.

The notice provides a link to the full suite of documents and plans associated with this Detailed proposal

but to make life easier I provide the hyperlink here (live from later on today) by visiting:

<https://j10planning.com/consultations/llyay-local-housing/>

Please note that under separate cover we have notified the Community Council, Ward Councillors and all neighbours with site notices having also been erected.

In any event, we look forward to hearing from you by the deadline of 27th September 2022.

Yours faithfully

Justin Paul

Justin Paul
BA BTP MTRPI
Managing Partner



01244 349400



07971 446630



2 Wrexham Road Chester CH4 7QR



www.j10planning.com



Company Reg. No. 6000409 VAT Reg. No. 815630835



Statutory Consultee (Welsh Water / Hafren Dyfrdwy / NRW / CPAT / Coal Authority)

Council Consultee (Planning / Highways / Environmental Protection / Drainage / Ecology / Trees)

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 **Cwrt Pentwmpath, Eighth Avenue, Llay, Wrexham, LL12 0TT**

I give notice that **Wales & West Housing** is intending to apply for detailed planning permission to Wrexham County Borough Council for the **Proposed erection of a replacement Over 55s Affordable Housing Scheme involving a three-storey apartment block comprising 17 no.1-bed dwellings and 8 no. 1-bed bungalows; retaining existing means of vehicular access and landscaping.**

You may inspect copies of the proposed application, the plans and other supporting documents online and leave comments by visiting <https://j10planning.com/consultations/llay-local-housing/>

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 justin@j10planning.com by **27 September 2022**

Signed: **Justin Paul** (on behalf of **Wales & West Housing**)

Dated: **30 August 2022**



Ymgynghoreion Statudol (Dŵr Cymru / Hafren Dyfrdwy / Cyfoeth Naturiol Cymru / CPAT / Awdurdod Glo)

Ymgynghoreion y Cyngor (Cynllunio / Prifffyrdd / Gwarchod yr Amgylchedd / Draenio / Ecoleg / Coed)

ATODLEN 1C : Erthygl 2D

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

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 ddeisyfiad ffurfiol am ymateb i ymgynghoriad cynymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad Arfaethedig ar **Cwrt Pentwmpath, Eighth Avenue, Llai, Wrecsam, LL12 0TT**

Rwyf yn hysbysu bod **Tai Wales & West** yn bwriadu gwneud cais am ganiatâd cynllunio manwl i Cyngor Bwrdeistref Sirol Wrecsam ar gyfer **Cynnig i godi Cynllun Tai Fforddiadwy i Bobl Dros 55 yn lle bloc o fflatiau tri llawr yn cynnwys 17 o anheddau 1 llofft ac 8 annedd. byngalos 1 ystafell wely; cadw'r mynediad presennol i gerbydau a thirlunio.**

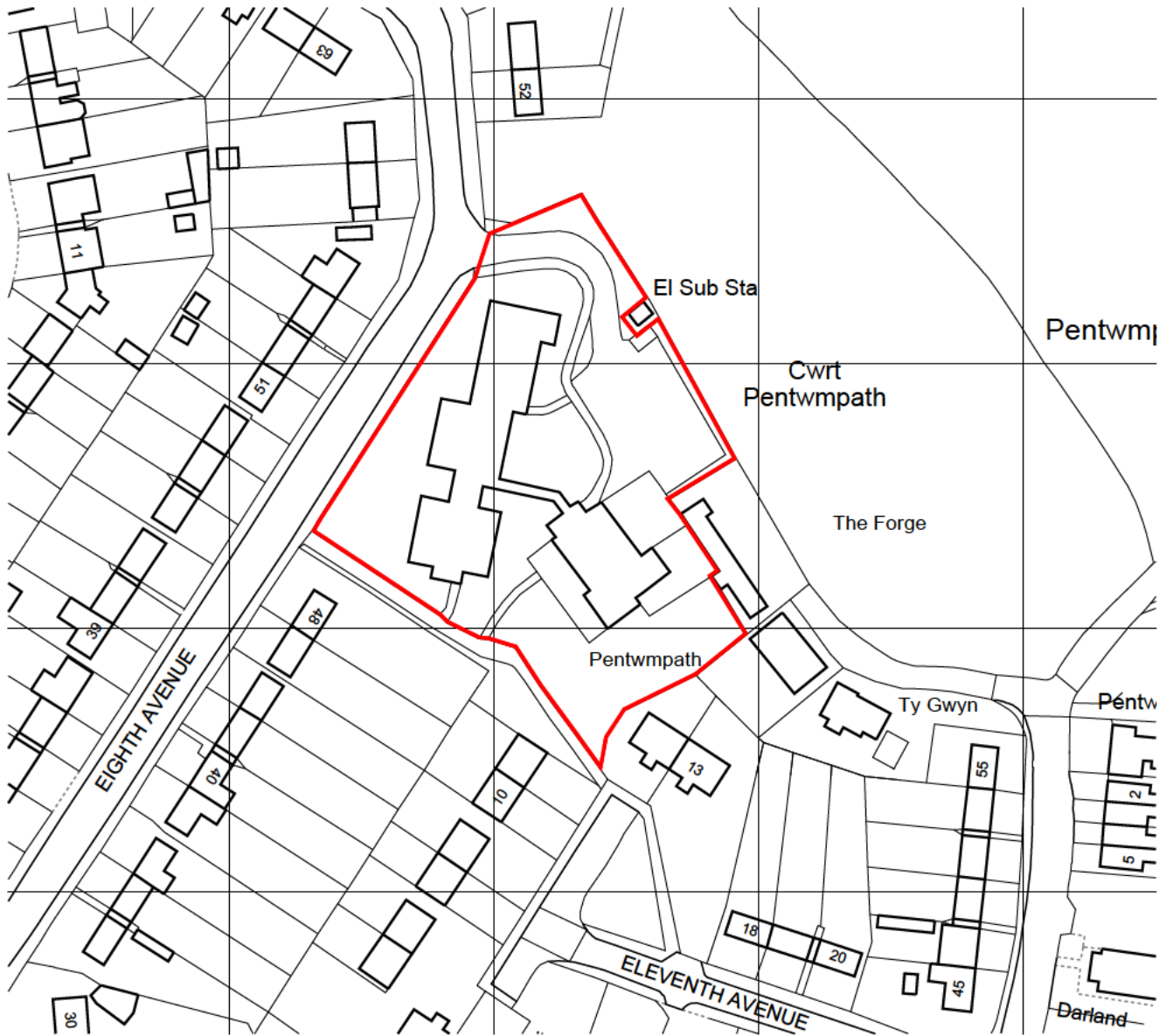
Gallwch archwilio copïau o'r cais arfaethedig, y cynlluniau a dogfennau ategol eraill ar-lein a gadael sylwadau trwy ymweld <https://j10planning.com/consultations/llay-local-housing/>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at justin@j10planning.com erbyn **27 Medi 2022**.

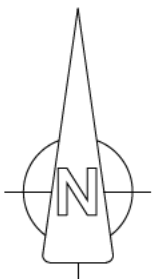
Llofnod: **Justin Paul** (ar ran **Tai Wales & West**)

Dyddiad: **30 Awst 2022**

NOTES
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Registration No. 08117820

Val No. 650882915

Drawing Status

PLANNING

munro
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www.munro-associates.com

Client

Wales and West Housing

Project

Cwrt Pentwmpath
Eighth Avenue
Llay
Wrexham
LL12 0TT

Scale

1:1250 @ A4

Date

January 2022

Drawn

PCO

Drawing Title

Site Location Plan

Project No.

20.211

Drawing No.

P01

Revision

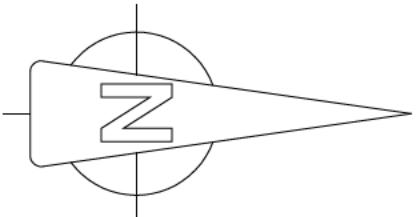
B

REV	DATE	DESCRIPTION	BY
B	10.03.22	Site boundary amended	PO
A	08.03.22	Site boundary amended	PO

CHARLTON HOUSE, DRAYTON'S PASSAGE
SHOPLATCH, SHREWSBURY, SY1 1HF.
T: 01743 341438
E: design@munro-associates.com

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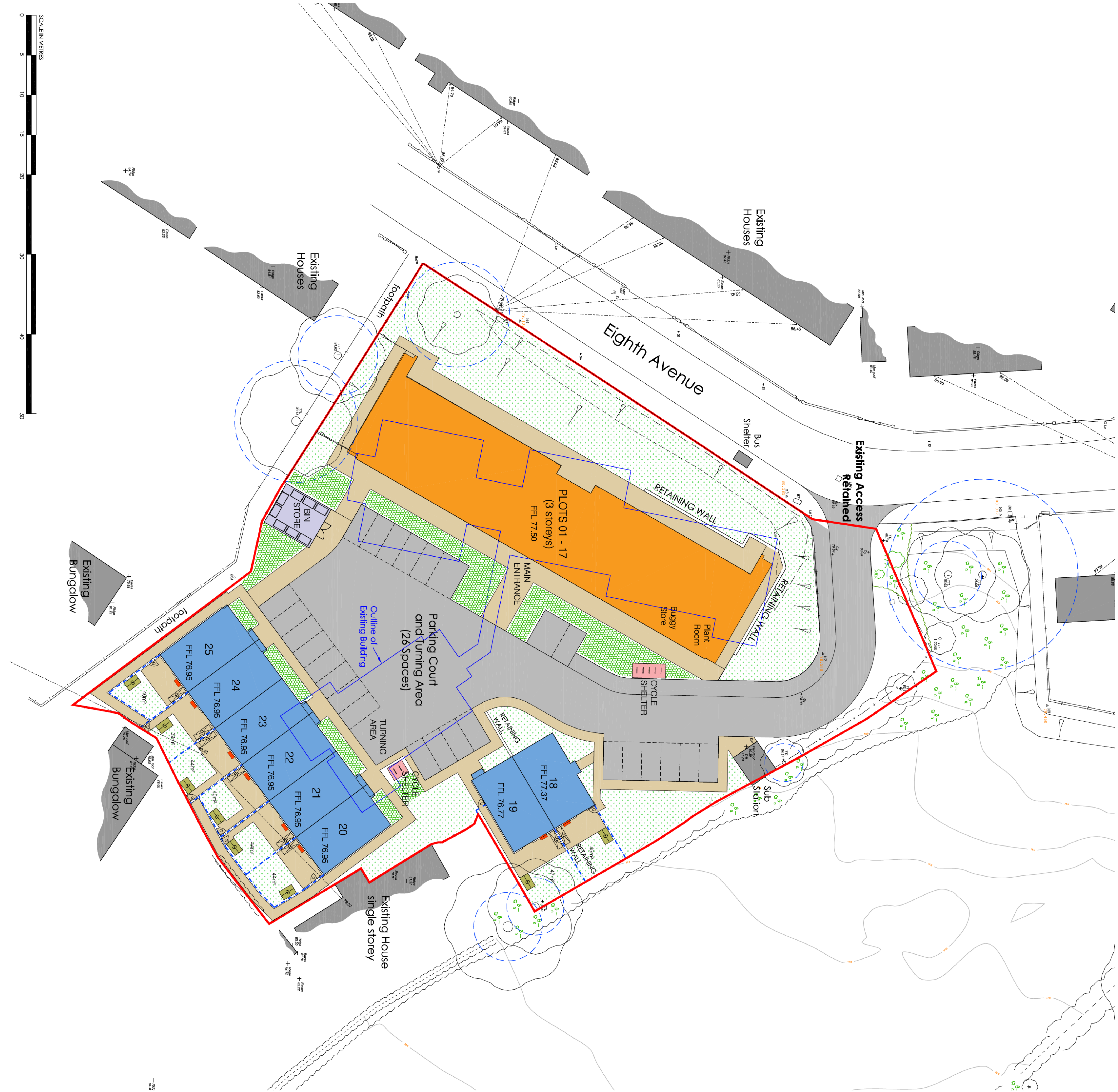


LEGEND

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I	04.07.22	Alterations to bin Store and Cycle Store locations	MC
H	01.07.22	Apartment Building updated	MC
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D	10.03.22	Site boundary amended	PO
C	08.03.22	Site boundary updated in line with revised	PO
B	Feb 22	Apartment building updated in line with revised	PO
A	Jan 22	Alterations to car parking spaces	MC
REV	DATE	DESCRIPTION	BY

PLANNING



UNIT 29 THE BARN, BRIDGEMAN SQUARE, STANTON, WILTSHIRE, WILTS, SN1 1JH
TEL: 01753 341408 E: info@munroassociates.com

Client	Woles and West Housing
Project	Cwrt Pentwmpath Eighth Avenue Llay Wrexham
Scale	1:250 @ A1
Date	November 2021
Drawn	PCO

Site Layout

Project No	20.211	Drawing No	P-105	Revision	K
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Registered Office: Unit 29 The Barn Enterprise Centre, Stanton Drive,
Bridgeman Square, Wrexham, Wrexham, Cheshire, CH9 1JH
Registration No: 08117250

From: [Justin Paul](#)
To: clerk@llycommunitycouncil.co.uk
Cc: [Bryn Bolton](#)
Subject: DMO pre-application consultation : Cwrt Pentwmpath
Date: 30 August 2022 07:38:28
Attachments: [Binder - Community Council.pdf](#)
[image001.png](#)

Good morning Mark

I am sending the attached correspondence, given your position as Clerk to Llay Community Council.

As required by the relevant planning legislation please find attached formal Notices with respect the proposed replacement development for over-55's affordable housing accommodation upon the Cwrt Pentwmpath site in Llay on behalf of Wales & West Housing.

This is the formal notification as required by the planning legislation.

Under separate cover we have also notified the local Ward Councillors, all immediate neighbours (residents) within the immediate proximity of the site with a formal notice drop / flyer to advise them of the proposal and site notices have also been erected.

The notice provides a link to the full suite of documents and plans associated with this proposal, but to make life easier I provide the hyperlink here (live from later on today) by visiting:

<https://j10planning.com/consultations/lly-local-housing/>

The closing date for all responses to this formal pre-application consultation is 27th September 2022.

Yours faithfully
Justin Paul

Justin Paul
BA BTP MTRPI
Managing Partner



01244 349400



07971 446630



2 Wrexham Road Chester CH4 7QR



www.j10planning.com



Company Reg. No. 6000409 VAT Reg. No. 815630835



Llay Community Council

F.A.O. Clerk : Mark Williams

Clerk@llaycommunitycouncil.co.uk

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 **Cwrt Pentwmpath, Eighth Avenue, Llay, Wrexham, LL12 0TT**

I give notice that **Wales & West Housing** is intending to apply for detailed planning permission to Wrexham County Borough Council for the **Proposed erection of a replacement Over 55s Affordable Housing Scheme involving a three-storey apartment block comprising 17 no.1-bed dwellings and 8 no. 1-bed bungalows; retaining existing means of vehicular access and landscaping.**

You may inspect copies of the proposed application, the plans and other supporting documents online and leave comments by visiting <https://j10planning.com/consultations/llay-local-housing/>

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 justin@j10planning.com by **27 September 2022**.

Signed: **Justin Paul** (on behalf of **Wales & West Housing**)

Dated: **30 August 2022**



Cyngor Cymuned Llai

F.A.O. Clerc : Mark Williams

Clerk@llaycommunitycouncil.co.uk

ATODLEN 1C : Erthygl 2D

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

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

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Datblygiad Arfaethedig ar **Cwrt Pentwmpath, Eighth Avenue, Llai, Wrecsam, LL12 0TT**

Rwyf yn hysbysu bod **Tai Wales & West** yn bwriadu gwneud cais am ganiatâd cynllunio manwl i Cyngor Bwrdeistref Sirol Wrecsam ar gyfer **Cynnig i godi Cynllun Tai Fforddiadwy i Bobl Dros 55 yn lle bloc o fflatiau tri llawr yn cynnwys 17 o anheddau 1 llofft ac 8 annedd. byngalos 1 ystafell wely; cadw'r mynediad presennol i gerbydau a thirlunio.**

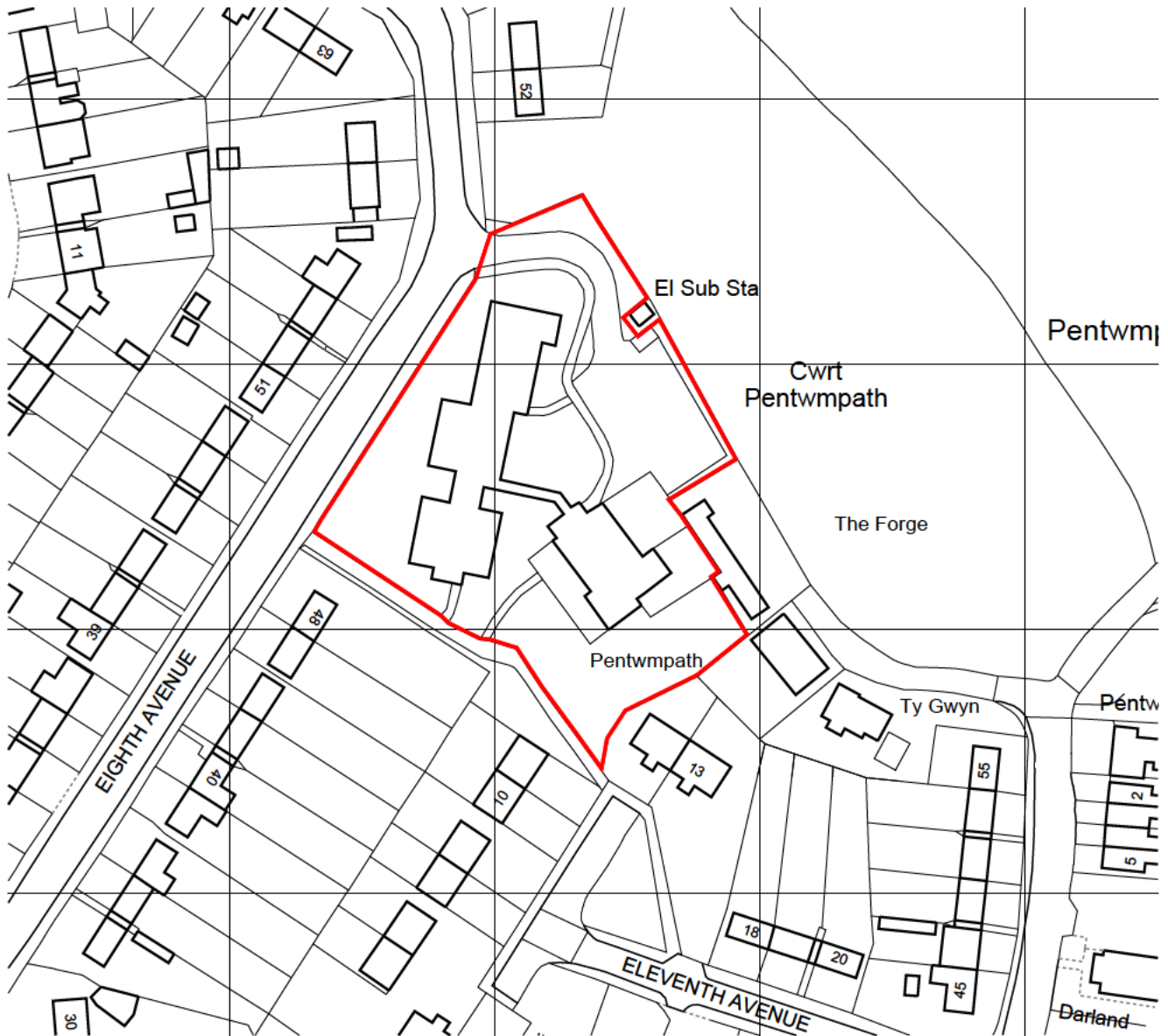
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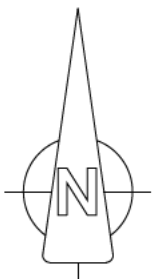
Llofnod: **Justin Paul** (ar ran **Tai Wales & West**)

Dyddiad: **30 Awst 2022**

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Drawing Status

PLANNING

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www.munro-associates.com

Client

Wales and West Housing

Project

Cwrt Pentwmpath
Eighth Avenue
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Wrexham
LL12 0TT

Scale

1:1250 @ A4

Date

January 2022

Drawn

PCO

Drawing Title

Site Location Plan

Project No.

20.211

Drawing No.

P01

Revision

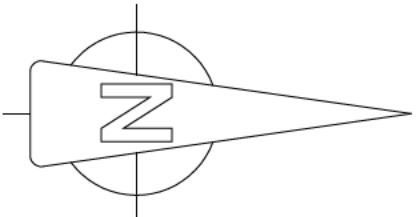
B

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REV	DATE	DESCRIPTION	BY
B	10.03.22	Site boundary amended	PO
A	08.03.22	Site boundary amended	PO

CHARLTON HOUSE, DRAYTON'S PASSAGE
SHOPLATCH, SHREWSBURY, SY1 1HF
T: 01743 341438
E: design@munro-associates.com

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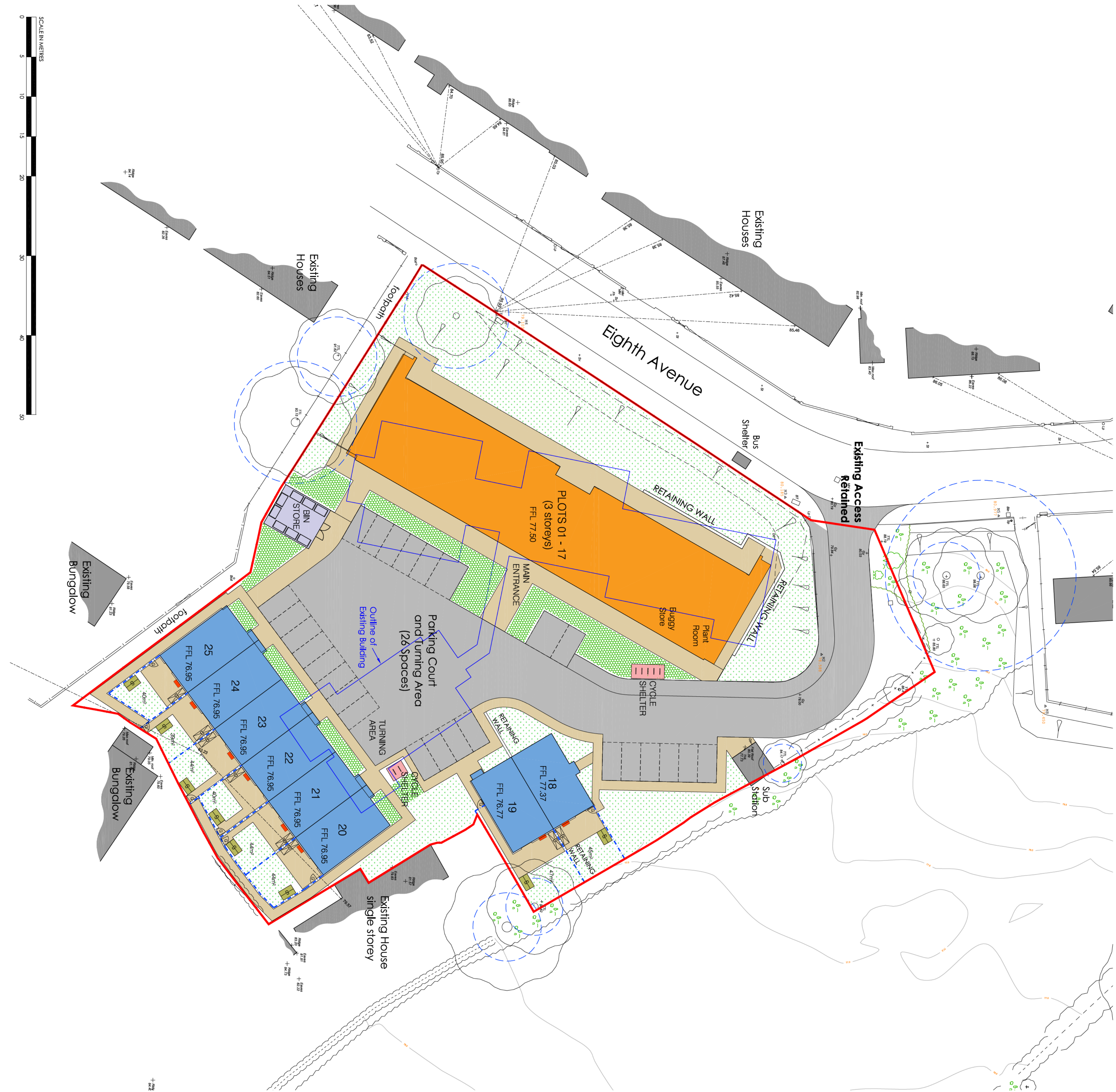


LEGEND

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Approximate Site Area 4731m²



K	22.08.22	Schedule of Accommodation revised.	PO
J	17.08.22	FFS coded.	PO
I	04.07.22	Alterations to bin store and cycle store locations	MC
H	01.07.22	Apartment Building updated	MC
G	30.05.22	Apartment Building updated	MC
F	19.05.22	Apartment Building updated	MC
E	13.05.22	Apartment Building changed to 22 unit	MC
D	10.03.22	Site boundary amended	PO
C	08.03.22	Site boundary amended	PO
B	Feb 22	Apartment building updated in line with revised floor plan	PO
A	Jan 22	Alterations to car parking spaces	MC
REV	DATE	DESCRIPTION	BY

PLANNING



UNIT 29 THE BARN, BRIDGEMAN ROAD, STANTON, WILTSHIRE, WILTS, BA15 2JG
TEL: 01753 341408 E: info@munroassociates.com

Client	Woles and West Housing
Project	Cwrt Pentwmpath Eighth Avenue Llay Wrexham
Scale	1:250 @ A1
Date	November 2021
Drawn	PCO

Site Layout

Project No	20.211	Drawing No	P-105	Revision	K
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Murro Associates (Architectural Services) Limited
Registered Office: Unit 29 The Barn Enterprise Centre, Stoddard Drive,
Bridgeman Road, Wrexham, Wrexham, Cheshire, CH1 2JG
Registration No: 08117250

From: [Justin Paul](#)
To: Bryan.Apsley@wrexham.gov.uk; Robert.Walsh@wrexham.gov.uk
Cc: [Bryn Bolton](#)
Subject: DMO pre-application consultation : Cwrt Pentwmpath
Date: 30 August 2022 07:38:29
Attachments: [Binder - Ward Cllrs.pdf](#)
[image001.png](#)

Good morning Cllrs Apsley and Walsh

As required by the relevant planning legislation please find attached formal Notices with respect the proposed replacement development for over-55's affordable housing accommodation upon the Cwrt Pentwmpath site in Llay on behalf of Wales & West Housing.

This is the formal notification as required by the planning legislation.

Under separate cover we have also notified Holt Community Council and also notified all immediate neighbours (residents) within the immediate proximity of the site with a formal notice drop to advise them of the proposal and site notices have also been erected.

The notice provides a link to the full suite of documents and plans associated with this proposal, but to make life easier I provide the hyperlink here (live from later on today) by visiting:

<https://j10planning.com/consultations/lly-local-housing/>

Yours faithfully
Justin Paul

Justin Paul
BA BTP MTRPI
Managing Partner



01244 349400



07971 446630



2 Wrexham Road Chester CH4 7QR



www.j10planning.com



Company Reg. No. 6000409 VAT Reg. No. 815630835



Ward Councillor Bryan Apsley (Llay)

Ward Councillor Robert Walsh (Llay)

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 **Cwrt Pentwmpath, Eighth Avenue, Llay, Wrexham, LL12 0TT**

I give notice that **Wales & West Housing** is intending to apply for detailed planning permission to Wrexham County Borough Council for the **Proposed erection of a replacement Over 55s Affordable Housing Scheme involving a three-storey apartment block comprising 17 no.1-bed dwellings and 8 no. 1-bed bungalows; retaining existing means of vehicular access and landscaping.**

You may inspect copies of the proposed application, the plans and other supporting documents online and leave comments by visiting <https://j10planning.com/consultations/lly-local-housing/>

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 justin@j10planning.com by **27 September 2022**

Signed: **Justin Paul** (on behalf of **Wales & West Housing**)

Dated: **30 August 2022**



Cynghorydd Ward Bryan Apsley (Llai)

Cynghorydd Ward Robert Walsh (Llai)

ATODLEN 1C : Erthygl 2D

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

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 ddeisyfiad ffurfiol am ymateb i ymgynghoriad cynymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad Arfaethedig ar **Cwrt Pentwmpath, Eighth Avenue, Llai, Wrecsam, LL12 0TT**

Rwyf yn hysbysu bod **Tai Wales & West** yn bwriadu gwneud cais am ganiatâd cynllunio manwl i Cyngor Bwrdeistref Sirol Wrecsam ar gyfer **Cynnig i godi Cynllun Tai Fforddiadwy i Bobl Dros 55 yn lle bloc o fflatiau tri llawr yn cynnwys 17 o anheddau 1 llofft ac 8 annedd. byngalos 1 ystafell wely; cadw'r mynediad presennol i gerbydau a thirlunio.**

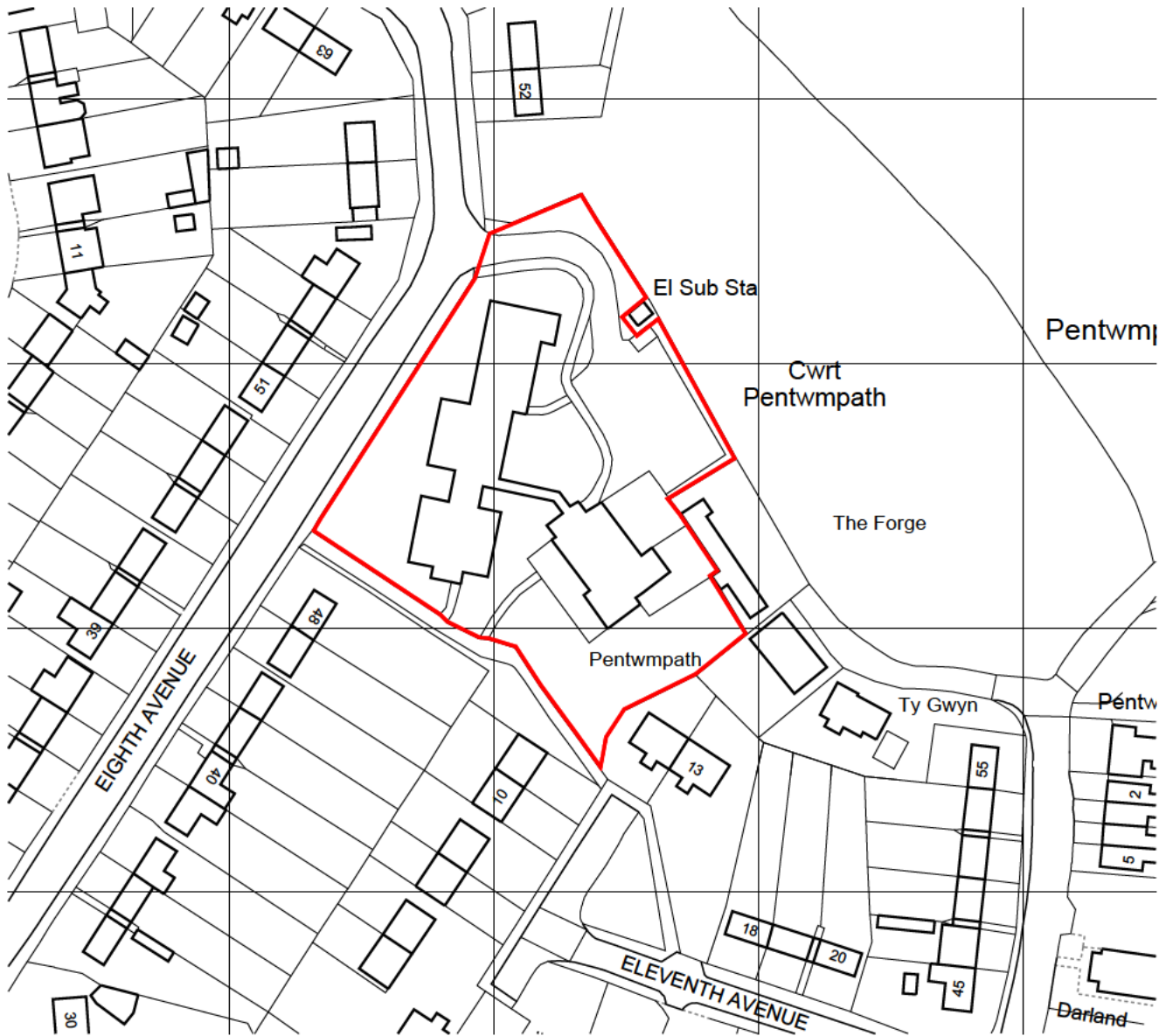
Gallwch archwilio copïau o'r cais arfaethedig, y cynlluniau a dogfennau ategol eraill ar-lein a gadael sylwadau trwy ymweld <https://j10planning.com/consultations/llay-local-housing/>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at justin@j10planning.com erbyn **27 Medi 2022**.

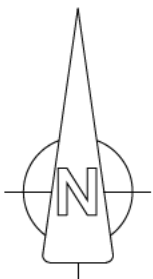
Llofnod: **Justin Paul** (ar ran **Tai Wales & West**)

Dyddiad: **30 Awst 2022**

NOTES
ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE PRIOR TO ANY WORKS OR FABRICATION.
DO NOT SCALE OFF THIS DRAWING.
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Registered Office: Charlton House, Drayton's Passage, Shoplatch,
Shrewsbury, Shropshire, SY1 1HF.
Registered in England and Wales
Registration No. 08117820

Val No. 650882915

Drawing Status

PLANNING

munro
associates

www.munro-associates.com

Client

Wales and West Housing

Project

Cwrt Pentwmpath
Eighth Avenue
Llay
Wrexham
LL12 0TT

Scale

1:1250 @ A4

Date

January 2022

Drawn

PCO

Drawing Title

Site Location Plan

Project No.

20.211

Drawing No.

P01

Revision

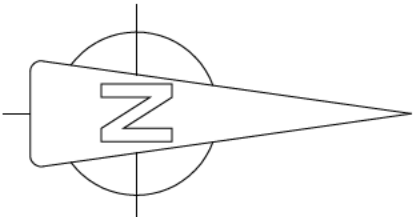
B

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REV	DATE	DESCRIPTION	BY
B	10.03.22	Site boundary amended	PO
A	08.03.22	Site boundary amended	PO

CHARLTON HOUSE, DRAYTON'S PASSAGE
SHOPLATCH, SHREWSBURY, SY1 1HF
T: 01743 341438
E: design@munro-associates.com

NOTES:
1. DRAWINGS TO BE CHECKED AND CONFIRMED ON SITE PRIOR TO ANY WORKS OR FABRICATION.
DO NOT SCALE OFF THE DRAWING.
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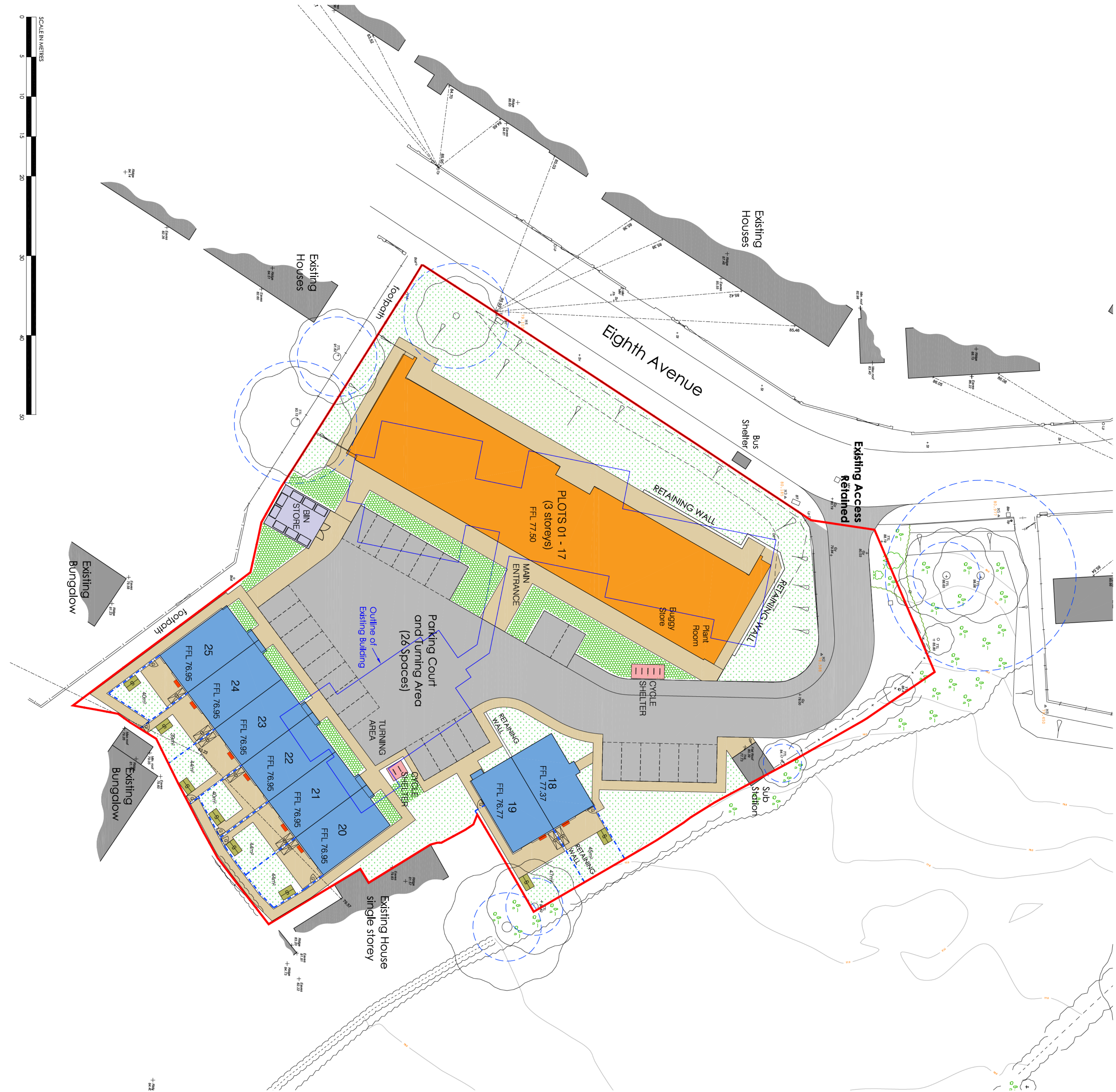


LEGEND

- 1.8m high timber hit and miss fencing with concrete posts and gravel boards
- 1.8m high personnel gate to match fencing. Lockable to S80 standard.
- Concrete paving slabs to optate paving. Potholes to be 900mm wide (minimum) or 1200mm wide (maximum) to shed or communal areas.
- 6'x4' shed securely fixed to concrete base.
- Area identified for storage of refuse and recycling bins and trolley.
- Air source heat pump unit.
- Soft landscaping

Schedule of Accommodation		Qty
1B2P Affordable Bungalows		8
1B2P Affordable Apartments		17
Total Affordable Dwellings		25
Proposed Parking Spaces		26
Existing Parking Spaces		21

Approximate Site Area 4731m²



K	22.08.22	Schedule of Accommodation revised.	PO
J	17.08.22	FFS coded.	PO
I	04.07.22	Alterations to bin store and cycle store locations	MC
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C	08.03.22	Site boundary amended	PO
B	Feb 22	Apartment building updated in line with revised floor plan	PO
A	Jan 22	Alterations to car parking spaces	MC
REV DATE	DESCRIPTION		BY

PLANNING



UNIT 29 THE BARN, BRIDGEMAN ROAD, STANTON, WILTSHIRE, WILTS, BA12 9JF
TEL: 01753 341408 E: info@munroassociates.co.uk

Client	Woles and West Housing
Project	Cwrt Pentwmpath Eighth Avenue Llay Wrexham
Scale	1:250 @ A1
Date	November 2021
Drawn	PCO

Site Layout

Project No	20.211	Drawing No	P-105	Revision	K
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Murro Associates (Architectural Services) Limited
Registered Office: Unit 29 The Barn Enterprise Centre, Stoddard Drive,
Bridgeman Road, Wrexham, Wrexham, Cheshire, CH1 2JF
Registration No: 08117250

APPENDIX C :

Statutory consultee responses

J10 Planning
2 Wrexham Road
Chester
CH4 7QR

Date: 12/09/2022
Our Ref: PPA0007120

Dear Sir/Madam,

Site Address: Wrexham.

Development: 2D: Proposed development at Cwrt Pentwmpath, Eighth Avenue, Llay, Wrexham, LL12 0TT.

We refer to the letter received and your formal request for a pre-application consultation response from Dwr Cymru Welsh Water, as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, before applying for planning permission. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

SEWERAGE

Firstly, we have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system.

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

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site.

SEWERAGE TREATMENT

Please note that the Natural Resources Wales have recently released Planning Advice relating to increased phosphate levels in several river Special Areas of Conservation (SAC). Applications for new development in these areas need to consider the requirements set out in the planning advice and should form part of the local planning authority's decision making when determining planning applications.' The flows from this development would eventually drain to our Gresford Wastewater Treatment Works which has a phosphate consent.

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

Surface Water Drainage

We note from the proposed drainage plan that surface water shall discharge to soakaways and offer no objection to this in principle. With respect to surface water flows, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with Wrexham County Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.



Welsh Water is owned by Glas Cymru – a not-for-profit company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni nid-er-elw.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

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

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



Sewer Plan PPA0007120



LEGEND(Representative of most common features)

Waste network			
	Foul chamber		Outfall
	Surface water chamber		Lampole
	Combined chamber		Storm Overflow
	Combined sewer overflow		Rising main
	Special purpose chamber		Gravity sewer
	Treatment works		Private sewer
	Pumping station		Private sewer subject to Sect. 104 adoption agreement

NB: Sewer symbol colour indicates the type.

Red = combined
Green = surface water
Brown = foul
Blue = sewer S21 (sewers) (Renowned for its porous walls)

Legend for Sewer types:
Private Sewer or Transfer
Lateral Drain
Inspection Chamber

Notes:

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

[illegible]

EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.

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Map Ref: 333507,355728
Map scale: 1:750
Printed by: Natalie Walmsley
Printed on: 15 Sep 2022

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

Justin Paul
J10 Planning
2 Wrexham Road
Chester
CH4 7QR

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 653181

27/09/2022

Dear Justin Paul,

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

BWRIAD / PROPOSAL: Erection of a replacement Over 55s Affordable Housing Scheme involving a three-storey apartment block comprising 17 no.1-bed dwellings and 8 no. 1-bed bungalows; retaining existing means of vehicular access and landscaping.

LLEOLIAD / LOCATION: Cwrt Pentwmpath, Eighth Avenue, Llay, Wrexham, LL12 OTT

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 30/09/2022.

Based on the information provided, we would have no objection to the proposed development and provide the following advice.

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). 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 therefore would advise the Local Planning Authority to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

Recognising the specific nature of the application for the replacement of 30 units with 25 units and with reference to the Nutrient Assessment (Brookbanks 18/08/2022), we are satisfied that it is unlikely to increase the amount of phosphorus entering the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.

Ultimately, it is a matter of judgment for the Local Planning Authority, as Competent Authority, to satisfy themselves that the proposed development will not result in a significant effect on the SAC.

Protected Species

We note that the ecology report submitted in support of the above application (Preliminary Ecological Assessment for Cwrt Pentwmpath, by Anthony Nickson Ecology dated August 2022) has identified that protected species are not present at the application site. We have no further comments.

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

Siôn M. Williams
Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales

From: [AP Planning HD](#)
To: [Justin Paul](#)
Subject: HD REF P-220830-37465 / DMO pre-application consultation : Cwrt Pentwmpath
Date: 31 August 2022 13:10:38
Attachments: [image001.png](#)

ST Classification: UNMARKED

Good day,

Thank you for the opportunity to comment on this application. Please find our response noted below:

The above site is out of Hafren Dyfrdwy's waste water area, and therefore we have no comment to make.

Please note if you wish to respond to this email please send it to APPlanning@hdcymru.co.uk where we will look to respond within 10 working days.

If you would like a copy of this in Welsh, please let us know.

Kind regards,

Asset Protection Team
Severn Trent
APPlanning@hdcymru.co.uk

From: Asset.Protection <Asset.Protection@severntrent.co.uk>
Sent: 30 August 2022 09:41
To: AP Planning HD <APPlanning@hdcymru.co.uk>
Subject: FW: DMO pre-application consultation : Cwrt Pentwmpath

ST Classification: UNMARKED

From: NEW.CONNECTIONS@SEVERNTRENT.CO.UK
<NEW.CONNECTIONS@SEVERNTRENT.CO.UK>
Sent: 30 August 2022 09:17
To: Asset.Protection <Asset.Protection@severntrent.co.uk>
Subject: FW: DMO pre-application consultation : Cwrt Pentwmpath

Original Text

From: Justin Paul <Justin@j10planning.com>
highwaysplanning
<highwaysplanning@wrexham.gov.uk>;public_protection_service@wrexham.g

<public_protection_service@wrexham.gov.uk>;Wrexham LLFA
<flooding@wrexham.gov.uk>;Emma Broad <emma.broad@wrexham.gov.uk>;Jon
To: Brewin <jon.brewin@wrexham.gov.uk>;Matthew Phillips
<matthew.phillips@wrexham.gov.uk>;Welsh Water
<developer.services@dwrcymru.com>;NRW - developer services
<northplanning@cyfoethnaturiolcymru.gov.uk>;New.connections@hdcymru.co.uk
<new.connections@hdcymru.co.uk>
CC: Bryn Bolton <bryn.bolton@wwha.co.uk>
Sent: 30.08.22 07:39:48
Subject: DMO pre-application consultation : Cwrt Pentwmpath

Dear Sir / Madam

As required by the relevant planning legislation please find attached formal Notices with respect the proposed replacement development for over-55's affordable housing accommodation upon the Cwrt Pentwmpath site in Llay on behalf of Wales & West Housing.

This is the formal notification as required by the planning legislation.

The notice provides a link to the full suite of documents and plans associated with this Detailed proposal but to make life easier I provide the hyperlink here (live from later on today) by visiting:

<https://j10planning.com/consultations/lly-local-housing/>

Please note that under separate cover we have notified the Community Council, Ward Councillors and all neighbours with site notices having also been erected.

In any event, we look forward to hearing from you by the deadline of 27th September 2022.

Yours faithfully
Justin Paul

Justin Paul
BA BTP MTRPI
Managing Partner



 **01244 349400**
 **07971 446630**
 **2 Wrexham Road Chester CH4 7QR**
 **www.j10planning.com**   

Company Reg. No. 6000409 VAT Reg. No. 815630835

Severn Trent Plc (registered number 2366619) and Severn Trent Water Limited (registered number 2366686) (together the "Companies") are both limited companies registered in England & Wales with their registered office at Severn Trent Centre, 2 St John's Street, Coventry, CV1 2LZ This email (which includes any files attached to it) is not contractually

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From: [flooding](#)
To: [Justin Paul](#); [Dominic Jones](#)
Subject: RE: DMO pre-application consultation : Cwrt Pentwmpath
Date: 26 September 2022 10:10:19
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image003.png](#)
[image015.png](#)

Hi Justin,

As the drainage department we would not be issuing comments separately for this development. We would give our comments through the SAB application process that I can see you have already undertaken (through a pre SAB application) and is currently with our consultants at Pell Frischmann who I believe would have been in contact.

Kind Regards,

James Davies
Wrexham County Borough Council
Sustainable Drainage and Flooding Technician.

 01978 729733
 Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam LL11 1AY
 Wrexham County Borough Council, Wrexham LL11 1AY
 wrecsam.gov.uk | wrexham.gov.uk
 twitter.com/cbswrecsam | twitter.com/wrexhamcbc
 facebook.com/cyngorwrecsam | facebook.com/wrexhamcouncil



Ysgrifennwch ataf yn Gymraeg neu Saesneg
Please write to me in Welsh or English

DYRCHAFWN 'DA'N GILYDD

CAIS DINAS DIWYLLIANT Y DU 2025

WRECSAM

UK CITY OF CULTURE BID 2025

WE RISE TOGETHER

From: Justin Paul <Justin@j10planning.com>

Sent: 23 September 2022 09:53

To: highwaysplanning <highwaysplanning@wrexham.gov.uk>; flooding <flooding@wrexham.gov.uk>; Emma Broad <Emma.Broad@wrexham.gov.uk>; Jon Brewin <Jon.Brewin@wrexham.gov.uk>; NRW - developer services <northplanning@cyfoethnaturiolcymru.gov.uk>

Subject: RE: DMO pre-application consultation : Cwrt Pentwmpath

Good morning

I would kindly invite you to confirm whether you intend on providing any consultee response on this proposal as the deadline of Tuesday 27th September is fast approaching, but we could extend the period a little if this helps ?

I look forward to hearing from you.

With kind regards

Justin

Justin Paul
BA BTP MTRPI
Managing Partner



 **01244 349400**
 **07971 446630**
 **2 Wrexham Road Chester CH4 7QR**
 **www.j10planning.com**   

Company Reg. No. 6000409 VAT Reg. No. 815630835

From: Justin Paul

Sent: 30 August 2022 07:38

To: highwaysplanning <highwaysplanning@wrexham.gov.uk>;
public_protection_service@wrexham.gov.uk; Wrexham LLFA <flooding@wrexham.gov.uk>;
Emma Broad <emma.broad@wrexham.gov.uk>; Jon Brewin <jon.brewin@wrexham.gov.uk>;
Matthew Phillips <matthew.phillips@wrexham.gov.uk>; Welsh Water
<developer.services@dwrcymru.com>; NRW - developer services
<northplanning@cyfoethnaturiolcymru.gov.uk>; New.connections@hdcymru.co.uk

Cc: Bryn Bolton <bryn.bolton@wwha.co.uk>

Subject: DMO pre-application consultation : Cwrt Pentwmpath

Dear Sir / Madam

As required by the relevant planning legislation please find attached formal Notices with respect the proposed replacement development for over-55's affordable housing accommodation upon the Cwrt Pentwmpath site in Llay on behalf of Wales & West Housing.

This is the formal notification as required by the planning legislation.

The notice provides a link to the full suite of documents and plans associated with this Detailed proposal

but to make life easier I provide the hyperlink here (live from later on today) by visiting:

<https://j10planning.com/consultations/llay-local-housing/>

Please note that under separate cover we have notified the Community Council, Ward Councillors and all neighbours with site notices having also been erected.

In any event, we look forward to hearing from you by the deadline of 27th September 2022.

Yours faithfully
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Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

From: [Paul Campini](#)
To: [Justin Paul](#)
Subject: RE: DMO pre-application consultation : Cwrt Pentwmpath
Date: 05 September 2022 15:08:43
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Good afternoon

I email in response to the above consultation from Environmental Health and Housing Standards at Wrexham County Borough Council.

Should this be submitted as a full planning application I would make the following recommendations to the Planning Department:

- 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 for the entire duration of the construction phase.
- 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 or a Bank Holiday. Outside 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 provided within 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 at healthandhousing@wrexham.gov.uk or 01978 292 040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

- 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 such a 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 Planning & Regulatory Department on 01978 292 040 for further advice and information.

Regards

Paul Campini

Swyddog Gorfodaeth / Enforcement Officer

Iechyd yr Amgylchedd a Safonau Tai / Environmental Health and Housing Standards

 07800 688713

 Cynllunio a Rheoleiddio, Guildhall, Wrexham, LL11 1AY | Planning and Regulatory, Guildhall, Wrexham, LL11 1AY

 wrecsam.gov.uk | wrexham.gov.uk

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 facebook.com/cyngor-wrecsam | facebook.com/wrexhamcouncil

From: Justin Paul <Justin@j10planning.com>

Sent: 30 August 2022 07:38

To: highwaysplanning <highwaysplanning@wrexham.gov.uk>; public_protection_service <public_protection_service@wrexham.gov.uk>; flooding <flooding@wrexham.gov.uk>; Emma Broad <Emma.Broad@wrexham.gov.uk>; Jon Brewin <Jon.Brewin@wrexham.gov.uk>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; Welsh Water <developer.services@dwrcymru.com>; NRW - developer services <northplanning@cyfoethnaturiolcymru.gov.uk>; New.connections@hdcymru.co.uk

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Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

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Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

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MEMORANDUM



From: Chief Officer, Environment & Technical **To:** J10 Planning
FAO: Justin Paul
Our Ref: ET/DC/PRE/2022/019 **Your Ref:** PRE/2022/019
Date: 28th September 2022

PRE-APPLICATION CONSULTATION – ARTICLE 2(1) OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE – WALES) ORDER 2012.

CWRT PENTWMPATH, EIGHTH AVENUE, LLAY, WREXHAM, LL12 0TT

APPLICATION FOR OUTLINE PLANNING PERMISSION
PLANNING PORTAL REF : PP-11492645

PROPOSED ERECTION OF A REPLACEMENT OVER 55S AFFORDABLE HOUSING SCHEME INVOLVING A THREE-STOREY APARTMENT BLOCK COMPRISING 17 NO.1-BED DWELLINGS AND 8 NO. 1-BED BUNGALOWS; RETAINING EXISTING MEANS OF VEHICULAR ACCESS AND LANDSCAPING.

I refer to your email / consultation dated 30/08/2022 in respect of the above and comment as follows:-

Access

The proposed development situated on Eighth Avenue, Llay, Wrexham. The road is unclassified subject to a 30mph localized limit. The visibility splay required would be 2.4m x 43m, measured in both directions to the nearside edge as per Manual for Streets.

It would appear that the existing access is to be retained. Visibility from the access is adequate providing splays above the minimum requirements (30mph) based on manual for streets

There are a significant number of residential properties in this area that have no off-street parking facilities. This results in a number of vehicles being parked on the carriageway in the vicinity of the development site and along the adjoining side roads. The proposed visibility requirements based on site layout plan **Site Layout 20.211 P-105 Rev K** are acceptable and in accordance with Manual For Streets.

An existing 2.0m footpath leads into the development site. It is noted the existing dropped kerb arrangement do not have a tactile paving, minor improvements will be required for additional pedestrian safety. The measured width of the existing access is approximately 5.0m which is acceptable for the simultaneous passing of vehicles, (minimum required is 4.8m).

Parking and Turning Provision

Parking for the proposed development will need to comply with LPGN 16 requirements. The submitted layout plan indicates the provision of 26 spaces which is considered adequate given the nature of the development and the sustainability of the site. A regular bus service operates outside 'Cwrt Pentwmpath' which is accessible via the 2.0m footpath that connects to the proposals. The received plan does not adequately show wheel chair accessibility, we would suggest, disabled parking provision to be included within a full application

We request confirmation regarding the proposed occupancy for the development, this may affect the parking requirements. Parking bays are required to be a minimum dimension of (2.4m x 4.8m), a length of 6.0m is required if parking spaces are adjacent. We request this is detailed on an appropriate scaled plan with associated dimensions/measurements.

Pedestrians

We acknowledge the pedestrian movements and the proximity of the local facilities. It is noted the existing dropped kerb arrangement does not have tactile paving.

Construction Traffic Management Plan (including details of contractor parking)

In order to construct the proposed scheme the applicant will need to submit a Construction Traffic Management Plan including details of contractor parking for further approval. This will be included as a planning condition.

Conclusion

Based on the details provided the principle of the development is supported from a highways perspective.

You are advised that the above comments are those of an officer of the council and do not commit the Council in any way with regard to the determination of any formal planning application that may be submitted. You are also advised that the above comments take account of policies and guidance adopted by the Council at the present time and which remain open to continuous review.

Yours Faithfull

A handwritten signature in blue ink, appearing to read 'D. J. ...', with a long horizontal flourish extending to the right.

Chief Officer, Environment & Technical

APPENDIX D :

J10 consultation webpages

Wales & West Housing: Llay

Welcome

Thank you for taking the time to visit this site regarding this local housing development for Llay.

We want to work with the local community to develop our plans and want to hear your views on the proposals for a replacement housing scheme. *What do you think of the layout? What do you like about the plans? How can the plans be improved? What issues do you think need to be considered? What would you like to see included within the scheme?*



Our Plans

Wales & West Housing is bringing forward plans to deliver a replacement affordable housing facility for 25 new high-quality homes on its existing site off Eighth Avenue, Llay, Wrexham, LL12 0TT.

The scheme will deliver a mix of housing types including 17 apartments and 8 bungalows.

A sustainable location

The site is located off Eighth Avenue in Llay and presently comprises an existing affordable retirement housing scheme known as Cwrt Pentwmpath and has been operated by Wales & West Housing. It was built in 1975 but is sadly no longer meeting housing association regulations and it has suffered from very high service charges.

The decision has been taken to replace the facility with a modern, fit for purpose scheme that meets energy efficiency standards, secured by design and DQR Lifetime Homes standards.

It benefits from safe pedestrian links to the local shops, community centre, doctors surgery, places of worship and local recreational facilities and is in an ideal and highly sustainable location; benefiting from local bus stop and services directly adjacent to the site.

Delivering much-needed new affordable homes for the over-55's in Llay that will allow local people to stay within their community at an affordable social rent.

Have Your Say

The applicants are committed to engaging with the local community to find out what you think of our proposals and to use your ideas to shape our final plans.

To assist you in making comments the draft plans and documents associated with this proposal are provided below.

The consultation runs for 28-days in compliance with Welsh Government regulations and so all comments should be submitted to us by no later than 27th September 2022 to ensure that they can be taken into consideration. This will guide and inform any subsequent submission of a formal detailed planning application to Wrexham Council.

Please complete the comment form below to have your say and/or to register your interest in the proposals. Alternatively you may also send us an email or letter using the contact details provided on this website.

Thank you for taking the time to look at our proposals for Llay.
We look forward to hearing from you. **Dioch yn fawr.**

 20.211 - Design and Access Statement - V02	 20.211 - P01 rev B - SITE LOCATION PLAN	 20.211 - P10 rev C - EXISTING SITE PLAN	 20.211 - P20 Rev A - EXISTING BUILDING FLOOR PLANS	 20.211 - P105 Rev K - PROPOSED SITE PLAN
 20.211-P106 Rev B - SITE CROSS SECTIONS (SHEET 1 OF 2)	 20.211-P107 Rev B - SITE CROSS SECTIONS (SHEET 2 OF 2)	 20.211-P110 rev E - PROPOSED GROUND FLOOR PLAN (APARTMENTS) (PLOTS 1-17)	 20.211-P111 rev E - PROPOSED FIRST FLOOR PLAN (APARTMENTS) (PLOTS 01-17)	 20.211-P112 rev E - PROPOSED SECOND FLOOR PLAN (APARTMENTS) (PLOTS 01-17)
 20.211-P113 rev E - PROPOSED APARTMENT ELEVATIONS (PLOTS 01-17)	 20.211-P120 rev B - PROPOSED FLOOR PLANS & ELEVATIONS (PLOTS 18-19)	 20.211-P130 rev B - PROPOSED FLOOR PLANS (PLOTS 20-25)	 20.211-P140 rev E - TYPICAL STREET SCENES	 20.211-P141 Rev D - VIEWS OF APARTMENT BUILDING
 7872-SK01_B - Drainage Strategy	 7872-SK02_A - Surface Water SABS Details	 10968 TN01 Rv0 - Nutrient Assessment	 Arboricultural Impact Assessment (Aug 2022)	 COAL MINING RISK ASSESSMENT - Rev D DRAFT - Feb 22 (3)
 Ecology PCAR v02	 J10 - DRAFT PA forms	 J10 - Notice - DRAFT	 J10 PA Covering Letter - DRAFT	 J10 PA submission schedule v.1 - DRAFT
 J000303-TS01a - Transport Statement	 LICML Level 2 Utility Study			

Send us a Comment on this Consultation

Name	Email Address
Address	
Comments	
Consultation Name	2 + 9 = Submit

Fully chartered by the RTPI (Royal Town Planning Institute) J10 Planning are active within the profession regionally and nationally, this has brought contacts, respected relationships and benefits few others are able to demonstrate.



Address 2 Wrexham Road, Chester, CH4 7QR
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