



APPENDIX 1

Consultation Responses

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

Richard Purser
Plan Red
11th floor
Piccadilly Place
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ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

24/03/2022

Annwyl Syr/Madam / Dear Sir/Madam,

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

**PROPOSAL: PRE-APPLICATION CONSULTATION - AN EMPLOYMENT UNIT WITH
ANCILLARY OFFICE BLOCK, REVISED ACCESS AND NEW ACCESS,
SERVICING/UNLOADING BAYS, CAR PARKING, LANDSCAPING AND ANCILLARY
DEVELOPMENT.**

LOCATION: SITE 5, CLYWEDOG ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE

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 01/03/2022.

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding protected sites and foul drainage. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

We also advise that based on the information submitted to date, we would ask the planning authority to include a condition regarding land contamination on any planning permission granted. Without the inclusion of this condition by the planning authority we would be likely to object to the planning application. Further details are provided below.

Protected Sites and 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, NRW published an evidence package outlining phosphorus levels for all river SACs across Wales. As part of this package, we issued a [Planning Position Statement](#), in which we advised that any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment could lead to damaging effects to the SAC. Therefore, such proposals should be screened through a Habitats Regulations Assessment (HRA) by the Local Planning Authority (LPA) to determine whether they are likely to have a significant effect on the SAC.

The suitability of foul drainage arrangements for the proposed development is a matter for the LPA to determine. We therefore advise that as part of any future planning application submission, you provide the LPA with sufficient details of the proposed method of foul drainage to inform their HRA.

For further information, please refer to the [Planning Advice](#) on our website.

Land Contamination

The proposed development site is located on the Salop Formation, a Secondary A aquifer of medium vulnerability.

The aquifer is within the Dee Carboniferous Water Framework Directive (WFD) Groundwater Body, which is classified as Poor Status for Chemical and Groundwater-Surface Water.

The WFD Clywedog - Dee to Gwenfro river water body is located approximately 400m to the south of the site and is classified as Moderate status for Ecology and Chemistry (Cadmium and Zinc).

Referring to the Phase II Geo-environmental Assessment by SP Associates (June 2020), a relatively detailed intrusive investigation was conducted, which found the site to be underlain by clay and medium dense sand to 5 m (max. depth of investigation). Perched groundwater was generally measured approximately 1 m below ground level. Three determinants were measured above the UK Drinking Water Standard: Aluminium (2 values), Manganese (1 value) and ammonium (2 values). Unexploded ordnance was characterised as a risk at the site.

Based on the Phase II Assessment we have limited concern that the proposed development poses a risk to controlled waters. However, when the full planning application is made to the Local Authority we would recommend that a Condition regarding Unsuspected Contamination be applied:

Condition: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the

Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

We advise a non-invasive geophysical survey by a suitably qualified geophysical survey consultant of the subsurface for potential subsurface hazards, including any unexploded ordnance.

Advice on environmental considerations and the assessments needed to support your planning application can be found on our external website.

- For advice on how to deal with possible land contamination on your development visit: <http://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/advice-for-developers/land-contamination/?lang=en>
- For advice on how to protect groundwater at your development visit: [advice-for-developers/protecting-groundwater](#) and the [Environment Agency's approach to groundwater protection](#) position statements, which have been adopted by Natural Resources Wales. In particular, the developer should be aware of the advice under Position Statements G11 (Discharges from areas subject to contamination) and G13 (sustainable drainage systems), which apply to this development.

We advise that the developer is also made aware of and follows the [Guidance for Pollution Prevention \(GPPs\)](#); especially GPP1, GPP5, GPP21, and GPP22.

Protected Species

Great Crested Newt (GCN)

Two ecological reports have been submitted in support of the pre-application consultation:

- Grubb, A. (2021). PRELIMINARY ECOLOGICAL APPRAISAL At Plot 5B Clywedog Road South Wrexham Industrial Estate Wrexham LL13 9AE. United Environmental Services Ltd. (Unpublished Report No. UES03416/01);
- Grubb, A. (2021). LANDSCAPE & ECOLOGICAL MANAGEMENT PLAN At Plot 5B Clywedog Road South Wrexham Industrial Estate Wrexham LL13 9AE. United Environmental Services Ltd. (Unpublished Report No. UES03416/03)

We advise that the reports are satisfactory in principle for the purposes of informing the planning decision making process regarding GCN and have the following detailed comments to make:

- We note that GCN have been recorded within 250m of the application site.

- We agree with the submitted reports that there is a lower risk of GCN being present, given existing developments will represent a partial barrier to dispersal. However, we consider that GCN could potentially be found on the site.
- If present, the proposed ecological component is satisfactory in principle if required for the purposes of demonstrating no detriment to maintenance of Favourable Conservation Status.
- Based on existing information, we advise that the submitted GCN Reasonable Avoidance Measures Scheme is satisfactory.
- We welcome the construction of two new ponds.
- We advise that planting schemes consider biosecurity issues.

We note that the Landscape & Ecological Management Plan includes references to:

- specified targets for identified species features;
- monitoring of key species including methodology and reporting requirements;
- potential EPS licensing requirements for habitat management/surveillance;
- reporting and mechanisms that the LPA can access in the event of a lack of/inappropriate management actions being carried out.

We advise the freehold tenure of the ecology area is transferred to the LPA or, as informed by Section 119 of the Environment Act 2021, a body approved by the LPA.

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,

Rhys Jones

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

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

Date: 15/03/2022
Our Ref: PPA0006511

Dear Sir/Madam,

Site Address: Site 5 East of Clywedog Road South, Wrexham.

Development: 2D: An employment unit with ancillary office block, revised access and new access, servicing/unloading bays, car parking, landscaping and ancillary development.

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

SEWERAGE

Firstly, we have considered the impact of foul flows 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.

PUBLIC SEWERAGE NETWORK

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

We can advise that Five Fords WwTW has a phosphate permit. This matter will need to be considered further by the local planning authority.

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

Potable Water Supply

Welsh Water Dwr Cymru do not serve this area for potable water, therefore we have no further comments.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach A copy of our 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



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.

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



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PLANNING AND NEW DEVELOPMENT

Pre-Planning Advice & Next Steps



Dŵr Cymru Welsh Water has a key role to play in the town and country planning process as the services provided are at the forefront of public health and protection of the environment.

Our engagement in the planning process allows us to ensure that we can suitably service new development from a clean water and sewerage treatment perspective, but also provides us with the controls to enable us to mitigate any potential negative impact that new development is likely to have on the performance of our infrastructure, the service we provide to customers, and the wider environment. Crucially, the planning process also enables us to identify where new development and growth is planned so that we are able to target investment in our existing infrastructure within these areas.

Our Pre Planning Advice to you

You have now received our pre-planning advice which will provide you with information regarding the impact of your proposed development upon our assets and apparatus. Our letter will advise whether the local network can support the proposal, whether off-site water mains and/or sewers will need to be provided, and whether there are any apparatus located within the land you wish to develop and the requirements for these apparatus.

However, in some circumstances we may require further information from you to fully evaluate the impact of your development. If this is the case please proceed to submit the required detail as requested in the letter. Upon receipt of the

information we can consider our position and provide you with an updated pre-planning response.

Please note that the advice provided is valid for a period of 12 months from the date of issue and will help us inform our response to the planning application for the development.

Next Steps....

You may now be proceeding to submit your planning application to the Local Planning Authority. Our preference is to see that drainage matters are resolved at pre-planning stage which will allow us to provide positive comments at planning consultation stage. In light of our pre-planning advice to you, it may therefore be in your interest to:

- Consider the drainage requirements and how the installation of new water mains/ sewers shapes the layout of your development. You will need to ensure that the design of the drainage layout will (where relevant) meet the appropriate standards for formal adoption by us (see further advice provided overleaf regarding Connecting to our Networks)
- Consider how your site layout ensures that any assets/ apparatus that may be located at the site are protected in line with the requirements set out in our letter
- Submit further information and/ or drainage plans so that we can review your proposal in greater detail
- Where further assessments are recommended, to commission those before the planning

application is submitted to avoid any delays (see further advice provided overleaf on Network Modelling/WwTW Feasibility Studies)

- Provide a copy of our pre-planning enquiry response to the Local Planning Authority as part of your planning application submission to demonstrate you have considered drainage aspects of your development at pre-application stage, and that we are aware of your proposal.

Our Involvement in the Planning Application Process

We provide Local Planning Authorities with advice on the ability of our assets to accommodate proposed development. Our comments are crucial in providing comfort to the Local Authority that new development sites can be effectively drained and can be supplied with clean water.

When sites can be accommodated in our networks we will recommend drainage related planning conditions which may seek to control the point of communication with our networks and the type of discharges that we may permit. We may also recommend conditions to secure the submission of further details, such as drainage plans and strategies (please note that we will resist the physical communication to our networks until drainage related conditions have been discharged)

However, there are instances where further assessments are required and we will seek to work collaboratively with you and the Local Planning Authority to establish a positive outcome for all parties.

PLANNING AND NEW DEVELOPMENT

General Advice and Guidance

Our pre-planning response will provide advice dedicated to your development. However, we also offer the following general advice around drainage matters and communicating to our networks.

Managing Surface Water at your Development Site

As with all new development sites, you will need to consider how to deal with the surface water runoff from new buildings and hard standings. Traditionally, surface water has been managed by installing new pipes and large storage tanks to take flow away from land as quickly as possible. However, Dŵr Cymru actively encourage the use of Sustainable Urban Drainage Systems (SUDS), which is an approach to managing surface water run-off by imitating natural drainage systems and retaining water on or near the site.

SUDS involve a range of techniques including green roofs, rainwater harvesting, permeable pavements, etc. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles. Good justification would be required not to incorporate a SUDS scheme on the site.

All new developments will therefore be expected to consider surface water management techniques and

fully exhaust all technical options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000'. These regulations ensure that disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and/or Natural Resources Wales or the Environment Agency in England. Discharge of surface water to the public sewer is only to be made as a last resort. The management of highway or land drainage run off will also need to be considered as these flows will not be allowed to discharge directly or indirectly into the public sewerage system.

Network Hydraulic Modelling/ WwTW Feasibility Studies

Our pre-planning advice will provide you with an indication of whether our networks can accommodate your development. However there may be instances where our assets cannot at present service your site.

Our aim is to support economic development and growth within our operational area and we do not want to resist new development where possible. However we must be mindful of our assets, existing customers and the environment. In areas where there are issues either on our network or at the Wastewater Treatment Works (WwTW), we may already have proposals in place to address these concerns and to create capacity within the network for new developments.

However, there may be instances where you intend to develop your site in advance of Dŵr Cymru

undertaking improvements. If this is the case, to ensure there is no detriment to our existing customers you may be required to implement solutions identified by an assessment of either the network or Wastewater Treatment Works. Please note that you will not be expected to resolve any operational issues that exist.

Where further assessments are recommended, please be advised that you will need to allow sufficient time in your development program for these studies to be undertaken and for any improvements to be implemented, as in some circumstances we will not permit a communication to our networks until these works are completed.

Where possible, we will seek to control the delivery of any solutions as part of the planning process. Dependent on the progress of the assessment, we may be in a position to recommend appropriate planning conditions so that the outcomes of the assessment can be delivered as part of any planning permission. This approach allows us to support the progression of the site through the planning process, however in the absence of a completed assessment and known solutions we may need to work with you and the Local Planning Authority until the assessment is completed and the outcomes are known.

PLANNING AND NEW DEVELOPMENT

Making Connections to our Networks

Installing Your Drainage System and Making Connections to the Public Sewer

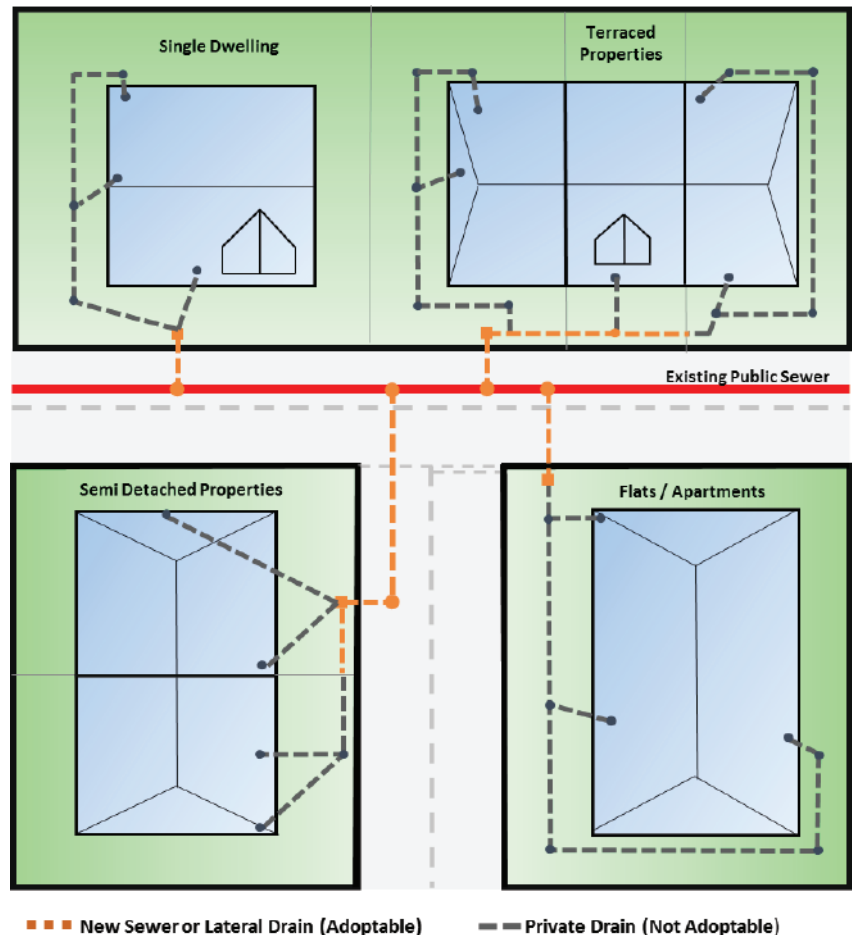
You will need to apply to us to make a connection to the public sewer, and depending on the layout of the drainage system you are proposing for your site, you may also be required to enter into an Adoption Agreement with us.

If your 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) with us.

The design of the sewer and lateral drain must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition.

Please be advised that we will not enter into a sewer adoption agreement for any sewer or lateral drain which is constructed in advance of the adoption agreement being in place. Further information on whether you will require a Section 104 Adoption Agreement and the adoption process can be obtained by contacting us.

To make the physical communication to the public sewer you will need to apply under Section 106 of the Water Industry Act 1991. An application pack can be obtained from our website and as part of the submission you will need to demonstrate that an adoption



agreement (if applicable) is in place, and that you have the relevant planning permissions in place for your development. Please be advised that if your site is subject to an Adoption Agreement we will not permit your communication until the agreement is in place.

Your New Water Supply

Our pre-planning advice will indicate whether your site can be adequately serviced by our clean water network. If new connections are required, we would invite you to submit an application to us at www.dwrcymru.com under Developer Services. Here you will find information about the services we have available and all

our application forms and guidance notes. You can complete forms online and also make payments via our website.

Upon approval of your Application and Water Regulations Notification we will notify you accordingly, send you a quotation for our estimated cost of your connection and a plan advising you of the work you need to carry out.

Our quotation is valid for 6 months. If payment is not received during this period you will need to re-submit a new application plus application fee if you wish to continue.

PLANNING AND NEW DEVELOPMENT

Requisitions and Asset Protection



Requisition a Water Main or Public Sewer

As the Statutory Water and Sewerage Undertaker we have a duty under the Water Industry Act 1991 to comply with a Requisition Notice served on us for the provision of a water main and/or public sewer to serve the development site.

Two main reasons exist for the person(s) exercising the rights to serve Notice. The first is where a person(s) wishes us to lay water mains and/or sewers in private land (by us serving Notice under Section 159 (WIA91) so that a communication with an existing watermain or public sewer can be achieved; the second is where, as a consequence of the provision of the new watermain/public sewer, reinforcement of the existing network is required to ensure that the development, and the local area, has an effective system (refer to Section 37 (water) and Section 94 (sewers) of the Water Industry Act 1991)

Under the provisions of the WIA 1991, we are entitled to recover the costs we incur in providing a requisitioned watermain or sewer. This includes, among other things, the reasonable costs of design, labour, plant, materials, reinstatement, land purchase (if applicable), compensation, and quality testing, inspection, supervision, administration and overhead costs.

Further information on the Requisition process can be obtained by contacting our team of dedicated Engineers or by visiting the Developer Services pages of our

website.

Assets Located at your Development Site

Our pre-planning advice letter may have drawn your attention to assets and/or apparatus located within your development site. It is important to note that under section 159 of the Water Industry Act 1991, Welsh Water has rights of access in order to inspect, maintain adjust repair or alter any asset or apparatus at all times.

Locating an Asset

Our pre-planning letter will be accompanied by water main and sewer extract plans, providing you with an indication of the asset location within the site. However, we provide this information as general guidance only and on the strict understanding that it is on the best information available (see notes within our plans for further information). The onus of locating the apparatus before carrying out any excavation rests entirely with you. To accurately locate any assets, please contact our team of planning officers for further guidance.

Protecting an Asset

The presence of an asset within the development site will have an impact on the layout and general arrangement of the site. Our pre-planning advice letter will provide you with the requirements for the protection of the asset(s) and you will need to ensure that the layout incorporates these requirements. Our recommendation is that our assets are incorporated into any site layout plan that is submitted as part of any planning application, so that

we and the Local Planning Authority can be satisfied that you have acknowledged the presence of such assets and have taken the necessary steps to protect them at the site.

Diverting a Water Main or Public Sewer

If you have concluded that the asset located within the site could not be incorporated within the layout of the new development, or our rights of access to the asset may be hindered by your proposal, you may request the alteration or removal, including diversion of that apparatus to accommodate a proposed improvement of that land (e.g. development or change of use). This provision is provided under Section 185 of the Water Industry Act 1991. Further information on diverting an asset can be obtained by contacting our team of dedicated Engineers or by visiting the Developer Services pages of our website.

Contact Us

For more information, contact Welsh Water's Planning team:

Email: developer.services@dwrcymru.com

Visit: www.dwrcymru.com

Tel: 0800 917 2652

Richard Purser
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3 Piccadilly Place
Manchester
M1 3BN

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

Pre Planning Enquiry
25 March 2022
Angela Guy
01978 298771
contaminatedland@wrexham.gov.uk

BY EMAIL ONLY

PRE APPLICATION CONSULTATION - SITE 5, CLYWEDOG ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE LL13 9UG

Dear Mr Purser

Thank you for consulting us regarding the above proposal. I am providing a response only regard to potential land contamination concerns, this does not include geotechnical, mining or radon matters.

I have reviewed the following report provided within the pre-application consultation document.

'SP Associates Phase II Geo-Environmental Assessment Proposed Industrial Development Site 5b Wrexham Industrial Estate, Client: F1 Real Estate Management Ltd, Report Number S1671-5b, June 2020'

There are a number of queries I have regarding the report, these are as follows:

1. There is limited explanation about the positioning of the trial pits which it is understood targeted specific historical features, it appears that TP1 was in the area of the former pond, however further details on the positions of the other trial pits would be helpful. Was the area of the former mound for instance sampled?
2. Limited soil sampling has been completed, only 2 samples were taken from trial pits. The other 4 samples were taken from boreholes which were located in the areas of the proposed development units. The sampling may be considered sufficient with further clarification of the reasoning behind the sampling locations.
3. The gas and controlled waters risk assessment is sufficient.
4. Section 7.1.3 copied below acknowledges that there may still be unidentified contamination concerns and that during the development these should be investigated, for this reason it is likely that a condition would be requested even if a satisfactory response to queries 1 & 2 above can be provided. The condition would ensure details of any additional works are submitted and approved by the Planning Authority.

7.1.3 PROPOSED SOIL REMEDIAL MEASURES

The risk screening exercise has shown that the risk to human health at the site from explosives and potential contaminants of concern within the soil is low and consequently no specific soil remedial measures are proposed.

However, as is the case with all brownfield sites it is recommended that if any areas of potentially contaminated ground become apparent during the construction phase then they should be brought to the attention of the Engineer for further consideration.

Although the testing program has failed to detect explosives within the soil samples it is recommended at the groundworks stage of the project that suitable screening measures are put in place and that such a program forms part of the H & S file. If buried pipework is encountered its presence should be brought to the attention of the Engineer as such features can contain deposits that may include explosive residues. It is recommended that procedures are put in place to locate any such buried features as part of the preliminary site enabling works.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Angela Guy', with a stylized flourish at the end.

Ms Angela Guy
Contaminated Land Officer

cc Simon Greenland, Planning Officer, WCBC

Richard Purser
Plan Red Limited
By email

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

Site 5 PAC
ENQ/2022 /0042
29/03/2022
Simon Greenland
01978 298783
simon.greenland@wrexham.gov.uk

Dear Sir,

Town and Country Planning Act 1990

**CONSULTATION PRIOR TO APPLYING FOR PLANNING PERMISSION FOR
EMPLOYMENT UNIT
LAND EAST OF CLYWEDOG ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE,
WREXHAM.**

I refer to the enquiry for this proposal.

Outline planning permission P/2018/1087 provides the background for this site and relevant documents including the committee report are available on our website. There have been no major changes in Local Planning Policies since that time.

The current planning policy situation is as follows:

Principle of Development

While the Local Development Plan examination has progressed since the granting of permission on the site, the LDP is still in examination pending consultation on the Matters Arising Changes and the Inspectors issuing a binding report. Consequently, the relevant development plan for decision making is currently the Unitary Development Plan.

Policy E1 and E8 of the UDP and extant permission P/2018/1087 establish the principal of employment development (B1 and B8 use) on the site subject to satisfactory details regarding ecology and trees, highways, residential amenity, contamination and drainage. These details would need to be adequately addressed by the proposal.

Phosphorous and the River Dee SAC

Since granting permission for P/2018/1087 an additional issue regarding phosphorous and the River Dee SAC needs to be addressed by the proposal.

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

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

Natural Resources Wales (NRW) in early 2021 published new targets to reduce river phosphorous levels in special areas of conservation (SAC) across Wales. NRW issued a compliance report confirming that parts of the River Dee SAC exceed or are close to exceeding the new phosphorous levels.

The site drains to the Five Fords Waste Water Treatment Works and although this has provision to remove a percentage of phosphorus from wastewater, a residual amount of phosphorus remains in the treated water discharged from it. The treatment plan has consent to discharge treated water into the River Dee and it is operating within the limits of that consent. However, as circumstances have changed since the treatment works consent was issued, we cannot rely on the consent to conclude there would be no adverse effect (in a Habitat Regulations Assessment) to the River Dee SAC from waste water discharges. This means that any development that is likely to generate foul water flows (as employment developments will) will ultimately increase phosphorus entering the River Dee and potentially damage the Special Area of Conservation.

Permission for the development can only be granted where it has been demonstrated it will not increase phosphorous entering the river. That will require mitigation of some sort, either in the form of an upgrade to the waste water treatment works or some other form of mitigation on or offsite. The Dee Catchment Phosphorus Reduction Strategy identifies some of the measures that have potential to achieve this, such as creation of wetlands in the wider locality. We, as a Council, do not currently have mitigation projects that we can advance as solutions to enable developments to progress. In addition, work being undertaken by Welsh Water needs to be completed which assist in identifying the nature, location and extent of mitigation required.

Phosphorous and the Extant Permission

While the site already has planning approval, in terms of phosphorous, this is not a creditable fall-back position. None of the permissions pre-commencement conditions have been approved (including drainage), should applications be submitted to discharge these conditions, to approve them the phosphorous issues would need to be resolved.

Validation requirements will be as for P/2018/1087 including:

Landscape scheme

Ecology Reports as required by Natural Resources Wales and Ecology Officer

Drainage scheme

Noise reports as required by Public protection (comments forwarded)

Highways reports as required by Highway Authority

Tree report

Contamination Report

Pre-application Consultation report

Your consultation with Natural Resources Wales will provide more information on the phosphate issue which is delaying decisions on many applications at present, including sites where there is previous planning permission. Further information is available on our website:

<https://www.wrexham.gov.uk/service/development-plans-and-other-planning-policy/new-river-phosphate-level-targets>

Rydym yn croesawu gohebiaeth yn Gymraeg.

Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

We welcome correspondence in Welsh.

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

The main issues will be the scale of the development and the impact on the street scene, biodiversity and the adjoining dwellings to the east.

The proposed building is significantly higher and larger than the building shown in the outline application, with much reduced space for landscaping as required by adopted guidance note 26 on landscape and employment development:

<https://www.wrexham.gov.uk/service/development-plans-and-other-planning-policy/local-planning-guidance-notes>

In terms of the impact on the street scene, it will have an unattractive relationship with the curving Road and the offices opposite. The frontage will be entirely taken up with car and HGV parking.

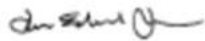
The development is closer to residential properties, much larger and also higher and would have a significant adverse impact on residential amenity.

The development also encroaches on the buffer zone for the watercourse as shown on your drawings, and does not achieve the required balance between developed and undeveloped areas as set out in adopted Guidance Note 29 Ecology and Employment Development.

It is the view of the Local Planning Authority that the proposal represents an over development of the site in comparison with the indicative scheme shown on the outline application and raise serious concerns in terms of ecology and amenity.

These comments are made without prejudice to any formal decisions of the Local Planning Authority.

Yours faithfully,



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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

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

MEMORANDUM



From: Public Protection Service Manager
Ian Jones

To: Planning Control
Manager

Our Ref:

Your Ref: ENQ/2022/0042

Date:

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: ENQ/2022/0042, Site 5, Clywedog Road South, Wrexham Industrial Estate LL13 9UG

Pre Application Consultation

FORMAL PRE-APPLICATION CONSULTATION RELATING TO A PROPOSED PLANNING APPLICATION FOR DETAILED PLANNING PERMISSION FOR AN EMPLOYMENT UNIT WITH ANCILLIARY OFFICE BLOCK, REVISED ACCESS AND NEW ACCESS, SERVICING/UNLOADING BAYS, CAR PARKING, LANDSCAPING AND ANCILLARY DEVELOPMENT ON LAND KNOWN AS SITE 5 TO EAST OF CLWYDOG ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9U

Thank you for the consultation in respect of the above.

I have reviewed the information contained within the pre-app proposal. The proposal for a storage and distribution facility at the WIE borders the rear gardens of the residential properties at Pilgrim Way and Maes Brenin. These properties will be noise sensitive, and the noise from the proposed storage and distribution facility will need to be assessed. The potential for loss of amenity to these residents is significant, and to some extent depends on the proposed operational hours of the facility.

The current proposed layout is beneficial because the noise from loading/unloading will be screened by the building itself, however, this brings the sizeable structure of the building close to the residential properties, such that any lights to the rear of the building will highlight the scale of the building in close proximity to the residents. I think the current layout in terms of noise is optimal, but I would suggest that there is no need for security lighting at the rear of the building, or that any lighting is only switched on when necessary, and should not be left on.

In terms of noise impacts I would suggest that a noise impact assessment is undertaken that takes into consideration the operational noise from the movement of HGV & LGV vehicles and fork lifts, noise from any fixed plant, noise from refrigeration

equipment on vehicles including whether it is anticipated that HGV/LGV vehicles will remain on site (drivers hours), and car park noise.

If there is a transport assessment, the noise impact assessment shall make reference to the busiest periods for HGV/LGV arrivals/departures and shift change-overs in terms of car park noise.

Depending on the number of vehicles, it may be necessary to undertake a cumulative air quality assessment taking consideration of other approved storage and distribution sites (I am aware of another recent application, there must be others). But if an Air Quality Assessment is not provided, some justification for the lack thereof must be provided.

I note that the area of land for this development currently appears to be used by the local residents as amenity space. Whilst there is no requirement for the developer to mitigate the loss of this space for the benefit of the local residents, the application is likely to meet with objections from neighbouring residents due to the scale of the building in close proximity to their properties, along with the associated noise and light associated with the B8 use class. I would encourage the developer to consider the provision of amenity space for the nearby residents to the rear of the development on land between the dwellings and the proposed site. This may result in reducing the number of objections to the application and provide some form of useful amenity space in lieu of the lost space.

p.p.



Ian Jones
Public Protection Service Manager

17 5 MAR 2022

FI Real Estate Management,
(ref: Site 5, Wrexham Ind. Est.,)
Canal Mill,
Botany Bay,
Chorley,
Lancashire PR6 9AF

11th March 2022

Taeko Iio,
Prospect House, Prospect Road,
Hungerford, Berkshire RG17 0JJ
Tel: 01488-684286, 07806-475191
[iotaeko@gmail.com](mailto:iiotaeko@gmail.com)

Dear Sirs,

Re: Site 5, Clywedog Road South, Wrexham Industrial Estate

Thank you for your letter dated 25 February 2022 in respect of the proposed development of Site 5, Clywedog Road South. I am lease owner of unit 3A, opposite the proposed site.

I do not have any substantive objections on the principle of this development at this time, but would like to raise an issue relating to highway safety. I hope that this will be taken into account when finalising the development proposal for submitting to Wrexham Council in due course.

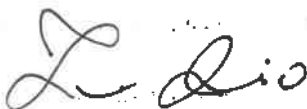
You will be aware that this road is an unclassified road and that the proposed HGV access point is situated on a slight curve in the road. Unit 2,3,4 are situated on the opposite side of road, within close proximity to the HGV access location. Since Unit 2-4 were designed and built in early 1990's for industrial use, the size of delivery vehicles have increased both in terms of load and length. It is not uncommon for 40ft articulated vehicles access our units (No.2-4) on Clywedog Road South. The units do not have large turning spaces, have been constructed at a time when vehicles were much smaller. Accordingly, larger vehicles tend to use the public highway for turning, which clearly has road safety implications. Indeed, recently a lost HGV vehicle attempted to turn using the shared access of unit 3A and unit 3. This resulted in gas supply post situated on the verge being damaged, and caused a wide gas supply disturbance until it was repaired.

My concern is that the new HGV access point will exacerbate these issues in the location proposed. My view is that if the access was moved slightly eastward, then, this would create a safer access and cause less of an impact on road safety. It will not be directly opposite the existing access to Units 2-4. I would welcome your views on highway safety and whether an alternative access may be acceptable.

I trust this comment will be useful in finalising your plan for site 5.

Please do not hesitate to contact me using the details at the top of this letter.

Yours sincerely,



Taeko Iio (Ms.)





APPENDIX 2

Consultation letters and notices issued

Presentation Boards



Plan Red Ltd

11th Floor
3 Piccadilly Place
Manchester
M1 3BN

Ms S Baxter
Clerk to Abenbury Community Council
19 Marcella Crescent
Marchwiel
Wrexham
By email only
clerk@abenburycommunitycouncil.org.uk

1 March 2022
Our ref: Site 5 PAC Cov Ltr

Dear Ms Baxter

Consultation before applying for Planning Permission, Notice Under Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Relating to Land known as Site 5, East of Clywedog Road South, Wrexham Industrial Estate, LL13 9UG

We write to you on behalf of FI Real Estate Management ("FIREM") and its intention to submit a detailed planning application for development of the above site for:

An employment unit with ancillary office block, revised access and new access, servicing/unloading bays, car parking, landscaping and ancillary development

This letter encloses formal notice under Article 2D in English and Welsh requesting your consultation response within 28 days, i.e. by 28th March 2022. Details at the end of this letter.

Details of the draft planning application can be viewed online and downloaded now at: <https://consultation.fi-rem.com/site-5-wrexham-industrial-estate-consultation-page/> You will also have a link within the email sent to you to download the documents. Should this expire please contact Plan Red.

FIREM was established 40 years ago and provides workspace, asset and property management services. It is also an experienced developer of employment related schemes. It owns Site 5, as detailed above, and is currently formulating plans to develop a large single employment block at the site. FIREM also owns and leases other employment units within Wrexham Industrial Estate.

Plan Red is instructed by FIREM to advise you of its intentions to make a planning application for the development described above in the near future and following this pre-application consultation. The application will be made to Wrexham Council in its role as local planning authority.

Pre-application consultation (“PAC”) is a requirement for all major developments in Wales as set out in section 61Z of the *Town and Country Planning Act 1990*. Further provision is contained in Part 1A of the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012* (“Order”) and related guidance, *New Development Management Procedures* issued in February 2016

This letter briefly describes the proposed development and proposed planning application for you to comment upon.

Application Site

The application site extends to approximately 3.01 ha (7.5 acres). The applicant controls a large area of other land roughly to the south and north east of the site along with other sites elsewhere in Wrexham Industrial Estate. The site is currently undeveloped but is previously developed land and it is located within an area that is already developed for employment units/uses.

The site already has extant planning permission (reference P/2018/1087) granted on 18th December 2020 to develop two buildings for employment use, one a single occupier unit and the other subdivided into five smaller units. This permission also includes consent for related matters of new access, servicing, landscaping and ancillary development. This permission can be viewed online at <https://planning.wrexham.gov.uk/planning/search-applications> and searching for application reference P/2018/1087. Alternatively you may contact Plan Red for details.

Proposed Development

The proposed development comprises a contemporary designed single employment unit orientated north to south. The unit will comprise 10,938 sqm (117,735 sqft) of floorspace (GIA) for industrial or warehousing use along with an additional 3,210 sqm (34,552sqft) of floorspace (GIA) in a smaller attached block to be used as ancillary office space.

The proposed service yard/unloading bays and HGV parking will be located to the front of the western elevation of the proposed unit and will utilise the existing vehicular access into the site off Clywedog Road suitably improved. A separate access to serve a dedicated car parking area will be provided further to the south of the existing access also off Clywedog Road South.

Landscaping and green areas will be provided to the east of the proposed main block of development.

Extract of the proposed site plan is provided overleaf.

Large scale plans are available from the download link online and two A4 excerpts of the Existing and Proposed Site Plan are provided with this letter.

- Ecology assessment
- Noise assessment
- Air quality assessment
- Ground conditions report
- Flood risk report
- Drainage report
- Employment land report
- Waste management plan

Making comments

Comments are invited by email or letter:

- By Email to: richard@planred.co.uk (please put “Site 5, Wrexham Industrial Estate” in the subject line), or
- By Post to: Plan Red (Site 5 Wrexham Industrial Estate), 11th Floor, 3 Piccadilly Place, Manchester M1 3BN

Should you wish to discuss the proposed development or receive further details please call; Emily Armstrong (FIREM) on 01257 263010 or John Francis (Plan Red) on 07415 030237 or Richard Purser (Plan Red) on 07938 063301.

We can confirm that any comments provided will be treated as confidential for view and use by FIREM, Plan Red and the Council. All comments will be set out in a statement setting out the results of the PAC exercise as part of the future planning application. However, this will not extend to providing details of the names and contact details of responders which will be kept private.

Thank you.

Yours sincerely,

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John Francis
Director Plan Red Ltd

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLES 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)

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I give notice that (b) ... FI Real Estate Management ("FIREM")

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In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to (e) richard@planred.co.uk (please put 'Site 5, Wrexham Industrial Estate' in the subject line by (f) **28th March 2022**

Signed: ...**Richard Purser**

Date: ... **1st March 2022**

Insert:

- a) address or location of development
- b) applicant's name
- c) description of the proposed development
- d) address of website
- e) email address of the applicant/agent
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CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD DAN ERTHYGLAU 2D

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

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Rhoddaf hysbysiad hynny (b) ... **FI Real Estate Management ("FIREM")**

Yn bwriadu gwneud cais am ganiatâd cynllunio i (c): ... **Codi uned gyflogaeth gyda bloc o swyddfeydd ategol, mynedfa ddiwygiedig a mynedfa newydd, mannau gwasanaethu/dadlwytho, maes parcio, tirlunio a datblygiad atodol**

Copi o'r cais arfaethedig; cynlluniau; a dogfennau ategol eraill ynghlwm / gellir ei weld ar-lein yn (d)

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Signed: ...**Richard Purser**

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Mewnosod:

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- d) cyfeiriad y wefan
- e) cyfeiriad e-bost yr ymgeisydd/asiant
- f) dyddiad rhoi cyfnod o 28 diwrnod, gan ddechrau gyda'r dyddiad cyflwyno a chyhoeddi



Plan Red Ltd

11th Floor
3 Piccadilly Place
Manchester
M1 3BN

Cllr MG Morris
Wrexham County Borough Council (Holt Ward)

By email only

michael.morris@wrexham.gov.uk

1 March 2022

Our ref: Site 5 PAC Cov Ltr

Dear Councillor,

Consultation before applying for Planning Permission, Notice Under Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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Planning Policy

Reference to National Planning Policy applying in Wales and the adopted Wrexham UDP and emerging Wrexham LDP confirms that the site can be regarded as suitable for the proposed development as it is located within the defined area of Wrexham Industrial Estate and is allocated for employment development. And as stated above it has benefit of an extant planning permission for a different form of employment development already.

Planning and Site Related Considerations

It is our view that the proposed development can be regarded as acceptable by reference to usual planning, site related and land use considerations, including its impacts and effects on the local road network (transportation considerations), bio-diversity and ecology, amenity of existing uses, including residential (air quality and noise), ground conditions, flood risk and drainage and by reference to related planning policies of the adopted and emerging development plans.

Our case is set out in the draft application package where you can read the draft evidence and planning analysis in more detail.

Draft Planning Application Package

The draft planning application package comprises the following plans, drawings and documents:

- Drawing pack
- Design and access statement
- Planning statement
- Transport assessment

- Ecology assessment
- Noise assessment
- Air quality assessment
- Ground conditions report
- Flood risk report
- Drainage report
- Employment land report
- Waste management plan

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Copi o'r cais arfaethedig; cynlluniau; a dogfennau ategol eraill ynghlwm / gellir ei weld ar-lein yn (d)

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Plan Red Ltd

11th Floor
3 Piccadilly Place
Manchester
M1 3BN

Development Planning Advisor
North Planning
National Resources Wales

By email only

northplanning@cyfoethnaturiolcymru.gov.uk

1 March 2022

Our ref: Site 5 PAC Cov Ltr

Your ref (previous application): CAS-80418-R6W6

Dear Sir or Madam,

Consultation before applying for Planning Permission, Notice Under Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Relating to Land known as Site 5, East of Clywedog Road South, Wrexham Industrial Estate, LL13 9UG

We write to you on behalf of FI Real Estate Management ("FIREM") and its intention to submit a detailed planning application for development of the above site for:

An employment unit with ancillary office block, revised access and new access, servicing/unloading bays, car parking, landscaping and ancillary development

This letter encloses formal notice under Article 2D in English and Welsh requesting your consultation response within 28 days, i.e. by 28th March 2022. Details at the end of this letter.

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This letter briefly describes the proposed development and proposed planning application for you to comment upon.

Application Site

The application site extends to approximately 3.01 ha (7.5 acres). The applicant controls a large area of other land roughly to the south and north east of the site along with other sites elsewhere in Wrexham Industrial Estate. The site is currently undeveloped but is previously developed land and it is located within an area that is already developed for employment units/uses.

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The proposed development comprises a contemporary designed single employment unit orientated north to south. The unit will comprise 10,938 sqm (117,735 sqft) of floorspace (GIA) for industrial or warehousing use along with an additional 3,210 sqm (34,552sqft) of floorspace (GIA) in a smaller attached block to be used as ancillary office space.

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Yours faithfully,



John Francis
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Signed: ...**Richard Purser**

Date: ... **1st March 2022**

Insert:

- a) address or location of development
- b) applicant's name
- c) description of the proposed development
- d) address of website
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HYSBYSIAD DAN ERTHYGLAU 2D

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

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Copi o'r cais arfaethedig; cynlluniau; a dogfennau ategol eraill ynghlwm / gellir ei weld ar-lein yn (d)

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- f) dyddiad rhoi cyfnod o 28 diwrnod, gan ddechrau gyda'r dyddiad cyflwyno a chyhoeddi



Plan Red Ltd

11th Floor
3 Piccadilly Place
Manchester
M1 3BN

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

1 March 2022
Our ref: Site 5 PAC Cov Ltr

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Mr Simon Greenland
Planning Officer
Wrexham County Borough Council
*for Planning, Highways, Drainage / Flood Risk, Environmental / Public Protection
Ecology, Trees and Business & Investment*

By email only

simon.greenland@wrexham.gov.uk

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- c) disgrifiad o'r datblygiad arfaethedig
- d) cyfeiriad y wefan
- e) cyfeiriad e-bost yr ymgeisydd/asiant
- f) dyddiad rhoi cyfnod o 28 diwrnod, gan ddechrau gyda'r dyddiad cyflwyno a chyhoeddi



Plan Red Ltd

11th Floor
3 Piccadilly Place
Manchester
M1 3BN

Development Control Officer
Developer Services
Welsh Water

By email only

developer.services@dwrcymru.com

1 March 2022

Our ref: Site 5 PAC Cov Ltr

Your ref (previous application): PLA0039620

Dear Sir or Madam,

Consultation before applying for Planning Permission, Notice Under Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Relating to Land known as Site 5, East of Clywedog Road South, Wrexham Industrial Estate, LL13 9UG

We write to you on behalf of FI Real Estate Management ("FIREM") and its intention to submit a detailed planning application for development of the above site for:

An employment unit with ancillary office block, revised access and new access, servicing/unloading bays, car parking, landscaping and ancillary development

This letter encloses formal notice under Article 2D in English and Welsh requesting your consultation response within 28 days, i.e. by 28th March 2022. Details at the end of this letter.

Details of the draft planning application can be viewed online and downloaded now at: <https://consultation.fi-rem.com/site-5-wrexham-industrial-estate-consultation-page/> You will also have a link within the email sent to you to download the documents. Should this expire please contact Plan Red.

FIREM was established 40 years ago and provides workspace, asset and property management services. It is also an experienced developer of employment related schemes. It owns Site 5, as detailed above, and is currently formulating plans to develop a large single employment block at the site. FIREM also owns and leases other employment units within Wrexham Industrial Estate.

Plan Red is instructed by FIREM to advise you of its intentions to make a planning application for the development described above in the near future and following this pre-application consultation. The application will be made to Wrexham Council in its role as local planning authority.

Pre-application consultation (“PAC”) is a requirement for all major developments in Wales as set out in section 61Z of the *Town and Country Planning Act 1990*. Further provision is contained in Part 1A of the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012* (“Order”) and related guidance, *New Development Management Procedures* issued in February 2016

This letter briefly describes the proposed development and proposed planning application for you to comment upon.

Application Site

The application site extends to approximately 3.01 ha (7.5 acres). The applicant controls a large area of other land roughly to the south and north east of the site along with other sites elsewhere in Wrexham Industrial Estate. The site is currently undeveloped but is previously developed land and it is located within an area that is already developed for employment units/uses.

The site already has extant planning permission (reference P/2018/1087) granted on 18th December 2020 to develop two buildings for employment use, one a single occupier unit and the other subdivided into five smaller units. This permission also includes consent for related matters of new access, servicing, landscaping and ancillary development. This permission can be viewed online at <https://planning.wrexham.gov.uk/planning/search-applications> and searching for application reference P/2018/1087. Alternatively you may contact Plan Red for details.

Proposed Development

The proposed development comprises a contemporary designed single employment unit orientated north to south. The unit will comprise 10,938 sqm (117,735 sqft) of floorspace (GIA) for industrial or warehousing use along with an additional 3,210 sqm (34,552sqft) of floorspace (GIA) in a smaller attached block to be used as ancillary office space.

The proposed service yard/unloading bays and HGV parking will be located to the front of the western elevation of the proposed unit and will utilise the existing vehicular access into the site off Clywedog Road suitably improved. A separate access to serve a dedicated car parking area will be provided further to the south of the existing access also off Clywedog Road South.

Landscaping and green areas will be provided to the east of the proposed main block of development.

Extract of the proposed site plan is provided overleaf.

Large scale plans are available from the download link online and two A4 excerpts of the Existing and Proposed Site Plan are provided with this letter.



Planning Policy

Reference to National Planning Policy applying in Wales and the adopted Wrexham UDP and emerging Wrexham LDP confirms that the site can be regarded as suitable for the proposed development as it is located within the defined area of Wrexham Industrial Estate and is allocated for employment development. And as stated above it has benefit of an extant planning permission for a different form of employment development already.

Planning and Site Related Considerations

It is our view that the proposed development can be regarded as acceptable by reference to usual planning, site related and land use considerations, including its impacts and effects on the local road network (transportation considerations), bio-diversity and ecology, amenity of existing uses, including residential (air quality and noise), ground conditions, flood risk and drainage and by reference to related planning policies of the adopted and emerging development plans.

Our case is set out in the draft application package where you can read the draft evidence and planning analysis in more detail.

Draft Planning Application Package

The draft planning application package comprises the following plans, drawings and documents:

- Drawing pack
- Design and access statement
- Planning statement
- Transport assessment

- Ecology assessment
- Noise assessment
- Air quality assessment
- Ground conditions report
- Flood risk report
- Drainage report
- Employment land report
- Waste management plan

Making comments

Comments are invited by email or letter:

- By Email to: richard@planred.co.uk (please put “Site 5, Wrexham Industrial Estate” in the subject line), or
- By Post to: Plan Red (Site 5 Wrexham Industrial Estate), 11th Floor, 3 Piccadilly Place, Manchester M1 3BN

Should you wish to discuss the proposed development or receive further details please call; Emily Armstrong (FIREM) on 01257 263010 or John Francis (Plan Red) on 07415 030237 or Richard Purser (Plan Red) on 07938 063301.

We can confirm that any comments provided will be treated as confidential for view and use by FIREM, Plan Red and the Council. All comments will be set out in a statement setting out the results of the PAC exercise as part of the future planning application. However, this will not extend to providing details of the names and contact details of responders which will be kept private.

Thank you.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'John Francis', with a stylized, scribbled flourish.

John Francis
Director Plan Red Ltd

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

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

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

Proposed development at (a) ... **Land Known as Site 5, East of Clywedog Road South, Wrexham Industrial Estate, LL13 9UG**

I give notice that (b) ... FI Real Estate Management ("FIREM")

Is intending to apply for planning permission to (c): ... **Erect an employment unit with ancillary office block, revised access and new access, servicing/unloading bays, car parking, landscaping and ancillary development**

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at (d) <https://consultation.fi-rem.com/site-5-wrexham-industrial-estate-consultation-page/>

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to (e) richard@planred.co.uk (please put 'Site 5, Wrexham Industrial Estate' in the subject line by (f) **28th March 2022**

Signed: ...**Richard Purser**

Date: ... **1st March 2022**

Insert:

- a) address or location of development
- b) applicant's name
- c) description of the proposed development
- d) address of website
- e) email address of the applicant/agent
- f) date giving period of 28 days, beginning with the date of service and publication

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

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

Pwrpas yr hysbysiad hwn: mae'r hysbysiad hwn yn cynnwys cais ffurfiol am ymateb i'r ymgynghoriad cyn ymgeisio o dan yr erthygl 2D o Cynllunio Gwlad a Thref (Trefn Rheoli Datblygu) (Cymru) Gorchymyn 2012.

Datblygiad arfaethedig yn (a) ... **Tir a adwaenir fel Safle 5, I'r Dwyrain o Ffordd De Clywedog, Ystâd Ddiwydiannol Wrecsam, LL13 9UG**

Rhoddaf hysbysiad hynny (b) ... **FI Real Estate Management ("FIREM")**

Yn bwriadu gwneud cais am ganiatâd cynllunio i (c): ... **Codi uned gyflogaeth gyda bloc o swyddfeydd ategol, mynedfa ddiwygiedig a mynedfa newydd, mannau gwasanaethu/dadlwytho, maes parcio, tirlunio a datblygiad atodol**

Copi o'r cais arfaethedig; cynlluniau; a dogfennau ategol eraill ynghlwm / gellir ei weld ar-lein yn (d)

<https://consultation.fi-rem.com/site-5-wrexham-industrial-estate-consultation-page/>

Yn unol â gofynion erthygl 2E o Gynllunio Gwlad a Thref (Trefn Rheoli Datblygu) (Cymru) Gorchymyn 2012, rhaid anfon ymateb i'r ymgynghoriad (e) richard@planred.co.uk (rhowch 'Safle 5, Ystad Ddiwydiannol Wrecsam' yn y llinell bwnc) by (f) **28 Mawrth 2022**

Signed: ...**Richard Purser**

Date: ... **1 Marwrth 2022**

Mewnosod:

- a) cyfeiriad neu leoliad y datblygiad
- b) enw'r ymgeisydd
- c) disgrifiad o'r datblygiad arfaethedig
- d) cyfeiriad y wefan
- e) cyfeiriad e-bost yr ymgeisydd/asiant
- f) dyddiad rhoi cyfnod o 28 diwrnod, gan ddechrau gyda'r dyddiad cyflwyno a chyhoeddi

List of consulted residential properties

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

Existing Aerial Views



View 01



View 02

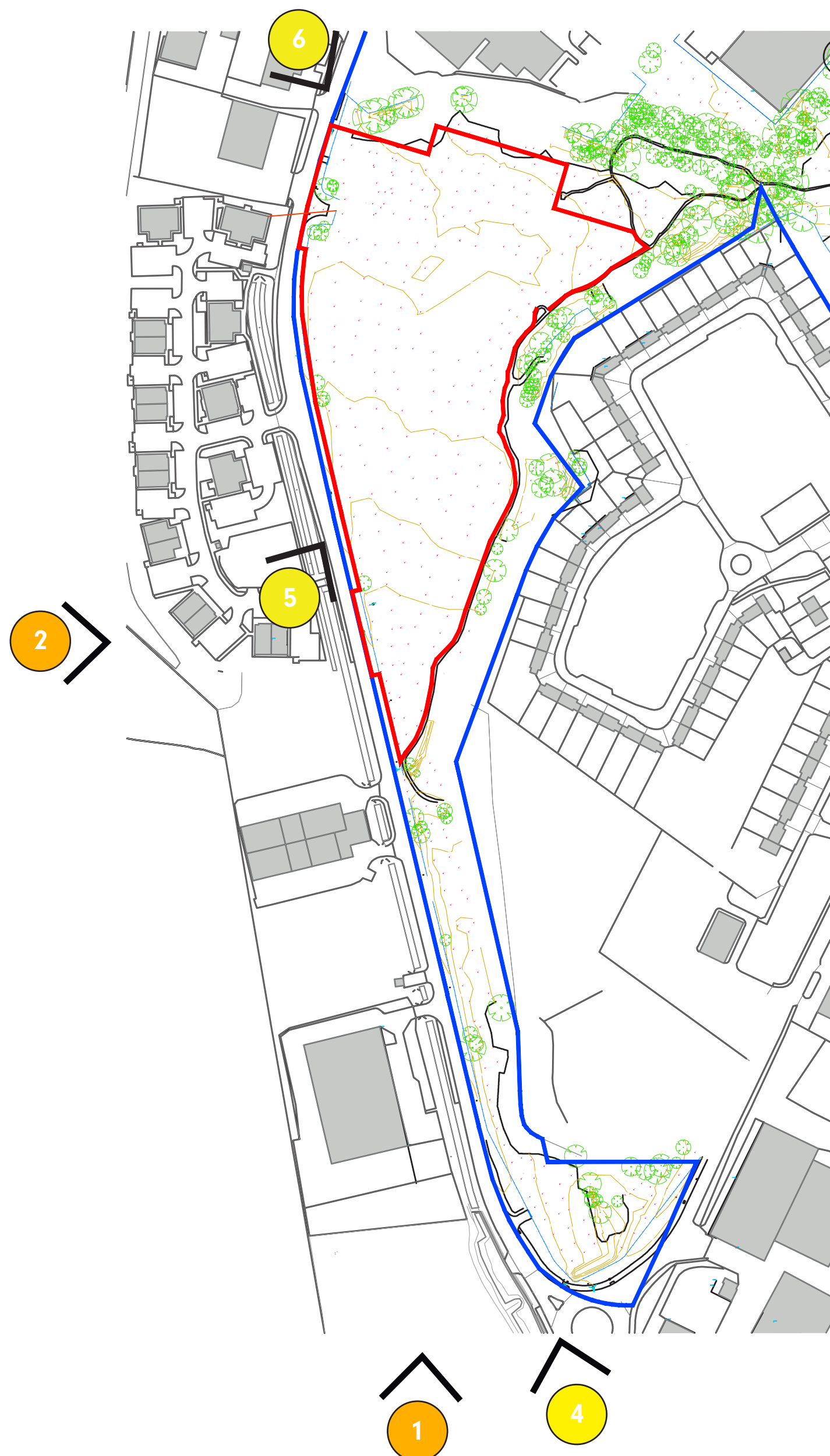


View 03

Existing Site Views



View 04



The proposal site measures 7.5 acres (3.01 hectares). The site is currently unoccupied and is bordered on three sides by other industrial developments with housing to the South-East.

The site is bordered by residential developments and industrial units.



View 05



View 06



Site Context



- 1 Industrial 2 Farm Land 3 Woodland 4 Residential 5 HMP Berwyn Prison
- ← Wrexham Town Centre and Train Station



Vehicular Connections

The site is within the vicinity of the A525, B1530 and the A534 (Wrexham Road).

Access to the site is currently located to the West via Clywedog Road South.

- Site Boundary
- Primary Vehicular Route
- Secondary Vehicular Route



Pedestrian Connections

The site is easily accessible via numerous footpaths and is in close proximity to Wrexham town centre. There are several cut-throughs within the vicinity of the site so that surrounding areas can be reached quickly without the use of a motor vehicle. The two primary dedicated pedestrian footways leading to the site are both along Clywedog Road South to the West/South-West.

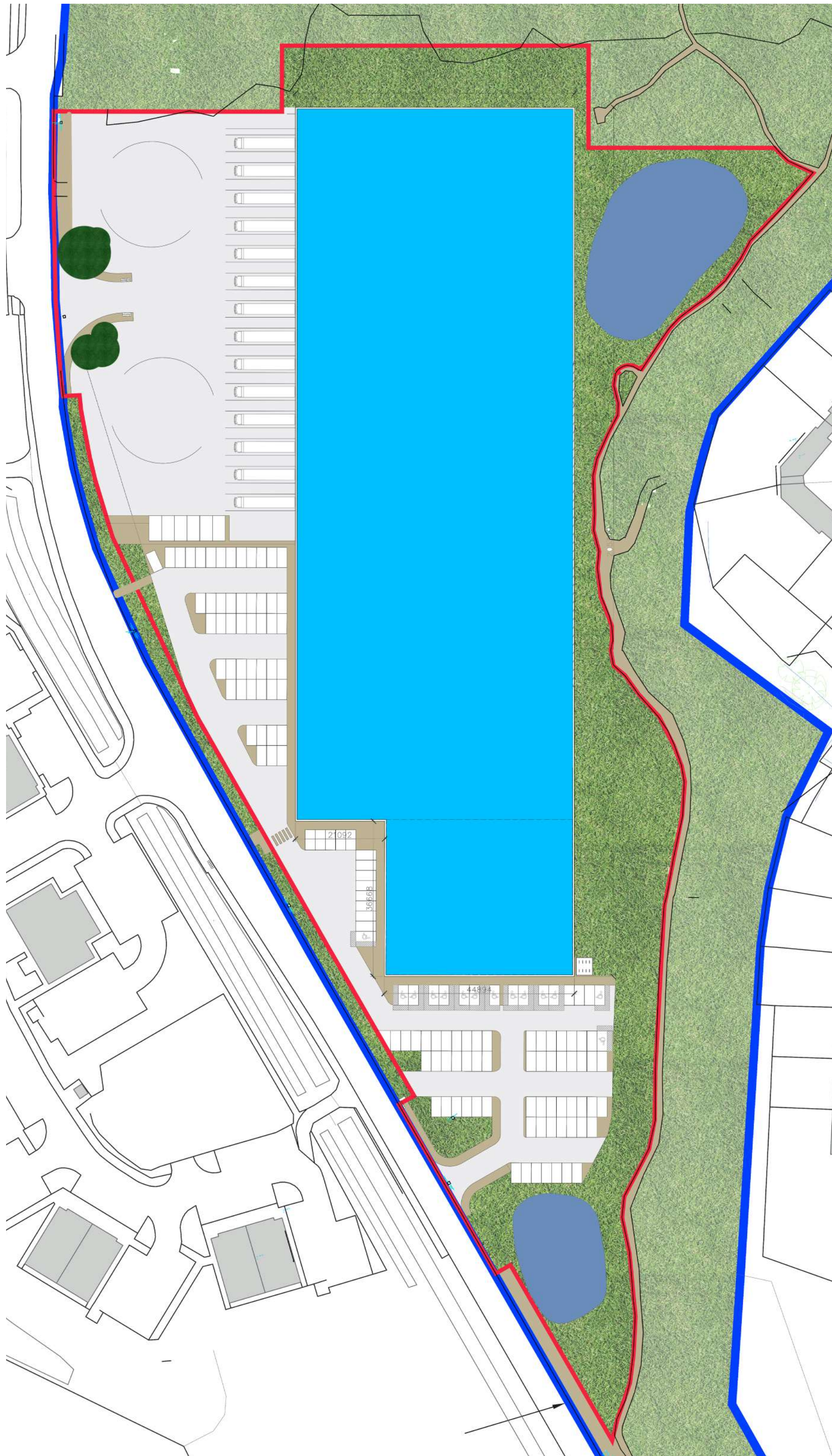
- Site Boundary
- Primary Pedestrian Route
- Secondary Pedestrian Route



WREXHAM



Design Proposal



The site will offer 117,735sqft of warehousing with 34,552sqft office space. 140 Parking spaces (including 14 accessible spaces and 7 Electric Car Charging spaces) and 6 electrical fleet vehicle charging spaces are included on the site.

To complement the surrounding industrial context and local area a simple material palette is proposed. The material palette will reflect the neighbouring warehousing but with the intention of creating a contemporary warehouse buildings that reads cohesively.



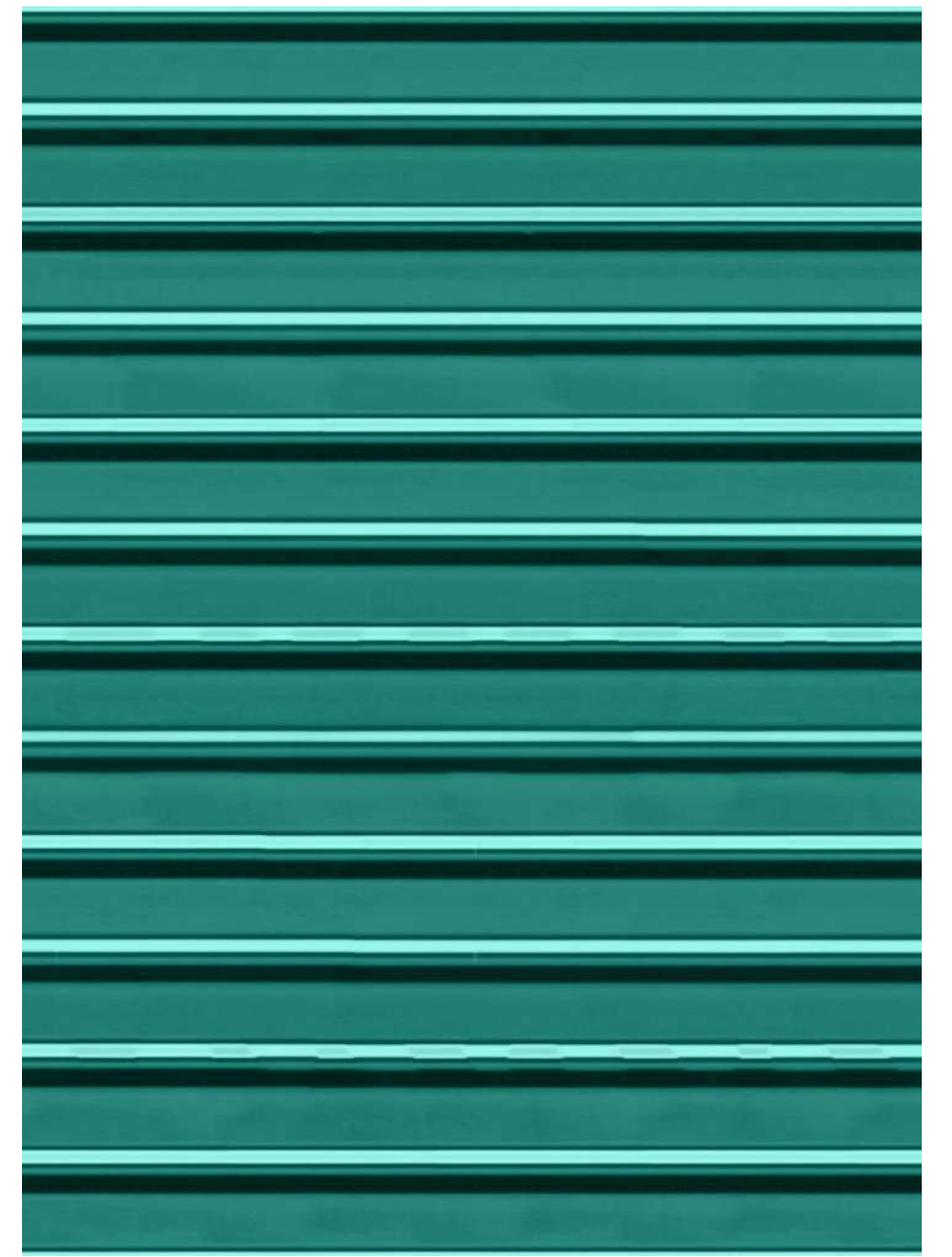
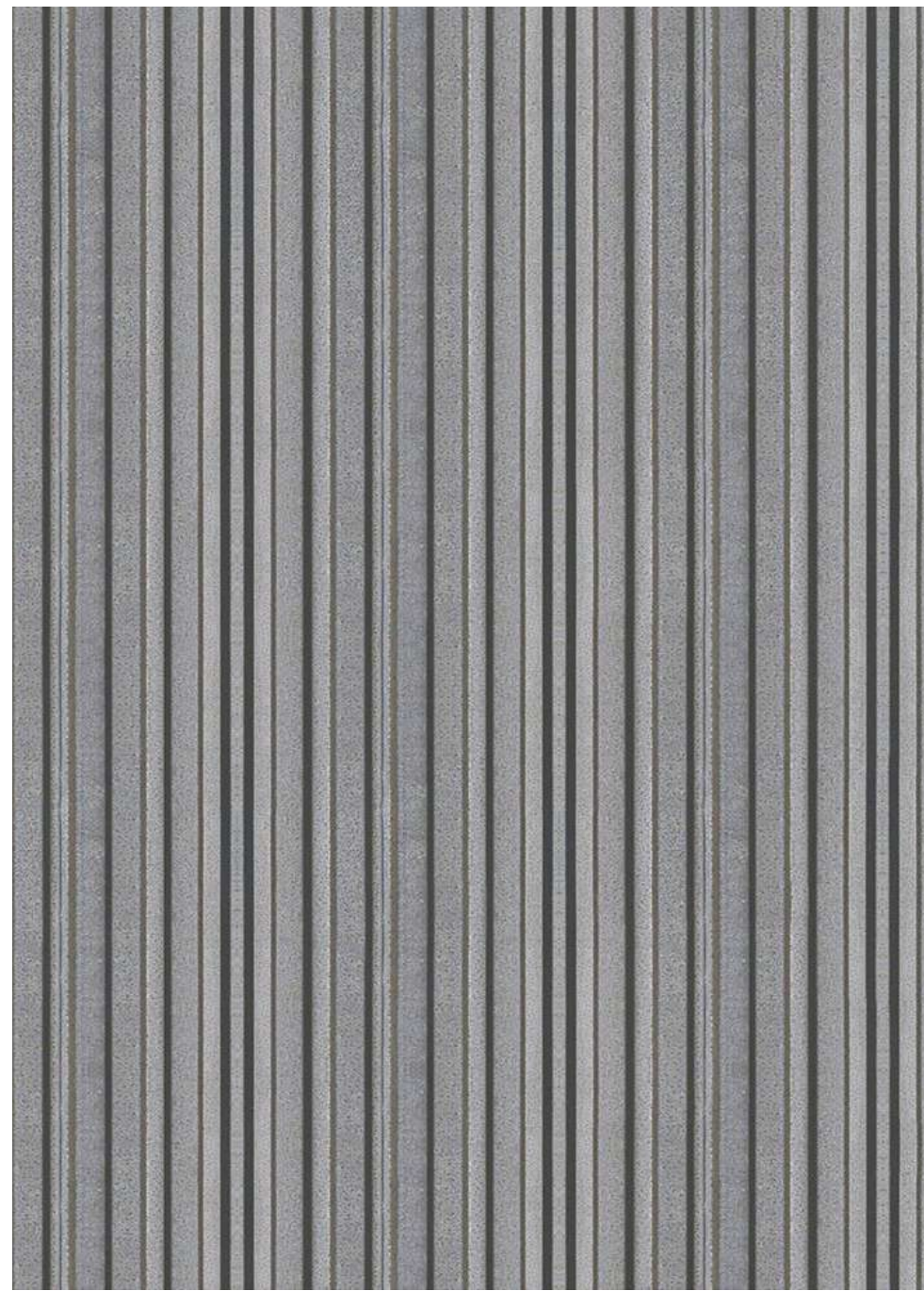
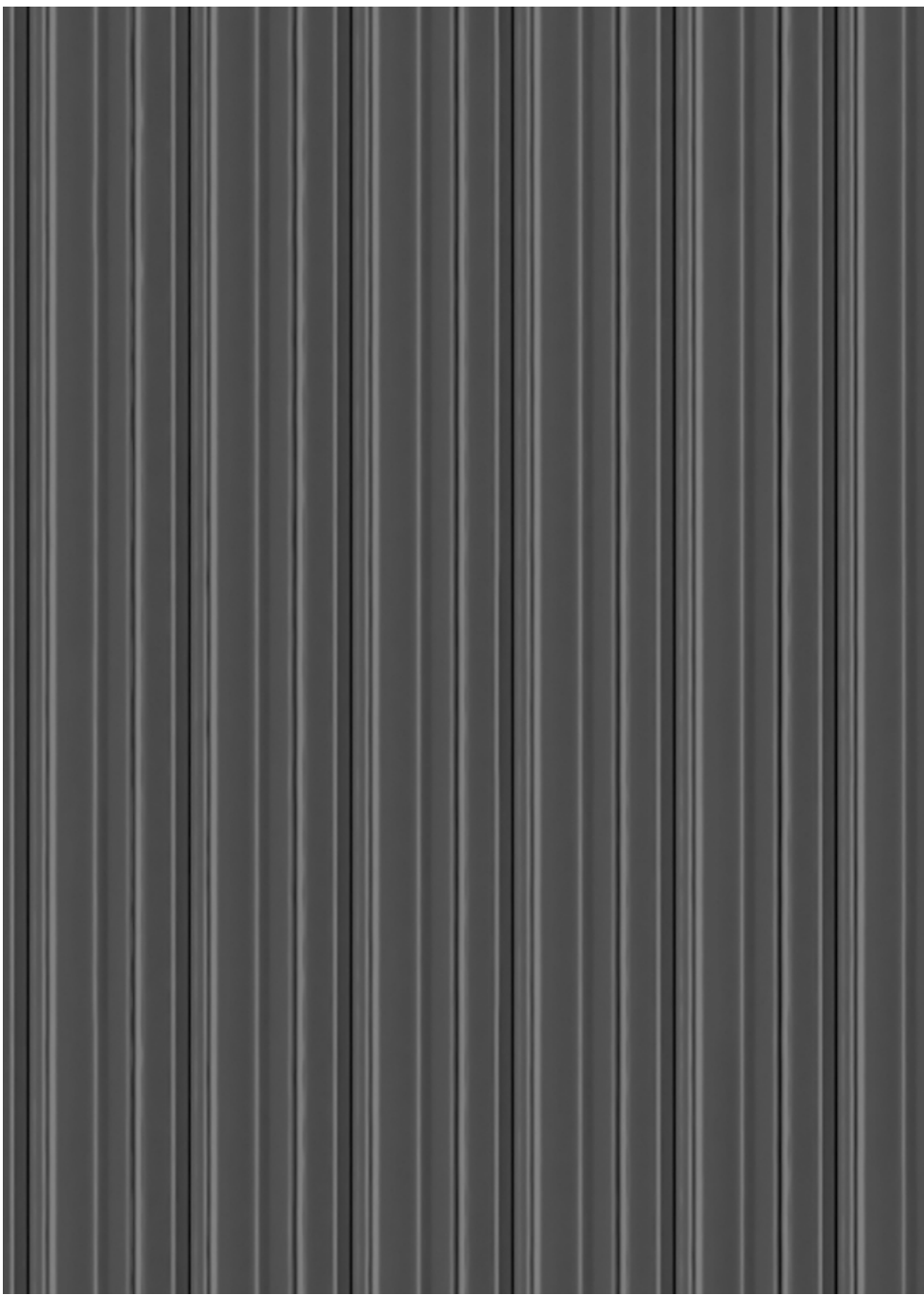
Illustrative CGI



WREXHAM



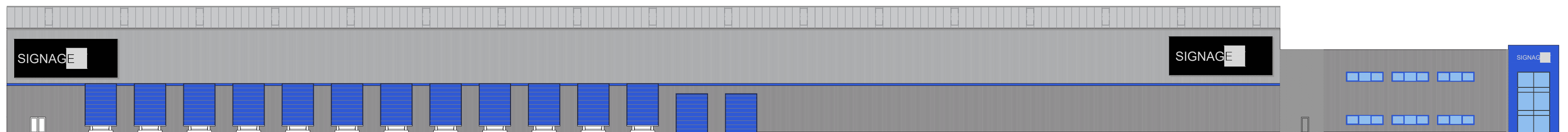
Design



Precedent Images

The materials chosen are designed to create a uniform but unique aesthetic across the site with contrasting cladding colours to distinguish unit entrances and differentiate between the main body of the buildings and the service delivery points.

Accent colours will be chosen to match the site branding strategy.



Unit Elevation



Illustrative CGI



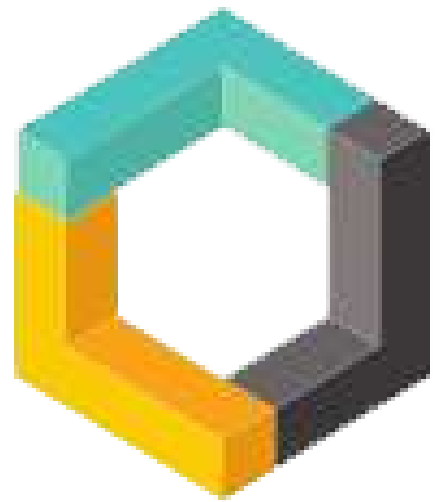
Illustrative CGI



WREXHAM



The Team



FI REAL ESTATE
MANAGEMENT

FI Real Estate Management

FIREM was established almost 40 years ago and is a specialist property investment, property management and property development company operating through the UK in all sectors.

The business currently owns and manages over 10M sq ft of commercial property and is involved in promoting several major development projects, many for mixed uses, but most in the employment and commercial sectors.

The business knows all the problems, pitfalls and requirements that can either enhance or erode value in the property sector and it is this experience that makes its approach so different to other similar organisations and which has brought it continuing success over the years it has been operating.

The business is analytical, farsighted, decisive and creative and there are few situations that phase, confound or defeat it when it comes to commercial real estate in any sector in the UK.

**MC
AU**

MCAU are a multi-faceted design consultancy who operate within the traditional boundaries of architecture and urbanism.

MCAU have in depth experience across all sectors and all forms of Industrial, residential, commercial and heritage buildings.



Plan Red is a newly created niche planning consultancy set up by John Francis and Richard Purser that acts for mainly private sector clients operating in the field of property development including major mixed use, commercial, retail and residential developments throughout the UK from its base in Manchester.



WREXHAM