

Report on pre-application consultation.

In relation to: proposed residential development on land
at Corner of Brook Street and Bridge Street, Wrexham.

the
Planning
C o n s u l t a n c y

1. INTRODUCTION.

- 1.1. It is now a requirement that all major applications for residential development are subject to pre-application consultation and that the application, when submitted, is supported by a report summarising the responses to the consultation exercise, together with any responses to points that may have been made.
- 1.2. This report provides the required details and responses in relation to the proposed development on land at the corner of Brook Street and Bridge Street, Wrexham.

2. CONSULTATION.

- 2.1. A copy of the complete draft planning application was loaded onto the Applicant's website at <http://centralbuildingsregeneration.co.uk>.
- 2.2. A copy of the neighbour notification and notice, and letters and the associated notice to specialist consultees and local councillors is attached at Appendix One to this report.
- 2.3. A total of 11 owners or occupiers of adjacent properties on Bridge Street, Brook Street (including the occupiers of the lower floors of Central Buildings) and Town Hill adjoining the application site received hand delivered notices informing them of the consultation exercise and where they might view the proposals. The notification of the application included not only those whose properties physically adjoin the application site, but also other properties within the vicinity; in this respect the consultation exercise exceeded the statutory requirements.
- 2.4. Notice of the application was also posted on both the Bridge Street and Brook Street road frontages, so as to enable other people in the locality to learn of the proposals and have an opportunity to comment.
- 2.5. The local Councillor was also consulted.
- 2.6. Offa Community Council were consulted.
- 2.7. Three specialist consultees were also consulted, namely Wrexham Highways Department, Dwr Cymru Welsh Water, and Natural Resources Wales.
- 2.8. The consultation period ran between 15th August 2018 and 12th September 2018, meeting the requirement for a consultation period of a minimum of 28 days.

2.9. The Applicants have, therefore, complied with the statutory requirements for pre-application consultation

3. RESIDENTS RESPONSES.

3.1. Only one response was received from a resident. The representation did not object to the development, but claimed a right of way through the site upon which the new build is proposed.

3.2. This issue has been discussed with the site owners who dispute the claim. However, the matter is in the process of being resolved, it should not impact on the consideration of the application on its merits.

4. LOCAL COUNCILLOR.

4.1. The local councillor did not provide a response.

5. COMMUNITY COUNCIL.

5.1. The Community Council did not respond.

6. SPECIALIST CONSULTEES.

6.1. Copies of the three responses from the specialist consultees are included within Appendix Two.

6.2. Dwr Cymru Welsh Water

Welsh Water provided a number of helpful comments, most notably, they indicated that there was capacity in the foul sewer and waste water treatment works for the development and advised that surface water should not be discharged into the public sewer.

6.3. Natural Resources Wales

NRW commented on two matters:

6.3.1. It was noted that part of the site lies within flood zone C2, this comment relates to the proposed conversion of Central Buildings; it is not clear whether NRW appreciated that the proposal relates to the upper floors of the building and that the established use of these floors is also for a similar 'highly vulnerable' use.

6.3.2. The matter is addressed in greater detail in an addition to the Planning Statement.

6.3.3. NRW also considered that insufficient information had been submitted to determine whether there was an issue with bats, an additional bat emergence survey has subsequently been undertaken to address this matter. There is no evidence of bats in

the building.

6.4. Wrexham Highways Department

It was noted that further information was required in relation to the available visibility splays from the site access, the ability of service vehicles to turn within the site, and the sufficiency of provision for bin storage areas within the development.

6.5. All of the above matters have now been addressed within the application. The provision of appropriate access and turning facilities within the site for a three-axle rigid vehicle has necessitated amendments to the proposals resulting in a reduction of four units within the new build apartment development.

6.6. The Highways Department also objected to the proposed level of car parking for the development. A meeting was held with the Highways Department on 16th October in order to discuss their concerns, as a result of which it was agreed that additional comment would be provided within the Planning Statement in order to justify the proposed approach.

7. CONCLUSIONS.

7.1. The extent of the pre-application consultation exercise has exceeded that required within the guidelines and, therefore, it is hoped that more people have been informed of the proposals and given an opportunity to comment than would, otherwise, have been the case.

7.2. A small number of technical issues have been identified by specialist consultees, most of these have been addressed by amendments to the application. Remaining issues in relation to flood risk and car parking are addressed within the Planning Statement.

7.3. Consequently, it is concluded that the proposals are now at the stage where it is appropriate to formally submit the application, any matters still at issue between the Applicants and consultees can be appropriately discussed during the consideration of the application.