

PRE- APPLICATION CONSULTATION REPORT

On behalf of
Hindle Property Investments Ltd

Site of the Former Hippodrome
Henblas Street, Wrexham LL13 8AD

Construction of 2 retail units and 13 no apartments



October 2018

Martin Planning Ltd
Planning Consultants
1 Sandlebridge Farm
Mill Lane
Alderley Edge, SK9 7TD

Tel: 07772 952663

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This statement has been prepared by Martin Planning Ltd for submission as part a planning application made to Wrexham County Borough Council by Studio KMA on behalf of:

Hindle Property Investments Ltd
Hindle House
Tan House Lane
Parbold
Wigan
WN8 7HG

Dated: 5 October 2018

PRE-APPLICATION CONSULTATION REPORT

Construction of 2 retail units and 13 no apartments

Site of the Former Hippodrome, Henblas Street, Wrexham LL13 8AD

1. Introduction

- 1.1 This Pre—application Consultation Report is submitted on behalf of Hindle Property Investments Ltd in relation to their planning application for the redevelopment of the site of the former Hippodrome, Henblas Street, Wrexham.
- 1.2 The application site is in a prominent and central location within Wrexham town centre and has been vacant for many years. The proposal, which is for the construction of 2 no. retail units with 13 no. studios/ apartments, provides the opportunity to re-energise the site and inject investment into the town centre.
- 1.3 In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2016, we undertook a process of consultation before the planning application was made. Details of this are addressed in this report.

2. Application Site

- 2.1 The application site was formerly the location of the Wrexham Hippodrome, built in 1909 on the site of the former public hall. This operated for many years until its closure in 1998. In 2008 a fire severely damaged the property which led to its demolition in 2009. The site has since remained vacant. It was purchased by the applicant in Spring 2018.
- 2.2 Located within Wrexham Town Centre Conservation Area, the site comprises vacant land extending to about 0.07 hectares. It has a prominent frontage to Henblas Street within the central retail area and currently portrays a poor image in the streetscene which detracts from the character and appearance of the conservation area.
- 2.3 The property is identified edged red by the Location Plan below.

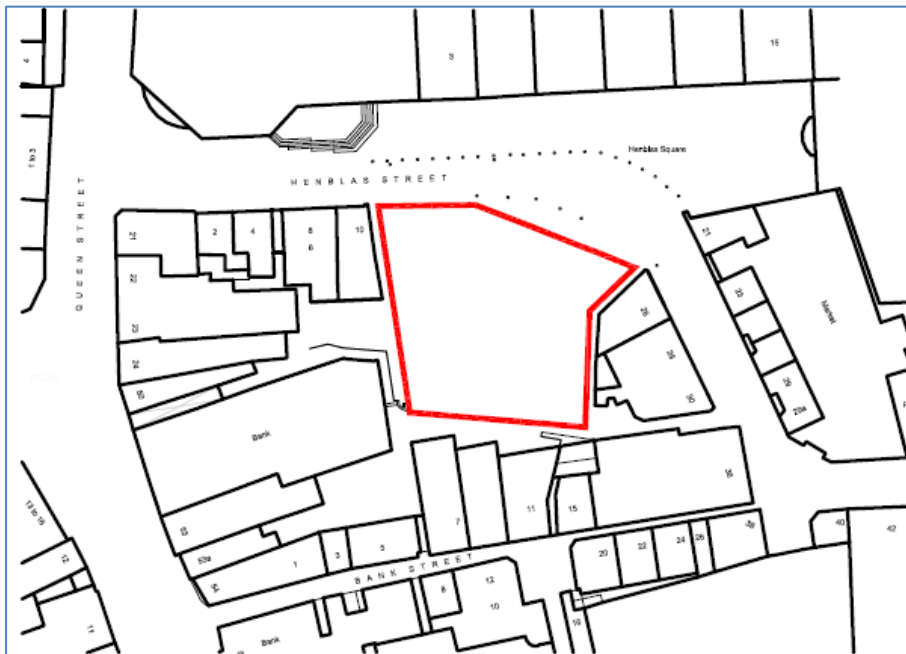


Figure 1: Site Location Plan (Source: Studio KMA)

3. Proposal

- 3.1 The proposal is to construct 2 no. retail units with 13 no. studios/ apartments above.

Schedule of the Retail Accommodation:

Retail Unit 1: Gross Internal Area - 200 m²

Retail Unit 2: Gross Internal Area – 282 m²

Schedule of Residential Accommodation

Studios – 10 units

1 bed apartments – 3 units

- 3.2 The following information detailing the proposals forms the submitted planning application:

- Plans

- T743_P001 – Location Plan
 - T743_P002 – Existing Site Plan
 - T743_P003 – Proposed Site Plan
 - T743_P004 – Proposed Ground Floor Plan
 - T743_P005 – Proposed First Floor Plan
 - T743_P006 – Proposed Second Floor Plan
 - T743_P007 – Proposed Elevations (A & B)
 - T743_P008 – Proposed Elevations (C)
 - T743_P009 – Proposed 3D View 1
 - T743_P010 – Proposed 3D View 2
 - T743_P011 – Proposed 3D View 3
 - T743_P012 – Proposed 3D View 4
 - T743_P013 – Proposed 3D View 5
 - T743_Topographical Survey

- Planning Application Forms

- Design and Access Statement

- Planning Statement

3.5 Prior to the application submission this could be viewed at <https://martinplanning.com/consultations.html>. This was advised in all of the Notices and correspondence, addressed below.

3.6 A Drainage Strategy is also submitted to respond to comments received during the consultation process.

4. Consultation Process

4.1 Site Notice

A Site Notice was posted on site in Welsh and English on 4 September 2018. This provided the opportunity to view details of the planning application and to make comment by 4 October 2018.

A copy of the Notice, photographs in one of the posted location and a declaration are at **Appendix 1**.

4.2 Adjacent Landowners

Notice of the proposals was sent in the post to adjacent landowners on 4 September 2018 by first class mail.

A copy of the Notice, accompanying letter and list of those consulted are at **Appendix 2**.

4.3 Community Consultees

Rhosddu Community Council, via Clerk Hodges was sent Notice of the planning application on 5 September 2018 with a covering letter by email.

Councillor Marc Jones of the Grosvenor Ward was similarly contacted.

A copy of the Notice and covering letters are at **Appendix 3**.

4.4 Specialist Consultees

The following Specialist Consultees were advised of the proposal by email on 5 September 2018.

- WCBC – Planning – Sharon Holmon
- WCBC – Highways – Phil Palmer
- WCBC – Drainage – Neil Taunt
- WCBC - Conservation – Anna Irwin
- Wrexham Area Civic Society (WACS)
- CADW
- Natural Resources Wales (NRW)
- Welsh Water - DCWW
- Coal Authority
- Health and Safety Executive (HSE)

A copy of the email, attached Notice, site plan and covering letter are at **Appendix 4**.

5. Responses Received

The following responses have been received from the specialist consultees:

- **CADW**
No objection
- **Coal Authority**
There are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability.
- **Natural Resources Wales (NRW)**
In the absence of any drainage strategy in the pre-application consultation submission, NRW recommend to the Local Planning that planning permission should only be granted if the scheme can meet certain requirements to include connection of foul drainage to the public sewer.
- **Welsh Water (WW)**
WW make further recommendations regarding foul drainage and surface water run-off.

Copies of the responses are **at Appendix 5**.

Councillor Jones also confirmed receipt of the information but due to his position on the Planning Committee was unable to comment.

6. Applicant's Response

In response to the comments made by NRW and WW a Drainage Strategy prepared by Waterco is submitted with the planning application. This includes recommendations as to how surface water and foul drainage can be appropriately addressed by the proposals.

No other comments have been received which require a specific response.

7. Conclusion

- 7.1 In conclusion, a thorough consultation process was progressed prior to the submission of the planning application.
- 7.2 The applicant has found these comments helpful and has responded to them as addressed.

Appendix 1

SCHEDULE 1B 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 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: **Site of the Former Hippodrome, Henblas Street, Wrexham LL13 8AD**

I give notice that: **Hindle Property Investments Ltd**

Is intending to apply for planning permission for: **The construction of 2 retail units with 13 no flats/apartments**

You may inspect copies of:

- The proposed application;
- The plans;
- Other supporting documents.

Online at: <https://martinplanning.com/consultations.html> and computer facilities are available to view this information online at:

Wrexham Library, Rhosddu Rd, Wrexham LL11 1AU

Between the hours of:

Monday – Friday: 9.30am – 6pm

Saturday: 9.30 am – 4pm

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at: **jane.martin@martinplanning.com or 1 Sandlebridge Farm, Mill Lane, Alderley Edge SK9 7TD**

By: 4 October 2018

Signed:



Date: 4 September 2018

ATODLEN 1B 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 ynglyn a datblygiad arfaethedig cyn cyflwyno cais am ganiatad cynllunio i'r awdurdod cynllunio lleoll ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig yn: **Hen safle hippodrome, Stryt Henblas, Wrecsam LL13 8AD**

Rwyf yn hysbysu bod: **Hindle Property Investments Ltd**

Yn bwriadu gwneud cais am ganiatad cynllunio : **gyfer adeiladu 2 uned adwerthu gyda 13 o fflatiau/apartment**

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau;
- dogfennau ategol eraill

ar-lein yn <https://martinplanning.com/consultations.html> ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn:

Llyfrgell Wrecsam, Rhosddu Rd, Wrexham LL11 1AU

rhwng yr oriau:

Dydd Llunn - Dydd Gwener : 9.30 – 18.00

Dydd Sadwrn : 9.30 – 16.00

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglyn a'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn jane.martin@martinplanning.com neu **1 Sandlebridge Farm, Mill Lane, Alderley Edge SK9 7TD**

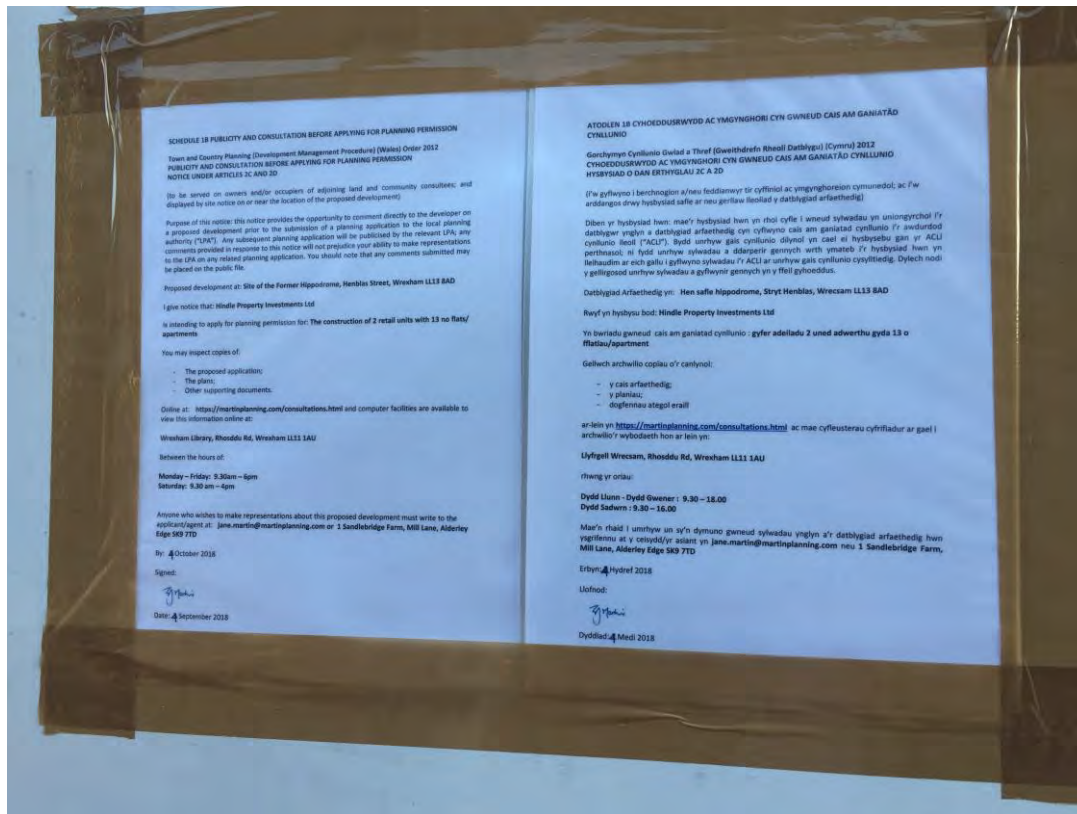
Erbyn: 4 Hydref 2018

Llofnod:



Dyddiad: 4 Medi 2018

Photographs of Site Notice



**Town and Country Planning (Development Management Procedure) (Wales)
(Amendment) Order 2016**

I confirm that site notices were displayed in prominent positions on the hoarding around the site fronting Henblas Street, which were clearly visible from public land. Photographs are provided to confirm this.

Confirmed by: Jane Martin, Martin Planning Ltd

Site Address: Site of the Former Hippodrome, Henblas Street, Wrexham

Date: 4 September 2018

Appendix 2

4 Medi 2018

I'r: perchennog / a / neu feddiannydd

Annwyl Syr neu Madam

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGLAU 2C A 2D
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016

Ysgrifennaf atoch ar ran fy nghlient Hindle Property Investments Ltd.

Mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglyn a datblygiad arfaethedig cyn cyflwyno cais am ganiatad cynllunio i'r awdurdod cynllunio lleoll ("ACLI")

Datblygiad Arfaethedig yn: **Hen safle hippodrome, Stryt Henblas, Wrecsam LL13 8AD**

Cynnig: **Adeiladu 2 uned adwerthu gyda 13 fflat**

Gellwch archwilio copïau o'r cais arfaethedig; cynlluniau a dogfennau ategol eraill ar-lein yn
<https://martinplanning.com/consultations.html>

Mae'n rhaid i umrhyw un sy'n dymuno gwneud sylwadau ynglyn a'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn jane.martin@martinplanning.com erbyn: 4 Hydref 2018.

Eich un chi yn ffyddlon



E Jane Martin
Martin Planning Ltd

Enc

1 Sandlebridge Farm
Mill Lane
Little Warford
Alderley Edge
Cheshire, SK9 7TD

Tel: 07772 952663
jane.martin@martinplanning.com

4 September 2018

The: Owner/ and/or Occupier

Dear Sir or Madam

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER
ARTICLES 2C AND 2D
Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order
2016**

I write to you on behalf of my client Hindle Property Investments Ltd.

This notice gives an opportunity to make representations directly to the developer regarding the proposed development before submitting an application for planning permission to the existing planning authority ("LPA")

Proposed Development at: **Former Hippodrome Site, Henblas Street, Wrexham LL13 8AD**

Proposal: Construction of 2 retail units with 13 apartments/flats

You can inspect copies of the proposed application; plans and other supporting documents online at <https://martinplanning.com/consultations.html>

Anyone who wishes to comment on this proposed development must write to the applicant / agent at jane.martin@martinplanning.com by: 4 October 2018.

Yours faithfully



E Jane Martin
Martin Planning Ltd

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Is intending to apply for planning permission for: **The construction of 2 retail units with 13 no flats/apartments**

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Rwyf yn hysbysu bod: **Hindle Property Investments Ltd**

Yn bwriadu gwneud cais am ganiatad cynllunio : **gyfer adeiladu 2 uned adwerthu gyda 13 o fflatiau/apartment**

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Erbyn: 4 Hydref 2018

Llofnod:



Dyddiad: 4 Medi 2018

Schedule of owners/ and /or occupiers adjacent to:

Former Hippodrome Site, Henblas Street, Wrexham LL13 8AD

Henblas Street/ Stryd Henblas

2
4
6-8
10
26
28
30
36

Queen Street

21
22-23
24

Hope Street

50
51
53
53a
54

Bank Street/ Stryty Banc

1
3
5
5a
7
9
11
15

Appendix 3

1 Sandlebridge Farm
Mill Lane
Little Warford
Alderley Edge
Cheshire, SK9 7TD

Tel: 07772 952663
jane.martin@martinplanning.com

4 September 2018

Clerk : EN Hodges Esq
Rhossdu Community Council
12 Miller Road,
Brymbo Heights,
Brymbo,
Wrexham LL11 5FH

E: rhosddu@gmail.com

Dear Mr Hodges,

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER
ARTICLES 2C AND 2D
Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order
2016**

I write to you on behalf of my client Hindle Property Investments Ltd. This notice gives an opportunity to make representations directly to the developer regarding the proposed development before submitting an application for planning permission to the existing planning authority ("LPA")

Proposed Development at: Former Hippodrome Site, 26-30 St Henblas Street, Wrexham LL13 8AD

Proposal: Construction of 2 retail units with 13 flats

You can inspect copies of the proposed application; plans and other supporting documents online at <https://martinplanning.com/consultations.html>

Anyone who wishes to comment on this proposed development must write to the applicant / agent at jane.martin@martinplanning.com by: 4 October 2018.

If you have any queries, or would like to discuss the proposed development, please contact me

Yours faithfully



E Jane Martin - Martin Planning Ltd

4 Medi 2018

Clerc: EN Hodges Esq
Cyngor Cymuned Rhosddu
12 Miller Road,
Brymbo Heights,
Brymbo,
Wreccsam LL11 5FH

E: rhosddu@gmail.com

Anwyl Clerc Hodges,

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
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Os oes gennych unrhyw ymholiadau, neu os hoffech drafod y datblygiad arfaethedig, cysylltwch â mi.

Eich un chi yn ffyddlon



E Jane Martin – **Martin Planning Ltd**

4 Medi 2018

Cynghorydd Marc Jones
Grosvenor Ward
E: Marc1.Jones@wrexham.gov.uk

Annwyl Cynghorydd Marc Jones,

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
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Eich un chi yn ffyddlon



E Jane Martin
Martin Planning Ltd

4 September 2018

Councillor Marc Jones
Grosvenor Ward
E: Marc1.Jones@wrexham.gov.uk

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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 ynglyn a datblygiad arfaethedig cyn cyflwyno cais am ganiatad cynllunio i'r awdurdod cynllunio lleoli ("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 lleihauddim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig yn: **Hen safle hippodrome, Stryt Henblas, Wrecsam LL13 8AD**

Rwyf yn hysbysu bod: **Hindle Property Investments Ltd**

Yn bwriadu gwneud cais am ganiatad cynllunio : **gyfer adeiladu 2 uned adwerthu gyda 13 o fflatiau/apartment**

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau;
- dogfennau ategol eraill

ar-lein yn <https://martinplanning.com/consultations.html> ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn:

Llyfrgell Wrecsam, Rhosddu Rd, Wrexham LL11 1AU

rhwng yr oriau:

Dydd Llun - Dydd Gwener : 9.30 – 18.00

Dydd Sadwrn : 9.30 – 16.00

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglyn a'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn jane.martin@martinplanning.com neu **1 Sandlebridge Farm, Mill Lane, Alderley Edge SK9 7TD**

Erbyn: 4 Hydref 2018

Llofnod:



Dyddiad: 4 Medi 2018

Appendix 4

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: **Former Hippodrome Site, Henblas Street, Wrexham LL13 8AD**

I give notice that: **Hindle Property Investments Ltd**

Is intending to apply for planning permission for: **The construction of 2 retail units with 13 no flats/apartments**

You may inspect copies of:

- The proposed application;
- The plans;
- Other supporting documents.

Online at: <https://martinplanning.com/consultations.html>

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 jane.martin@martinplanning.com by 4 October 2018.

Signed:



Date: 4 September 2018

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 yn: **Hen safle hippodrome, Henblas Stryt, Wrecsam LL13 8AD**

Rwyf yn hysbysu bod: Hindle Property Investments Ltd

Yn bwriadu gwneud cais am ganiatâd cynllunio: : **gyfer adeiladu 2 uned adwerthu gyda 13 o fflatiau/ apartment**

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein yn <https://martinplanning.com/consultations.html>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at jane.martin@martinplanning.com erbyn 4 Hydref.

Llofnod:



Dyddiad: 4 Medi 2018

Schedule of Specialist Consultees

Former Hippodrome Site, Henblas Street, Wrexham LL13 8AD

WCBC – Planning – Sharon Holmon

WCBC – Highways – Phil Palmer

WCBC – Drainage – Neil Taunt

WCBC - Conservation – Anna Irwin

Wrexham Area Civic Society (WACS)

CADW

Natural Resources Wales (NRW)

Welsh Water - DCWW

Coal Authority

Health and Safety Executive (HSE)

Appendix 5



Llywodraeth Cymru
Welsh Government

Plas Carew, Uned 5/7 Cefn Coed
Parc Nantgarw, Caerdydd CF15 7QQ
Ffôn 0300 025 6000
E-bost cadw@llyw.cymru
cadw.gov.wales

Plas Carew, Uned 5/7 Cefn Coed
Parc Nantgarw, Caerdydd CF15 7QQ
Ffôn 0300 025 6000
E-bost cadw@llyw.cymru
cadw.gov.wales

Jane Martin
Martin Planning Ltd

jane.martin@martinplanning.com

Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

Dyddiad
Date

Llinell uniongyrchol
Direct line

E-bost
Email:

13 September 2018

03000 257894

amadminplanning@gov.wales

Dear Ms Martin

Pre-Planning Application – Proposal for 2 retail units and 13 apartments, Former Hippodrome, Henblas Street, Wrexham LL13 8AD

Thank you for your letter of 5 September 2018 inviting our comments on the non-statutory pre-planning application consultation for the proposed development as described above. The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application.

Advice

Having carefully considered the information provided with this pre-planning application, we have no objections to the proposed development.

Our role

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

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

National Policy

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

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



PPW ([Chapter 6 – The Historic Environment](#)) explains that the conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. [Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that there is a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of remains.

PPW also explains that local authorities should protect parks and gardens and their settings included in the first part of the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales, and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Clwyd-Powys Archaeological Trust, 7a Church Street, Welshpool, Powys, SY21 7DL.

Yours sincerely

Nick Segust
Diogelu a Pholisi / Protection and Policy



**The Coal
Authority**

Resolving the **impacts** of mining

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119

E: planningconsultation@coal.gov.uk
www.gov.uk/coalauthority

Jane Martin - Director
Martin Planning Ltd

[By email: jane.martin@martinplanning.com]

14 September 2018

Dear Ms Martin

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended 2016)

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

Proposed development at: Former Hippodrome Site, Henblas Street, Wrexham LL13 8AD

Thank you for your notification of 05 September 2018 seeking the pre-application views of the Coal Authority on the above.

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

Accordingly, there is no requirement to submit a Coal Mining Risk Assessment in support of a planning application for the redevelopment of this site. The Local Planning Authority will not consult the Coal Authority on any planning application for this site.

Yours sincerely

D Roberts

Deb Roberts M.Sc.
Planning Liaison Officer

Email: jane.martin@martinplanning.com

Annwyl / Dear Jane,

**Town and Country Planning (Development Management Procedure) (Wales)
(Amendment) Order 2016 Notice Pre-Application Consultation under Article 2D**

Proposal: The construction of 2 retail units with 13 no. flats/apartments

Location: Site of the Former Hippodrome, Henblas Street, Wrexham

Thank you for referring the above application, which we received on 05/09/2018.

Please note that our comments are without prejudice to any comments we may wish to make when consulted on any subsequent planning applications or permit (either at pre-application or application stage) for the proposed development. At that time, there may be new information available which we will need to take into account in making a formal response.

Based on the information submitted to us, we have significant concerns with the development as currently proposed. On this basis, we would recommend to the Local Planning Authority (LPA) that they should only grant planning permission if the scheme can meet the requirements as detailed below. We would object to the scheme if it does not meet these requirements:

Requirement 1: Foul drainage arrangement details.

Foul Drainage

No information has been submitted regarding the disposal of foul waters from the proposed development. We refer you to Welsh Government Circular 008/2018 on private drainage, specifically paragraphs 2.3-2.5 which stress the first presumption must be to provide a system of foul drainage discharging into a public sewer. Only where having taken into account the cost and/or practicability it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, should non-mains foul sewage disposal solutions be considered. We note the proposed development is in a publicly sewered area and as such, we would expect the site to connect to the mains sewerage system.

We therefore advise that if they haven't already done so, the Applicant should thoroughly investigate the possibility of connecting to the foul sewer by taking the following steps:

- Formally approach the sewerage undertaker regarding a connection under Section 106 or a requisition under Section 98 of the Water Industry Act (WIA) 1991.

- Serve notice for connection under Section 106 of the WIA 1991 if the sewerage undertaker has refused connection.
- Provide details of the reasons given by the sewerage undertaker if it has refused connection under section 98 or section 106 of the WIA 1991 and confirmation that they have appealed against this decision.
- Demonstrate that it is not reasonable to connect to the public foul sewer.
- Where it is not reasonable to connect to the public foul sewer, demonstrate that they have considered requesting that the sewerage undertaker adopt their proposed system.

The Applicant should be aware that should a connection to the mains sewer not be feasible, they will need to apply for an environmental permit or register an exemption with us. The Applicant must obtain any necessary permit or exemption prior to commencement of work on site. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are met. Please note, should a permit be required, further information may be required as part of that application and the Applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements. More information, including a step by step guide to registering and the relevant application forms are available on our [website](#). Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standards 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to [Pollution Prevention Guideline 4](#) which provides further information.

Please note, lack of capacity or plans to improve capacity in the sewer is not a valid reason for a sewerage undertaker to refuse connection under Section 106 of the Water Industry Act 1991 and we may refuse to issue an environmental permit for private treatment facilities in such circumstances.

Please do not hesitate to contact us if you require further information or clarification on any of the above.

Our comments above only relate specifically to matters that are included on our checklist “Natural Resources Wales and Planning Consultations” (March 2015) which is published on our website: (<https://naturalresources.wales/media/5271/150302-natural-resources-wales-and-planning-consultations-final-eng.pdf>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Advice to Developer/Applicant:

Waste produced during construction

Waste produced during the construction phase of your development must be dealt with appropriately and be in line with all relevant waste legislation including Duty of Care Regulations and Hazardous Waste Regulations. As part of your waste duty of care you must classify the waste produced:

- before it is collected, disposed of or recovered
- to identify the controls that apply to the movement of the waste
- to complete waste documents and records
- to identify suitably authorised waste management options
- to prevent harm to people and the environment.

Any waste removed from site will be subject to waste management controls. The links below provide information on how to classify waste and register as a waste carrier or hazardous waste producer:

<http://naturalresources.wales/waste/how-to-classify-and-assess-waste/?lang=en>

<http://naturalresources.wales/apply-for-a-permit/waste/?lang=en>

Further guidance can be found on the GOV website here:

<https://www.gov.uk/managing-your-waste-an-overview/duty-of-care>

In addition to planning permission, it is the applicant's responsibility to ensure that they secure all other permits/consents relevant to their development.

Yn gywir / Yours sincerely,

Chris Jones

Mr. C. Jones

Uwch Gynghorydd Cynllunio Datblygu / Senior Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales

Miss Jane Martin
Martin Planning
Booth House 4
Greek Street
Stockport
Cheshire
SK3 8AB

Date: 11/09/2018
Our Ref: PPA0003382

Dear Miss Martin

Grid Ref: 333544 350315

Site Address: Fomer Hippodrome Site, Henblas Road, Wrexham

Development: Schedule 1C Article 2D: The construction of 2 retail units with 12 no flats/apartments

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission 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. 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, 4th September 2018, 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.

Having reviewed the details submitted I would offer the following advice which should be taken into account within any future planning application for the development:

SEWERAGE

Only foul flows from the proposed development can be accommodated within the public sewerage system. We advise that the flows should be taken to the foul sewer at manhole reference SJ33505301 which is located in Henblas Street.

Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account.

However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being

submitted.

Advisory Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. 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 Gravity 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.

The applicant is 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 us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SURFACE WATER

We note from the application form that it is proposed to dispose of surface water runoff via the public sewerage system. Due to capacity constraints with the combined public sewerage system downstream of the site, we would not allow surface water run-off from the proposed development to be discharged into the combined sewerage system.

Therefore, consideration should be given to the incorporation of sustainable methods of drainage into the scheme in line with priority levels 1-4 of Standards S1 – Surface water runoff destination within Welsh Government's 'Recommended non-statutory standards for sustainable drainage (SuDS) in Wales – designing, constructing, operating and maintaining surface water drainage systems' (2017).

Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

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.

SEWAGE TREATMENT

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



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dwr 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.

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

Encs. Guidance Notes

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.