
LAND TO THE NORTH OF HANMER ARMS, HAMNER

Proposal for Holiday Lodges

Pre-Application Consultation Report

Town and Country Planning Act 1990
Planning and Compulsory Purchase Act 2004
Localism Act 2011

Prepared by:
RICHARD LEE PROJECT PLANNING

Client:
Carlton Holdings

Date:
7th November 2018



1. INTRODUCTION

The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 requires that all planning applications for “major” development and “Developments of National Significance” in Wales are to be accompanied by a Pre-Application Consultation Report.

The purpose of this report is to support this outline planning application for the development of holiday lodges and reception facilities on land to the north of Hanmer Arms, Hanmer. The information contained within this report details the consultation undertaken on the development proposal and the responses received.

Welsh Language

Consideration has been given to use of the Welsh Language as part of the consultation exercise. However, as the proposed development site is not located within one of the language sensitive wards identified within the Council’s Local Planning Guidance Note 31 ‘The Welsh Language and Welsh Communities’, bilingual reports have not been prepared. However, site notices and some of the explanatory information was provided in both English and Welsh.

2. PRE-APPLICATION CONSULTATION

Pre-Application Officer Engagement

A pre-application enquiry was submitted to the Planning Department on 31st October 2017 (ref ENQ/2017/0224). Officer feedback was provided in a letter dated 24th November 2017 (Appendix 1). This is further considered within Section 3 later in this Report.

The application proposals and relevant reports were also submitted to the Council’s Highways Officer by email dated 21st August 2018. The Highway Officer’s response is set out in a letter dated 18th September 2018 (Appendix 2). This is further considered within Section 3 later in this Report.

Consultation with the Local Community

The draft application information was publicised in the following ways:

- Letters to neighbouring property owners (Appendix 3)
- Email notification to Local Councillor (Appendix 4)
- Email notification and meeting with the Clerk to Hanmer Community Council (Appendix 5)
- Site notices in both Welsh and English posted on site frontage (Appendix 6)
- The Clerk to the Community Council also agreed to post details of the scheme on the notice board outside the Post Office.

The notifications informed the public and interested parties that a public display of the outline proposals, together with supporting documents, were to be displayed for public viewing at Hanmer Arms for a period of 28 days between the hours of 11.00 a.m. and 11.00pm daily from 24th August until 21st September 2018.

The notices also advised that: "Anyone who wishes to make representations about this proposed development should them before 28th September to Richard Lee Project Planning by email at RLPP@SKY.COM or by letter to Richard Lee at 29 Clonners Field, Nantwich CW5 7GU."

3. CONSULTATION RESPONSES AND ANALYSIS

Planning Officer

The Planning Officer provided advice regarding the information required in order for the application to be validated. As a consequence of the feedback from the Planning Officer, the following surveys and reports were undertaken/prepared:

- Heritage Impact Assessment & Statement of Significance
- Protected Species Survey
- GCN Ecological Impact Assessment
- Topographic Survey
- Tree survey

These surveys have been used to inform the layout, scale, form and appearance of the proposed development. Supporting Planning and Design and Access Statements have been prepared to further address the Planning Officer's concerns regarding policy compliance and the development's impact.

Highways Officer

The Highways Officer's comments are summarised as follows:

- Visibility from the existing access serving the Hanmer Arms is adequate in both directions providing splays in excess of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway.
- The existing access road should be widened to 5.5m up to the proposed access serving the lodges with the provision of a 2.0m wide footway along the site frontage.
- Recommends the construction of crossing points across the existing main access road and the provision of a 2.0m wide on the southern corner of the main access extending up to a point opposite the existing footway located on the opposite side of the road leading into the village.
- Recommends that the internal access road serving the holiday lodges is a minimum of 4.8m wide.

- A suitable turning facility will be required within the curtilage of the site to accommodate the turning movements of a refuse vehicle.
- Existing footway/pedestrian provision leading from the development site into the village centre is currently inadequate, but the suggested improvements would offer some benefit in highway safety terms.
- Further details are required indicating the size/length of service vehicles and details of how they will turn within the site.
- Requires details of where refuse/recycling is to be collected.
- Concerns raised regarding pedestrian safety due to limited footway provision to the village centre, facilities and bus stops.

The Highways Officer's comments have been addressed in preparing the latest application Site Layout Plan.

Hanmer Community Council

In an email dated 19th September the Clerk to the Hanmer Community Council advised:

"At this stage the Community Council feel they have insufficient details to make any observations."

Responses from the Public/Land Owners

At the time of preparing this Report, no responses had been received.

4. CONCLUSION

The pre-application consultation undertaken with regard to the proposed development has provided interested parties with an opportunity to comment upon and shape the development proposal prior to its submission to the local planning authority. Further survey work has been undertaken and amendments have been made to the scheme and its supporting documentation as a direct consequence of the feedback received. The layout has been amended to address the feedback received from the Highway's Officer. The required reports are submitted with the application to address the Planning Officer's comments.

Appendix 1

Wrexham County Borough Council / Cyngor Bwrdeistref Sirol Wrexham
Guildhall, Wrexham. LL11 1AY
Neuadd y Dref, Wrexham. LL11 1AY
DX: 721924 - Wrexham 4
www.wrexham.gov.uk www.wrexham.gov.uk



MR RICHARD LEE
29
CLONNERS FIELD
NANTWICH
CHESHIRE
CW5 7GU

Your Ref/Eich Cyf	ENQ/2017 /0224
Our Ref/Ein Cyf	24/11/2017
Date/Dyddiad	MARED REES
Ask for/Gofynner am	01978 298776
Direct Dial/Rhif Union	mared.rees@wrexham.gov.uk
E-mail/E-bost	

Dear Sir/Madam,

Town and Country Planning Act 1990

HOLIDAY LODGES

HANMER ARMS HANMER VILLAGE ROAD, HANMER, WREXHAM.

I refer to your enquiry for the above proposal.

Validation Requirements

A formal planning application would need to be accompanied by the following to be validated:

- Full planning application forms;
- 1:1250/1:2500 Site location plan with the land subject to the application edged red and any other land in your ownership edged in blue;
- 1:200/1:500 Block plan with the proposed site edged in red/black;
- 1:100 Existing and proposed floor plans and elevations;
- Ecological Survey;
- Great Crested Newt Survey;
- Planning, Design and Access Statement;
- Planning application fee

Relevant Planning Policy & Guidance

The following planning policies and supplementary planning guidance is applicable to your proposals:

- Wrexham UDP Policy PS2
- Wrexham UDP Policy GDP1

*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.*

- Wrexham UDP Policy EC6
- Wrexham UDP Policy EC7
- Wrexham UDP Policy CLF9

Principle

Local Plan

The site is located within designated open countryside as identified on Proposals Map 4 INSET 14 of the Wrexham UDP.

UDP Policy CLF9 states that visitor accommodation outside settlement limits will only be permitted through the conversion of existing buildings and by extensions to existing serviced and self-serviced accommodation.

The proposal would involve provision of 20 no. holiday lodges as part of a new tourist accommodation in this countryside location. The proposal would fall outside the scope of visitor accommodation allowed under Policy CLF9.

There is a policy presumption against the development.

Material Considerations

S.38(6) of the Planning Compulsory Purchase Act 2004 requires decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy and Guidance

Paragraph 11.1.4 of Planning Policy Wales indicates that appropriate tourist-related commercial development in new destinations, should be encouraged.

The chapter goes on to state that in rural areas, development should be sympathetic in nature and scale to the local environment and the needs of visitors and the local community.

Local Planning Authorities should further consider the impact of proposals on the environment and local community.

The development is for 20 no. holiday lodges which would be sited on an existing field north of the Hanmer Arms and directly adjacent to the Conservation Area.

The site is undulating and inclines in a southwards direction. When travelling along the A539 from the North Easterly direction and on turning left into the village, the site is particularly prominent due to this incline and also due to the topography of the approaching road.

In my view, the lodges would appear as intrusive additions to this part of the countryside and would alter the character and appearance of the locality.

*Rydym yn croesawu gohebiaeth yn Gymraeg.
Byddem yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn anwain at unrhyw oedl.*

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

Impact on the character and appearance of the Conservation Area

Technical Advice Note (TAN) 24 requires local planning authorities to give special attention to the desirability of preserving or enhancing Conservation Areas when taking planning decisions.

The Conservation Area Character Assessment describes key character features which contribute to special interest of the areas. These include topography, open spaces, vernacular detailing and St Chads Church all of which the site contributes towards. Specifically the adopted assessment refers to the following:

- the village being bounded by open fields which allow for views and visual links to the surrounding rural landscape;
- to the raised topography contributing to the setting of many buildings, in particular St Chad's, Home Farm and The Hanmer Arms where their elevated positions add prominence and when entering the Conservation Area from any direction the gentle descent of the road gives the visitor a definite sense of arrival;
- Development within the village has occurred organically around the misshapen T junction that leads down along the main street to embrace the mere on its northern banks. Architecture is generally simple and buildings are domestic in scale which red-brown handmade bricks of the 18th and 19th Century characterising the Conservation Area;
- The church is omnipresent within the village as a result of its elevated position on the summit of small hill. It's simple square tower of the punctuates the skyline with the topography of the village and surrounding area allowing for fine views of the building from each main approach into the village.

The proposed site is considered to contribute positively to the wider rural setting of the Conservation Area with the open space allowing for views towards the church and contributing to the sense of arrival into the village from the north.

The proposal would introduce a development that would be particularly prominent due to the topography and which contrasts with the vernacular detailing and characteristic building materials of the village and which introduces a very planned layout. Collectively these features are considered to detract from the character and appearance of the Conservation Area.

The setting of the Conservation Area needs to be considered in the proposals; the setting of Hanmer Conservation Area includes the surrounding countryside and mere which adds value to the way in which the Conservation is experienced and appreciated. The site is considered important to the Conservation Area because it adds to the aesthetic and historic values associated with it as well.

If a planning application is to be pursued it is suggested the applicants consider the content of following CADW best practice guidance documents (both can be accessed from our website):

*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.*

- Managing Conservation Area in Wales
- Setting of Historic Assets in Wales

Ecology

A full ecological survey of the site will be required and should be carried out to the standards prescribed within the British Standard for Biodiversity in Planning.

There are a number of waterbodies in and around the site. Due to the high density of great crested newt records in the area surveys for the species will be required and possibly an ecological mitigation scheme.

Dependant on any proposed lighting bat activity surveys may be required.

Access and Car Parking

No written advice has been provided to date, this can be sent on if required.

Trees

No written advice has been provided to date, this can be sent on if required.

Conclusion

Having regard to the above and based on the submitted information, I do not consider that there are any material considerations which would outweigh the policy presumption against the development and in my view, an application for the development proposed would not be supported.

The above comments are the informal views of an Officer of the Council and do not commit the Council in the determination of any formal planning application that may be submitted.

Yours faithfully,



Pennaeth yr Amgylchedd a Chynllunio/Head of Environment and Planning

Appendix 2

Cyngor Bwrdeistref Sirol Wrexham/ Wrexham County Borough Council
Neuadd y Dref, Wrexham. LL11 1AY
Guildhall, Wrexham. LL11 1AY
DX: 721924 - Wrexham 4
www.wrexham.gov.uk www.wrexham.gov.uk



Richard Lee Project
Planning & Property Consultant
29 Clonners Field
Nantwich
Cheshire CW5 7GU

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

PRE/2018/050
18th September 2018
Mr P Palmer
01978 729688
phil.palmer@wrexham.gov.uk

FAO: Richard Lee

Dear Sir

Land North of Hanmer Arms, Hanmer Village Road, Hanmer.
Proposed Holiday Lodges (19 no.)

I refer to your email / enquiry dated 21/08/2018 in respect of the above.

Access

The proposed development site is located on Hanmer Village Road which is a classified road subject to a 20mph speed limit.

Assuming typical speeds of 20mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

It is proposed to serve the proposed development off the existing access road serving the Hanmer Arms. I understand that a number of apartments are also served off this access.

Visibility from the existing access serving the Hanmer Arms is adequate in both directions providing splays in excess of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway.

The existing access road is typically 4.8m wide with a 1.1m wide footway on the northern side.

I would recommend that the existing access road is widened to 5.5m up to the proposed access serving the lodges with the provision of a 2.0m wide footway along the site frontage. I would recommend the construction of suitable crossing points across the existing main access road and the provision of a 2.0m wide on the southern corner of the main access extending up to a point opposite the existing 900mm wide footway located on the opposite side of the road leading into the village.

Rydym yn croesawu goheblaeth yn Gymraeg. Byddwn yn ymateb i unrhyw oheblaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedl.
We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.



BUDDSODDWR | INVESTOR
MEWN POBL | IN PEOPLE

I would recommend that the internal access road serving the holiday lodges is a minimum of 4.8m wide (preferably 5.5m). A suitable turning facility will be required within the curtilage of the site to accommodate the turning movements of a refuse vehicle. Alternatively a circular access road could be provided.

The applicant will need to enter into a s.278 agreement to construct the footway fronting Hanmer Village Road.

Existing footway / pedestrian provision leading from the development site into the village centre is currently inadequate but the suggested improvements would offer some benefit in highway safety terms.

Parking and Turning Provision

Adequate parking and turning provision would need to be provided within the curtilage of the site in accordance with LPGN 16 requirements. I would recommend that maximum parking standards are provided given the relatively remote location of the site.

I would recommend that further details are submitted indicating the proposed parking provision for each lodge.

I assume that a refuse vehicle and possibly service vehicles will need to service the site. I would recommend that further details are submitted indicating the size / length of such vehicles and details of how they will turn within the site. Details of where refuse / recycling is to be collected from will need to be provided

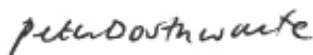
Sustainability

The development site is located on a classified road along which there is limited footway provision leading to the village centre. It may be considered that the proposed development site is in an unsustainable location and does not support the opportunity for residents to walk safely to local facilities and public transport stops.

The proposed development may be considered not to meet the requirements of the settlement policies detailed in TAN 18. These policies require residential developments to provide safe walking and cycling routes to local facilities and public transport stops.

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

Yours faithfully,



PD Planning Control Manager

Appendix 3 – Neighbouring Land Owner Notification Letter

Mr T.Hanmer
Strutt & Parker
Theatre Royal
14-16 Shoplatch
Shrewsbury
SY1 1HR

Dear Mr Hanmer

23 August 2018

NOTICE UNDER ARTICLES 2C & 2D OF THE TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 - PUBLICITY & CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Pursuant to the requirements of the above Order, the purpose of this notice is to advise you that Carlton Holdings is intending to apply for outline planning permission for:

Proposed development of 19 no. holiday lodges, a reception building and ancillary works on land to the north of Hanmer Arms, Hanmer Village Road, Hanmer SY13 3DE

The purpose of this notice is to provide you/your clients as adjacent land owners with the opportunity to comment directly to the developer on the 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.

You may inspect copies of the proposed application, the plans and other supporting documents at Hanmer Arms between the hours of 11.00 a.m. and 11.00pm daily from 24th August until 21st September 2018.

If you wish to make representations about this proposed development you should submit them by email at RLPP@SKY.COM or by letter to Richard Lee Project Planning at 29 Clonners Field, Nantwich CW5 7GU. Please note that there is a minimum period of 28 days for representations to be made from the date of this letter. The deadline for submission in respect of this notice is 28th September. All comments received within the specified timescale will be considered by the developer.

Yours sincerely

**Richard Lee
BA Hons MRTPI
Project Planning & Property Consultant**

The Hammer Arms

Appendix 4 – Local Councillor Email

• Proposed Holiday Lodges - Land to the North of Hanmer Arms 2

Yahoo/Hanmer ★



• **rlpp@sky.com** <rlpp@sky.com>
To: John.McCusker@wrexham.gov.uk
Bcc: Paul Schofield, R Lee



20 Aug at 16:35



Dear Councillor McCusker

I act for the owners of Hanmer Arms who are submitting an outline planning application for the development of 19 holiday lodges and a reception building on land they own to the north of the public house access.

As part of the pre-application process, we are required to consult with the local community. I am therefore contacting you in advance of this consultation so that you are aware as to what is happening. I am also contacting Hanmer Community Council to find out if there is anywhere available that could be used to provide local people with access to view the proposals. We will also display the information at Hamner Arms.

Please see attached brief details of the proposal for your information. Once the consultation is ready to go, hopefully later this week, I'll provide you with further details.

If you have any queries, please call me on [07967 607238](tel:07967607238).

Regards

Richard Lee

BA (Hons) MRTPI

Project Planning & Property Consultant

Tel: [01270 619366](tel:01270619366) or [07967 607238](tel:07967607238) Website: <http://www.rlpponline.co.uk/>

RICHARD LEE PROJECT PLANNING

RICHARD LEE LIMITED

Registered in England No. 5150842

Registered Office - 29 Clonners Field, Nantwich, Cheshire CW5 7GU

VAT Reg No. 855086994

Appendix 5 – Hanmer ItCommunity Council Notification

Proposed Holiday Lodges - Land to the North of Hanmer Arms 7

Yahoo/Hanmer



rlpp@sky.com <rlpp@sky.com>

To: hanmer.communitycouncil@outlook.com

Bcc: Paul Schofield, Lynda Whitmore, R Lee



20 Aug at 11:10

Dear Mrs Edwards

I act for the owners of Hanmer Arms who are proposing to submit an outline planning application for the development of 19 holiday lodges and a reception building on land they own to the north of the public house access.

As part of the pre-application process, we are required to consult with the local community. I am contacting you in advance of undertaking this consultation in order to find out whether Hanmer Community Council has anywhere available that could be used to provide local people with access to view the proposals. Alternatively, we could display the information at Hamner Arms?

Please see attached brief details of the proposal for your information. Once the consultation is ready to go, I'll provide you with further details.

I look forward to hearing from you.

Regards

Richard Lee

BA (Hons) MRTPI

Project Planning & Property Consultant

Tel: **01270 619366** or **07967 607238** Website: <http://www.rlpponline.co.uk/>

RICHARD LEE PROJECT PLANNING

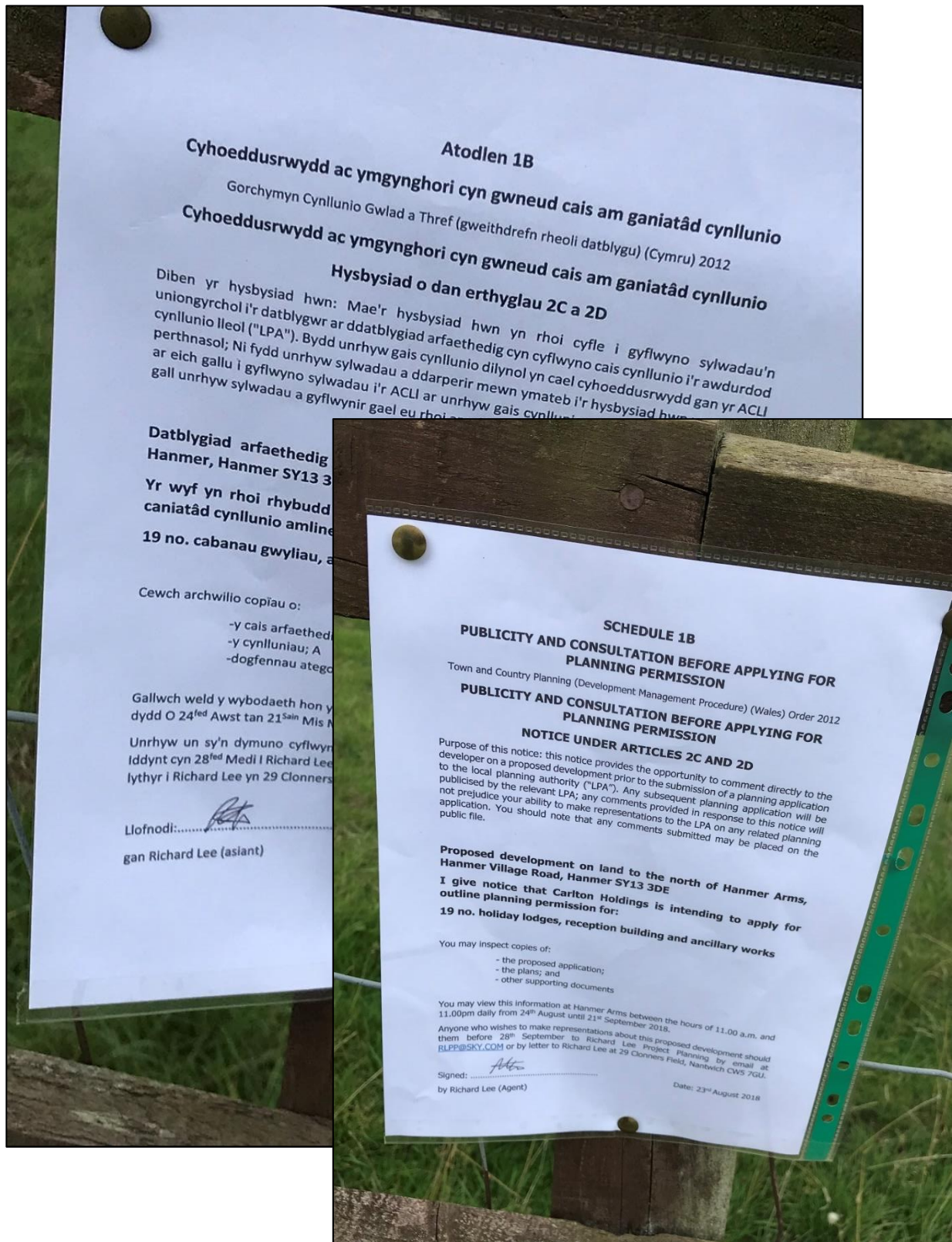
RICHARD LEE LIMITED

Registered in England No. 5150842

Registered Office - 29 Clonners Field, Nantwich, Cheshire CW5 7GU

VAT Reg No. 855086994

Appendix 6 – Site Notices





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

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 on land to the north of Hanmer Arms,
Hanmer Village Road, Hanmer SY13 3DE**

**I give notice that Carlton Holdings is intending to apply for
outline planning permission for:**

19 no. holiday lodges, reception building and ancillary works

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

You may view this information at Hanmer Arms between the hours of 11.00 a.m. and 11.00pm daily from 24th August until 21st September 2018.

Anyone who wishes to make representations about this proposed development should them before 28th September to Richard Lee Project Planning by email at RLPP@SKY.COM or by letter to Richard Lee at 29 Clonners Field, Nantwich CW5 7GU.

Signed: 

Date: 23rd August 2018

by Richard Lee (Agent)

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

Diben yr hysbysiad hwn: Mae'r hysbysiad hwn yn rhoi cyfle i gyflwyno sylwadau'n uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i'r awdurdod cynllunio lleol ("LPA"). Bydd unrhyw gais cynllunio dilynol yn cael cyhoeddusrwydd gan yr ACLI perthnasol; Ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn amharu ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Datblygiad arfaethedig Ar tir i'r gogledd o Hanmer Arms, ffordd pentref Hanmer, Hanmer SY13 3DE

Yr wyf yn rhoi rhybudd bod Carlton Holdings yn bwriadu gwneud cais am caniatâd cynllunio amlinellol ar gyfer:

19 no. cabanau gwyliau, adeiladu derbynfeydd a gweithiau atodol

Cewch archwilio copïau o:

- y cais arfaethedig;
- y cynlluniau; A
- dogfennau ategol eraill

Gallwch weld y wybodaeth hon yn Hanmer Arms rhwng yr oriau o 11.00 a.m. a 11.00pm bob dydd O 24^{fed} Awst tan 21^{ain} Mis Medi 2018.

Unrhyw un sy'n dymuno cyflwyno sylwadau ynghylch y datblygiad arfaethedig hwn Dylai llddynt cyn 28^{fed} Medi i Richard Lee Project Planning drwy e-bost Ar RLPP@SKY.COM Neu trwy lythyr i Richard Lee yn 29 Clonners Field, Nantwich CW5 7GU.

Llofnodi:.....

Dyddiad: 23rd Awst 2018

gan Richard Lee (asiant)

Appendix 7 – Public Consultation Display

Proposed development of 19 holiday lodges, a reception building and ancillary works by Carlton Holdings on land to the north of Hanmer Arms, Hanmer Village Road, Hanmer

The purpose of this pre-application community consultation is to provide local people with the opportunity to comment on the proposals prior to submitting the outline planning application to Wrexham Council.

The planning application will initially be in outline form as we are seeking to establish the principle of the proposed development. The accompanying plans and documents provide information for the Council to consider the acceptability of the proposal in principle and in terms of its access and layout. Further details about the appearance of the proposed lodges, their scale and landscaping will be submitted once the principle has been established.

In addition to the plans, the following supporting and technical documents have been prepared:

- Planning and Design and Access Statements
- Heritage Impact Assessment
- Ecology Reports
- Planning Application Form

If you would like to make representations about this proposal, you should submit them to the agent, Richard Lee Project Planning by email at RLPP@SKY.COM or by letter at the following address: 29 Clonners Field, Nantwich CW5 7GU.

Any comments submitted in response to this consultation will not prejudice your ability to make representations to Wrexham Council once the planning application is submitted.

Datblygiad arfaethedig o 19 o gyfrinfeydd gwyliau, yn adeilad derbynfa a gwaith atodol Gan Carlton Holdings ar dir i'r gogledd o Hanmer Arms, Hanmer Village Road, Hanmer

Diben yr ymgynghoriad hwn â'r gymuned cyn ymgeisio yw rhoi cyfle i bobl leol gynnig sylwadau ar y cynigion cyn cyflwyno'r cais cynllunio amlinellol i Gyngor Wrecsam.

Bydd y cais cynllunio yn Wreiddiol fod ar ffurf amlinellol gan ein bod yn ceisio sefydlu egwyddor y datblygiad arfaethedig. Mae'r planiau a'r dogfennau cysylltiedig yn rhoi gwybodaeth i'r Cyngor ystyried derbynioldeb y cynnig mewn egwyddor ac o ran ei fynediad a'i gynllun. Bydd rhagor o fanylion am ymddangosiad y lletywr arfaethedig, eu maint a'u tirlunio yn cael eu cyflwyno unwaith y bydd yr egwyddor wedi'i sefydlu.

Yn ogystal â'r cynlluniau, paratowyd y dogfennau ategol a thechnegol canlynol:

- Cynllunio a dylunio a datganiadau mynediad
- Asesiad o'r effaith ar dreftadaeth
- Adroddiadau ecoleg
- Ffurflen gais cynllunio

Os hoffech chi wneud sylwadau am y Propos hwnal, rydych Dylai eu cyflwyno i'r asiant, Richard Lee cynllunio prosiect drwy ebost yn RLPP@SKY.COM neu drwy lythyr ar y canlynol Cyfeiriad: 29 Clonners Field, Nantwich CW5 7GU.

Any sylwadau Gyflwynwyd mewn ymateb i hyn Ymgynghori fydd yn amharu ar eich gallu i gyflwyno sylwadau i Gyngor Wrecsam unwaith y bydd y cais cynllunio Cyflwynir.

