
Pre-Application Consultation Report (PAC)

Proposed affordable housing
residential development, formation
of vehicular access, access road and
all associated works.

Prepared for: Mr. P W Groom

Land off Ellesmere Lane
Penley
Wrexham
LL13 0LP

July 2018

RJC/BB/Groom/6425

Roger Parry and Partners LLP

www.rogerparry.net

richard@rogerparry.net

01691 655334



land & property
professionals

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Introduction

This statement has been prepared as part of the Pre-Consultation Report and contains information required as part of Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 Guidance Notes.

Point 44 of the Guidance Notes states what information the Pre-Consultation Note must contain:

- 44.a Copy of Site Notice
- 44.b Declaration – Site Notice Displayed
- 44.c Copy of Letter and Site Notice Given to Adjoining Owners/Occupiers
- 44.d Copy of Notice Given
- 44.e Summary of Issues Raised in Response to Publicity
- 44.f Copies of Responses from Specialist Consultees

44.a Copy of Site Notice

SCHEDULE 1 Article 4 (4)

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 **on Land off Ellesmere Lane, Penley, Wrexham, LL13 0LP**

I give notice that **Mr P Groom**

is intending to apply for planning permission for an

Affordable housing residential development, to include formation of vehicular access, access road and all associated works.

You may inspect copies of:

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

online at <http://www.rogerparry.net/planning-architectural-consultancy.html>

(or)

You may view this information at **Roger Parry and Partners, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU** between the hours of **9.00am and 5.00pm**

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at **Roger Parry and Partners, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU** by **16th April 2018**.

Signed:



Date: 19th March 2018

44.b Declaration – Site Notice Displayed

Roger Parry and Partners can confirm that the site notice above was displayed for a minimum of 28 days in two prominent positions both on and near the proposed site.

44.c Copy of Letter and Site Notice Given to Adjoining Owners/Occupiers

Address

19 March 2018

Dear Owner/Occupier,

Re: Proposed Planning Application on Land off Ellesmere Lane, Penley, Wrexham, LL13 0LP

Further to the above, we are writing to you to inform you under Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, that a planning application is going to be submitted for an affordable housing residential development, to include formation of vehicular access, access road and all associated works.

Please find enclosed a copy of the site notice which allows for any representations to be made within 28 days of the site notice being published. It provides you with the necessary details in order for you to comments directly on the proposed development should you wish before the submission of the planning application.

If you have any queries regarding the development please do not hesitate to contact Richard or Becky on the number below.

Yours sincerely,

Richard J. Corbett BSc (Hons) MRICS FAAV

Partner, Roger Parry & Partners LLP

richard@rogerparry.net

SCHEDULE 1 Article 4 (4)

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.

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- other supporting documents

online at <http://www.rogerparry.net/planning-architectural-consultancy.html>

(or)

You may view this information at **Roger Parry and Partners, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU** between the hours of **9.00am and 5.00pm**

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at **Roger Parry and Partners, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU** by **16th April 2018**.

Signed: 

Date: 19th March 2018

44.d Copy of Notice Given to Councillors, Town and Community Councils and Specialist Consultees

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

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

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Affordable housing residential development, to include formation of vehicular access, access road and all associated works

A copy of the proposed application; plans; and other supporting documents can be viewed online at www.rogerparry.net

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 the agent at **Roger Parry and Partners, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU** or richard@rogerparry.net by **16th April 2018**.

Signed:



Date: 19th March 2018

44.e Summary of Issues Raised in Response to Publicity

One letter was received from a local resident. Their concerns related to

- The site of the development, they thought other more appropriate sites could be developed
- They deemed the lane to be in a poor state of repair and the additional development would contribute to further problems. The road takes time to drain in heavy rain
- They stated the schools were at full capacity
- No infrastructure has resulted from previous approved developments, previous affordable dwellings have been bought and rented out
- the plan provided by Roger Parry and Partners states Phase One, concerns were raised over a further development

We have considered the comments and acknowledged this letter. The site of the development is deemed as a logical extension to existing development within Penley as demonstrated on the location plan. Some of the issues raised are beyond the control of us as Agents, issues such as road repairs and school capacity cannot be directly addressed at this stage but if the planning application is granted, a financial contribution would be made to local services as part of a S106 legal agreement.

Penley benefits from a range of services and facilities including a primary and secondary school, nursery, local shop, community centre, village hall, public house and employment opportunities. The Council and local residents accept that Penley is sustainable and that additional growth is required.

The design and scale of the proposed dwellings will be sympathetically designed to preserve and enhance the local character and setting and will reflect the scale and character of the properties in the vicinity, to comply with relevant policies of the Wrexham County Borough Council Unitary Development Plan and guidance notes.

44.f Copies of Responses from Specialist Consultees

Consultees Consulted

Natural Recourses Wales – **Response attached**

Welsh Water – **No response**

Highways – **Response Attached**

CPAT – **Response Attached**

CADW – **No Response**

Public Protection – **No Response**

County Ecologist - Emma Broad – **No Response**

Maelor South Community Council – **No Response**

Overton Community Council – **No Response**

NRW

Recommend the following:

Requirement: Great Crested Newt: Submission of sufficient evidence to demonstrate that the proposed development satisfies derogation provisions under the Habitats Directive and the Conservation of Habitats and Species Regulations.

Condition 1: Biosecurity: No development shall take place until a Biosecurity Risk Assessment has been submitted and approved to the satisfaction of the LPA.

Condition 2: ECA: Submission and implementation of an approved ecological compliance audit (ECA) scheme to the satisfaction of the LPA

Highways

In principle Highways did not have any objections on highways grounds but suggested that the following was addressed:

Plans are provided showing how lateral and forward visibility splays are to be provided at access points.

A public footpath crosses the site, it is recommended that we contact Public Rights of Way to discuss.

A 2.0m wide footway is to be shown on a revised site layout plan, with the road width at 5.5m.

Any proposed turning heads and driveways should comply with WCBC Standard Details.

Parking provision should comply with LPGN 16.

A Construction Traffic Management Plan should be conditioned to be provided.

CPAT

Confirmed that there are no archaeological implications at this site.