



**PLANNING APPLICATION FOR THE ERECTION
OF 23 AFFORDABLE RESIDENTIAL DWELLINGS
WITH ASSOCIATED PARKING, LANDSCAPING
AND ANCILLARY WORKS ON LAND AT
WOODLANDS FARM, NORTH OF DODDS LANE,
GWERSYLLT, WREXHAM**

WOODLANDS FARM HOUSING SCHEME

PRE-APPLICATION CONSULTATION REPORT

NOVEMBER 2018



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1.0 INTRODUCTION

1.1 Overview

- 1.1.1 This 'Pre-application Consultation Report' (PAC Report) has been prepared in respect of a planning application made by Wales and West Housing Association (hereafter referred to as WWH) for the erection of 23 affordable residential dwellings with associated parking, landscaping and ancillary works on land at Woodlands Farm, North of Dodds Lane, Gwersyllt, Wrexham (the Proposed Development).
- 1.1.2 In accordance with The Town and Country Planning (Development Management Procedure) (Wales) Amendment Order 2016 (DMPO 2016), the applicant has undertaken the necessary public consultation procedures prior to submitting a major application. The requirements are set out within Section 2.0 of this report.
- 1.1.3 Article 4 of the DMPO 2016 provides that, where an applicant has been required to carry out pre-application consultation, and submits an application for planning permission, that application must be accompanied by a pre-application consultation report (PAC Report). This document is the PAC Report in respect of the above application.

2.0 PRE-APPLICATION CONSULTATION REQUIREMENTS

2.1 Overview

- 2.1.1 Pre-application consultation on major applications became a legal requirement in Wales for all major applications submitted on or after the 16th March 2016. The pre-application consultation requirements are set out within Article 4 of the DMPO 2016 (which provides for amendments to be inserted after Part 1 of the 2012 Order).

2.2 Statutory Publicity

- 2.2.1 Applicants are required to publicise a proposed application for a major development by giving requisite notice by site display in at least one place near the land to which the application relates for no less than 28 days (article 2C(1)(a)(i)); and in writing to any owner or occupier of any land adjoining the land to which the application relates (article 2C(1)(a)(ii)).
- 2.2.2 Two site notices were erected on a lamppost and on the railings opposite the site publicising the proposed application.. A copy of the Site Notice is provided at Appendix A in accordance with article 2F(2)(a). Declaration that the notice was displayed in accordance with article 2C(1)(a)(i) is provided in Appendix B.
- 2.2.3 Notice was providing in writing to the owners of the land adjoining the land to which the application relates (*'Neighbour Consultees'*) in accordance with article 2C(1)(a)(ii). The notices were addressed to 'The Owner and/or Occupier', on the 3rd September 2018. A copy of the notice sent to the Neighbour Consultees is provided in Appendix C in accordance with article 2F(2)(c). Also in accordance with 2F(2)(c), the addresses of the Neighbour Consultees are provided in Table 1.

Neighbour Consultee Addresses

49 and 51 Dodds Lane, Gwersyllt, Wrexham, LL11 4NS

1 and 1a, 3,5,7 Pen Y Llyn, Gwersyllt, Wrexham, LL11 4PB

17,19,21,23,25,27 Pen Y Llyn, Gwersyllt, Wrexham, LL11 4PD

2,4,6,8,10,12,14,16,18,20,22,24,26,28 Pen Y Llyn, Gwersyllt, LL11 4PE

Gwersyllt community Primary School, Dodds Lane, Gwersyllt, LL11 4NT

Wrexham County Council, Student Centre, Dodds Lane, Gwersyllt, Wrexham, LL11 4PA

54 Haytor Road, Wrexham, LL11 2PU

4 Moreton View, Gyfelia, Wrexham, LL13 0YN

6 Fir Tree Road, Bradley, Wrexham

2.2.4 Applicants are required to make information relating to the proposed application available for inspection at a location in the vicinity of the Proposed Development for not less than 28 days. The information required to be made available is set out within article 2C(b)(i-v).

2.2.5 The draft application, which included the information set out within article 2C(b)(i-v), was made available to view online at <http://www.axisped.co.uk/consultations/>. The notices to Community Consultees and Neighbour Consultees provided details of the address and opening hours for Brynteg Library where computer facilities were available to view the online information.

2.3 Statutory Consultation

Community Consultees

2.3.1 '*Community Consultees*' are defined within the DMPO 2016 as being each county or county borough councillor representing an electoral ward in which the land to which the proposed development relates, and each community council in whose area the land to which the proposed application relates.

2.3.2 Article 2D(2) of the DMPO 2016 requires that where an applicant is required to consult a Community Consultee, then they must give them the notice in writing of the proposed application. Pursuant to Article 2D(2) the two Councillors representing the ward of Gwersyllt East/South and the Clerk of Gwersyllt Community Council were consulted by notice in writing on the 3rd September 2018. Copies of all notices given to Community Consultees are contained within Appendix D.

2.3.3 The Clerk of Gwersyllt Community Council provided a response on 27th September 2018 via email to the agent. This response is contained within

Appendix E and confirms that Gwersyllt Community Council would not like to make representations at this stage.

Specialist Consultees

- 2.3.4 'Specialist Consultees' are defined within Schedule 4 of the DMPO 2016. Article 2D(3) requires that where an applicant is required to consult a Specialist Consultee, then they must give them the notice in writing and enclose each of the documents that have been placed on public deposit (See Paragraph 2.2.4 above). Copies of all notices given to Specialist Consultees are contained within Appendix F.
- 2.3.5 Notice was provided in writing on the 3rd September 2018, along with a CD copy of the documents placed on public deposit, to; Hafren Dyfrdwy, Dŵr Cymru Welsh Water and Wrexham County Borough Council Highways Authority. The responses received from Specialist Consultees are contained within Appendix G.

2.4 Additional Non-Statutory Publicity and Consultation

- 2.4.1 In addition to the statutory requirements for publicity, a public exhibition was undertaken to inform the public of the development plans proposed by WWH.

Public Exhibition

- 2.4.2 On the 26th September 2018 between the hours of 4pm – 7pm a public exhibition was held at Gwersyllt Resource Centre, Second Ave, Gwersyllt, Wrexham LL11 4ED.
- 2.4.3 Staff from WWH were present at this exhibition and available to answer visitors' questions. The Proposed Development was described within the exhibition. Comment cards were available for visitors to provide their comments in a written format.
- 2.4.4 Two people attended the exhibition and a summary of the comments received are provided in Section 3, Table 2. One written comment was provided by visitors to the exhibition and this is contained within Appendix H.

3.0 CONSULTATION RESPONSES RECEIVED

3.1 Introduction

- 3.1.1 The pre-application publicity and consultation process set out above has been undertaken in accordance with the provisions contained within the DMPO 2016. The applicant has gone beyond the statutory requirements and provided local residents with the opportunity to attend a public exhibition and find out more about the Proposed Development.
- 3.1.2 Table 2 sets out those bodies that have been consulted, the responses that have been received, a summary of the issues raised and details of how account has been taken of each response within the submitted application. In addition to the responses received from respective consultee bodies, the table also includes those representations received as a result of the publicity process carried out (see Section 2.2. above).

Table 2 – Consultation Responses

Name of Consultee	Nature of comment received	Summary of issues raised	How addressed within application
Neighbour Consultee			
Exhibition Consultee Response	Trees	- Requested that trees at plots 2 and 3 are removed. - Concerns about the safety of these trees - Issues with leaves	The trees have been surveyed by the appropriately qualified surveyor. The trees to the rear of plots 2 and 3 have been found to be in good structural condition. The trees have been identified within the survey to have moderate amenity/landscape value. For these reasons the trees are to be retained.
Community Consultees			
Gwersyllt Community Council	Response confirming that the Community Council do not wish to make representations at this stage.	N/A	N/A
Specialist Consultees			
Wrexham Highways Authority	Comments relating to the highways design of the scheme.	Comments concerning trip generation, internal visibility and refuse wagon swept path.	The comments have been taken into account and the layout has been modified as a result of this. The highways officer who provided the original comment has confirmed that the amended design appears acceptable from a highways point of view (email correspondence contained within Appendix I).

Table 2 – Consultation Responses

Name of Consultee	Nature of comment received	Summary of issues raised	How addressed within application
			The parking arrangement at plots 7 and 14 has been amended to improve the internal visibility splays. A swept path has been undertaken using a 11.2m long refuse vehicle and is included within the Transport Statement.
Dŵr Cymru Cyf	Comments with regard to the proposed arrangements for foul sewerage and surface water drainage.	General advisory notes regarding the procedures for connecting to the public sewer.	The advisory notes are acknowledged.
Other representations received through publicity process			
Wrexham Flood Management Officer	Concerns relating to the proposed use of deep bore soakaways (the response is contained within Appendix J).	Concerns relating to the sustainability of using deep bore soakaways have been raised in this response and it is requested that alternative means of surface water disposal are investigated.	The drainage consultant has liaised with the Wrexham Flood Management Officer (email correspondence contained in Appendix K) to agree the revised approach to surface water drainage (to connect a surface water outfall to a watercourse within the Applicant's land ownership). The relevant documents have been amended to reflect the revised approach to drainage.

4.0 CONCLUSIONS

4.1 Conclusion

- 4.1.1 This document is the PAC Report and it has been prepared in accordance with the provisions of the DMPO 2016, and is submitted in support of an application made by WWH for the development of 23 affordable residential dwellings with associated parking, landscaping and ancillary works on land at Woodlands Farm, North of Dodds Lane, Gwersyllt, Wrexham.
- 4.1.2 The applicant has undertaken a formal pre-application consultation exercise in accordance with the requirements of the DMPO 2016. In addition to consulting those bodies identified within the regulations (Community Consultees and Specialist Consultees), the applicant has also provided local people with the opportunity to attend an exhibition to learn more about the proposals.
- 4.1.3 The applicant has undertaken the notification requirements set out within the DMPO 2016, including notifying adjacent landowners (Neighbour Consultees) and placing the draft application on deposit.
- 4.1.4 Comments and representations received from this process have been logged and considered in the finalisation of the application documents. In accordance with the provisions of the DMPO 2016, the table above identifies the consultees / representor; the nature of their comment; the summary of issues raised; and where relevant how that has been addressed within the application.