

edgeplan

Barnett House
53 Fountain Street
Manchester
M2 2AN
t. 0161 228 2226
e. info@edgeplan.co.uk
w. www.edgeplan.co.uk

STATEMENT OF COMMUNITY INVOLVEMENT

Mixed-use hybrid application
comprising residential development
(Outline), a 4,000sqft Retail Unit
(Outline), a Boxing Club (Outline), a
Car Park (Full), Details of access (all
other Matters Reserved) and
associated works

LLAY ROYAL BRITISH LEGION,
WATTS DYKE, LLAY, LL12 ORL

The Royal British Legion

October 2018



RTPI

mediation of space - making of place

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1 INTRODUCTION

- 1.1 This Statement of Community Involvement supports a planning application for the following development:

“Mixed-use hybrid application comprising residential development (Outline), a 4,000sqft Retail Unit (Outline), a Boxing Club (Outline), a Car Park (Full), Details of access (all other Matters Reserved) and associated works”

- 1.2 The application follows an identical application which was refused by Wrexham Council’s Planning Committee on 2nd July 2018, against the Officer’s recommendation, for two reasons:

“1 Local community facilities, specifically schools and health (sic) care have insufficient capacity to adequately cater for the additional demand arising for (sic) the development and as such it is contrary to policy GDP2 of the Wrexham Unitary Development Plan.

2 Due to the loss of land at the Royal British Legion available for parking and for remembrance services, the development will adversely affect a multi-activity community facility and is therefore contrary to policy CLF1.”

- 1.3 This Statement explains the background to the new application, the approach to community involvement and contains a Pre-application Consultation Report in accordance with the procedures contained in Article 2B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

- 1.4 The application comprises the following documents:

- Application Form and Certificates
- Existing Site and Location Plan
- Revised Indicative Plan Layout (May, 2018)
- Revised Parameters Plan (May, 2018)
- Planning Statement (October, 2018)
- Statement of Community Involvement (October, 2018)
- Revised Design and Access Statement (May, 2018)
- Transport Assessment (April, 2017)
- Pedestrian and Vehicular Accessibility Note (May, 2018)
- Arboricultural Assessment (March, 2017)
- Flood Consequences Assessment (April, 2018)
- Preliminary Ecological Appraisal (December, 2016)
- Noise Impact Assessment (January, 2017)
- Geo-environmental Assessment (December, 2016)

Background

- 1.5 The planning application is made by the freehold owners of the property who are The Royal British Legion (“RBL”), the national charity providing financial, social and emotional support to members and veterans of the British Armed Forces, their families and dependants.
- 1.6 The Llay Royal British Legion (“Llay RBL”) comprises the buildings and associated parking which occupy part of the site, currently operated by the Llay Royal British Legion Social Club Limited (“Llay RBL Social Club”) under a lease from RBL.

The Previous Application

- 1.7 Planning application Ref. P/2017/0314 was submitted in March 2017 and registered as valid on 20 April 2017. The application was preceded by community consultation including an event held at Llay RBL in January 2017 attended by members of the public and local Councillors as well as letters to specialist consultees and a pre-application enquiry with the Council’s Planning Department,
- 1.8 Responses were received from consultees including the Council’s Flood Management Officer, Welsh Water, Natural Resources Wales, the Council’s Highways Officer, the Council’s Public Protection Service, the Council’s Parks, Countryside and Rights of Way Manager, the Council’s Head of Education Transformation & Workforce Development and the Acting Director of Strategy at Betsi Cadwaladr University Health Board.
- 1.9 Representations were also received from Llay Community Council, Councillor Walsh, Wrexham Ramblers, and around twenty local residents.
- 1.10 The application was recommended for approval at the Planning Committee meeting on 2nd July 2018, but was refused for the reasons stated above.

2 REQUIREMENTS FOR COMMUNITY CONSULTATION

- 2.1 Article 2B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requires that pre-application consultation is undertaken for all applications for 'Major Development', i.e. that comprising housing developments of 10 or more dwellings or where the site area is of 0.5ha or more (if the number of dwellings is not known).
- 2.2 The Order requires that draft planning application documents are made available to view; that the correct consultees are notified; that the consultation shall take place for a minimum of 28 days; and that a Pre-application Consultation Report is prepared to explain how the consultation was undertaken and how people's views were considered.
- 2.3 Site notices (in English and Welsh) shall be displayed for public viewing around the application site. The site notice will inform residents of the proposals, the consultation taking place and provide details on how to respond to the consultation.
- 2.4 A copy of the site notice shall be sent to the owners or occupiers of land adjoining the application site and to community consultees and specialist consultees.
- 2.5 Community consultees comprise each Community Council in whose area the proposed development would be situated; and each Councillor (local council member) representing an electoral ward in which the proposed development would be situated.
- 2.6 Specialist consultees are decided through development description tests set out in a Schedule attached to the Order. In this case the specialist consultees were triggered by the following tests.

Description of Development	Consultee
Development likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road or proposed highway	The local highway authority concerned
Development involving the formation, laying out or alteration of any means of access to a highway (other than a trunk road);	The local highway authority concerned
Development which consists of or includes the laying out or construction of a new street	The local highway authority concerned
Development— (i) involving new residential development (including single units); and (ii) which is major development not falling within paragraph (i).	The water and sewerage undertaker concerned

- 2.7 A copy of the draft planning application shall be made available for public viewing in an accessible place which can be online or in a public building, for example a community centre.
- 2.8 The Pre-application Consultation Report is a validation requirement for planning applications and will form part of the final application submission. This must contain:
- A copy of the site notice;

- A declaration that the site notice was displayed in accordance with the statutory requirements (i.e. in at least one place on or near the development site for no less than 28 days;
- A copy of the notice given to owners and occupiers of adjoining land;
- A copy of all notices provided to councillors, town and community councils, and specialist consultees;
- A summary of all issues raised in response to the statutory publicity (i.e. site notice and letters to owners, occupiers) – the developer must confirm whether the issues raised have been addressed and, if so, how they have been addressed; and
- Copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer.

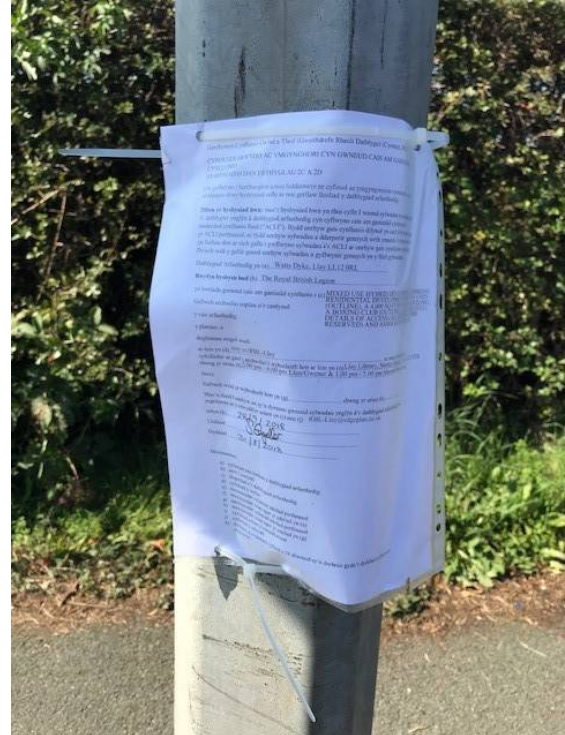
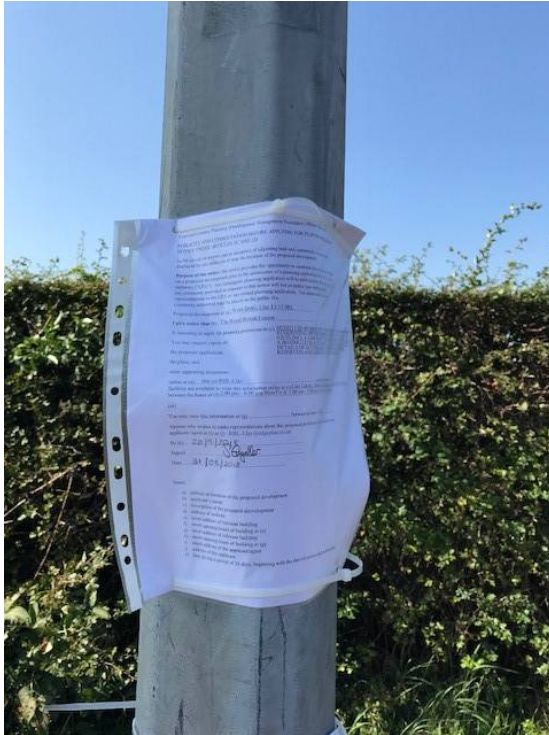
3 COMMUNITY INVOLVEMENT STRATEGY

- 3.1 In preparing a strategy for community involvement in respect of the resubmitted application, the previous consultation exercises undertaken on behalf of the Applicant and the Council were taken into account. The scale of the exercise was also influenced by the timescale since the determination of the previous application as well as the fact that the proposals are unchanged.
- 3.2 A site Notice (in English and Welsh) was displayed near the development site on Watts Dyke for a period of 28 days. This advised that the draft application documents were available online, and that facilities were available to view this information online at Llay Library during the specified opening hours.
- 3.3 A dedicated URL was provided: <http://tiny.cc/RBL-Llay> which gave access to the draft application documents together with a guide to making comments which could be made via email to a dedicated email address: RBL-Llay@edgeplan.co.uk
- 3.4 Individual letters with a copy of the Notice were sent by Royal Mail to The Owner and/or Occupier of each of the residential properties adjoining the site as well as those included in the original consultation exercise in 2017.
- 3.5 Letters with a copy of the Notice were sent by Royal Mail to the Community Consultees and the Specialist Consultees.
- 3.6 Letters with a copy of the Notice were sent by Royal Mail to the Council's Education Department and to Betsi Cadwaladr University Health Board.

4 PRE-APPLICATION CONSULTATION REPORT

A Copy of the Site Notice

- 4.1 The Site Notice was displayed (in English and Welsh) on Watts Dyke, close to the entrance to the application site on 30th August 2018 for a period of no less than 28 days. Copies of the Site Notices are contained in Appendix 1 and photographs of the location are included below.

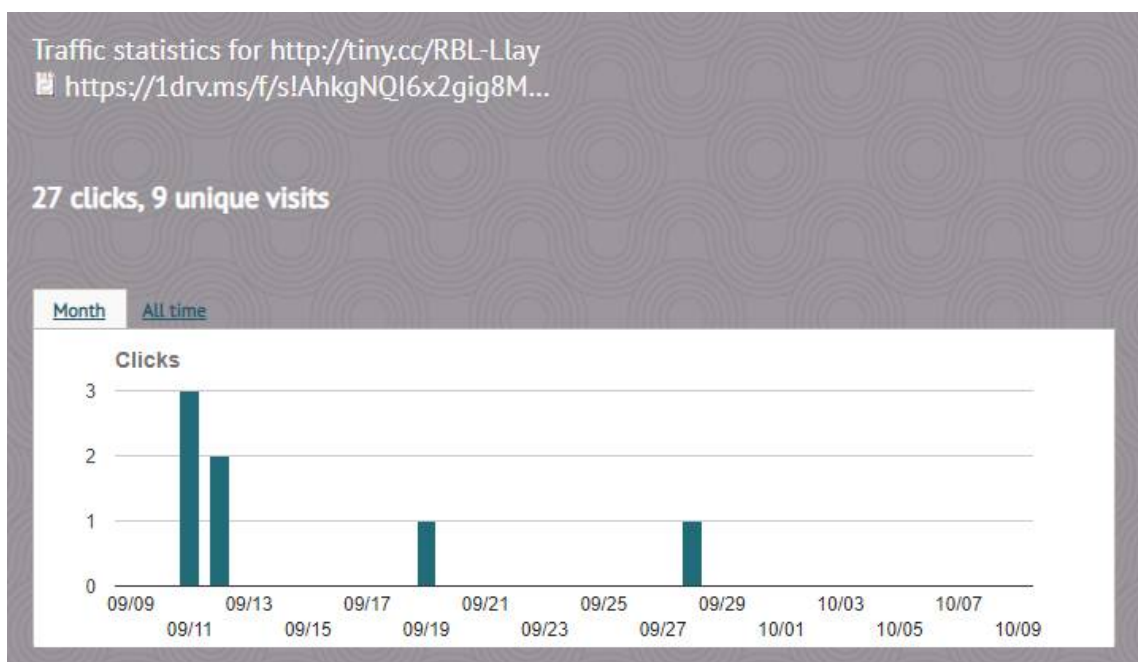


Notices Served

- 4.2 Copies of the Notice were sent to owners and occupiers of adjoining land and a copy of the letter and Notice (in English and Welsh) is attached in Appendix 2.
- 4.3 Copies of the Notice were sent to Community consultees and a copy of the letter and Notice (in English and Welsh) is attached in Appendix 3.
- 4.4 Copies of the Notice were sent to Specialist consultees and a copy of the letter and Notice (in English and Welsh) is attached in Appendix 4.
- 4.5 A list of the owners and occupiers of adjoining land, Community consultees and Specialist consultees is attached at Appendix 5.

Issues Raised in Response to the Statutory Publicity

- 4.6 A record of the visits to view the online draft application documents was maintained during the consultation period, a copy of which is shown below. This identifies that the draft documents were visited on 27 occasions, by 9 unique visitors. No record of the identity of the visitors is available.



- 4.7 Responses were only received from two parties in relation to the consultation exercise, both by email. No additional issues were raised by owners and occupiers of adjoining land or Community consultees.
- 4.8 The Council's Senior Development Control Engineer (Highways) replied to confirm that he had seen the proposed site layout and the supplementary Accessibility Note prepared in May 2018. He stated:

"I don't need anything else – just wanted to make sure the accesses were as previously approved."

- 4.9 Welsh Water replied with advice which should be taken into account within any future planning application for the development. They stated that:

"Foul flows only from the proposed development can be accommodated within the public sewerage system."

And that

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

- 4.10 With reference to surface water flows they stated

"Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and/or Natural Resources Wales. Discharge of surface water to the public sewer is only to be made as a last resort."

Copies of responses received from specialist consultees

- 4.11 A copy of both responses are attached at Appendix 6.
- 4.12 The issues raised by Welsh Water have been addressed in the Flood Consequences Assessment accompanying the application, which takes account of infiltration testing and proposals for disposing of surface water by means of Sustainable urban Drainage Systems.

APPENDIX 1

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 (a) Watts Dyke, Llay LL12 0RL

I give notice that (b) The Royal British Legion

Is intending to apply for planning permission to (c) MIXED USE HYBRID DEVELOPMENT COMPRISING RESIDENTIAL DEVELOPMENT OF UP TO 51 UNITS (OUTLINE), A 4,000 SQ FT RETAIL UNIT (OUTLINE), A BOXING CLUB (OUTLINE), A CAR PARK (FULL), DETAILS OF ACCESS (ALL OTHER MATTERS RESERVED) AND ASSOCIATED WORKS

You may inspect copies of:

the proposed application;

the plans; and

other supporting documents

online at (d) tiny.cc/RBL-Llay and computer

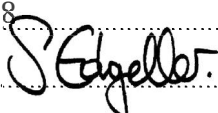
facilities are available to view this information online at (e) Llay Library, Market Square, Llay LL12 0TR
between the hours of (f) 2.00 pm - 6.00 pm Mon/Fri & 1.00 pm - 5.00 pm Tue/Wed/Thu

(or)

You may view this information at (g) between the hours of (h)

Anyone who wishes to make representations about this proposed development must write to the applicant /agent at (i) or (j) RBL-Llay@edgeplan.co.uk

By (k) 1 October 2018

Signed 

Date 3 September 2018

Insert:

- a) address or location of the proposed development
- b) applicant's name
- c) description of the proposed development
- d) address of website
- e) insert address of relevant building
- f) insert opening hours of building at (e)
- g) insert address of relevant building
- h) insert opening hours of building at (g)
- i) email address of the applicant/agent
- j) address of the applicant
- k) date giving a period of 28 days, beginning with the date of service and publication

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATAD
CYNLLUNIO
HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyfiniol ac ymgylgoreion 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 ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("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 gwflwyno 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 (a).....Watts Dyke, Llay LL12 0RL.....

Rwyfyn hysbysu bod (b) ..The Royal British Legion.....

yn bwriadu gwneud cais am ganiatâd cynllunio i (c) MIXED USE HYBRID DEVELOPMENT COMPRISING RESIDENTIAL DEVELOPMENT OF UP TO 51 UNITS (OUTLINE), A 4,000 SQ FT RETAIL UNIT (OUTLINE), A BOXING CLUB (OUTLINE), A CAR PARK (FULL), DETAILS OF ACCESS (ALL OTHER MATTERS RESERVED) AND ASSOCIATED WORKS

Gellwch archwilio copïau o'r canlynol:

y cais arfaethedig;

y planiau; a

dogfennau ategol eraill

ar-lein yn (d).....tiny.cc/RBL-Llay..... ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn (e).....Llay Library, Market Square, Llay LL12 0TR rhwng yr oriau (f).....2.00 pm - 6.00 pm Llun/Gwener & 1.00 pm - 5.00 pm Mawrth/Mercher/lau

(neu)

Gellwch weld yr wybodaeth hon yn (g)..... rhwng yr oriau (h).....

Mae'n rhaid I unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn (i) neu (j) RBL-Llay@edgeplan.co.uk

erbyn (k).....1 October 2018.....

LlofnodS. Edgell.....

Dyddiad3 September 2018.....

Mewnosoder:

- cyfeiriad neu leoliad y datblygiad arfaethedig
- enw'r ceisydd
- disgrifiad o'r datblygiad arfaethedig
- cyfeiriad y wefan
- mewnosoder cyfeiriad adeilad perthnasol
- mewnosoder oriau agor yr adeilad yn (e)
- mewnosoder cyfeiriad adeilad perthnasol
- mewnosoder oriau agor yr adeilad yn (g)
- cyfeiriad e-bost y ceisydd asiant
- cyfeiriad y ceisydd
- dyddiad sy'n darparu cyfnod o 28 diwrnod sy'n dechrau gyda'r dyddiad cyflwyno a chyhoeddi

APPENDIX 2

3 September 2018

edgeplan

Barnett House
53 Fountain Street
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M2 2AN
t. 0161 228 2226
e. info@edgeplan.co.uk
www.edgeplan.co.uk

P00000001/000001

The Owner and/or Occupier
59 Llay New Road
Llay
WREXHAM
Clwyd
LL12 0PS



Our ref: EP785/SE
Your ref:

Dear Sir / Madam

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) (AMENDMENT) ORDER 2016 NOTICE UNDER SCHEDULE 1B - PRE-APPLICATION NOTICES
THE ROYAL BRITISH LEGION, WATTS DYKE, LLAY LL12 ORL**

We write on behalf of our client, The Royal British Legion, in connection with an application at Watts Dyke, Llay.

Planning permission for a mixed-use hybrid development comprising residential development of up to 51 units (outline), a 4,000 sqft retail unit (outline), boxing club (outline), car park (full), details of access (all other matters reserved) and associated works was refused by Wrexham Council in July 2018.

A new application is being prepared and is expected to be submitted in October 2018.

Pursuant to the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, notice under Schedule 1B - Pre-Application Notices, we are required to serve notice on all owners and/or occupiers adjoining the land to which the application relates.

Accordingly, please find the notice enclosed.

Yours faithfully

Steve Edgeller DipTP MRTPI
e. RBL-Llay@edgeplan.co.uk



S000N

P00000001/000001/1/2

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 (a) Watts Dyke, Llay LL12 0RL

I give notice that (b) The Royal British Legion

Is intending to apply for planning permission to (c) MIXED USE HYBRID DEVELOPMENT COMPRISING RESIDENTIAL DEVELOPMENT OF UP TO 51 UNITS (OUTLINE), A 4,000 SQ FT RETAIL UNIT (OUTLINE), A BOXING CLUB (OUTLINE), A CAR PARK (FULL), DETAILS OF ACCESS (ALL OTHER MATTERS RESERVED) AND ASSOCIATED WORKS

You may inspect copies of:

the proposed application;

the plans; and

other supporting documents

online at (d) tiny.cc/RBL-Llay

and computer

facilities are available to view this information online at (e) Llay Library, Market Square, Llay LL12 0TR
between the hours of (f) 2.00 pm - 6.00 pm Mon/Fri & 1.00 pm - 5.00 pm Tue/Wed/Thu

(or)

You may view this information at (g)..... between the hours of (h).....

Anyone who wishes to make representations about this proposed development must write to the applicant /agent at (i) or (j) RBL-Llay@edgeplan.co.uk

By (k) 1 October 2018

Signed S Edgell

Date 3 September 2018

Insert:

- address or location of the proposed development
- applicant's name
- description of the proposed development
- address of website
- insert address of relevant building
- insert opening hours of building at (e)
- insert address of relevant building
- insert opening hours of building at (g)
- email address of the applicant/agent
- address of the applicant
- date giving a period of 28 days, beginning with the date of service and publication



S000N

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATAD
CYNLLUNIO
HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyfiniol 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 ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("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 gwflwyno 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 (a) Watts Dyke, Llay LL12 0RL

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y cais arfaethedig;

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dogfennau ategol eraill

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(neu)

Gellwch weld yr wybodaeth hon yn (g)..... rhwng yr oriau (h).....

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erbyn (k) 1 October 2018

Llofnod S. Edgell

Dyddiad 3 September 2018

Mewnosoder:

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- cyfeiriad e-bost y ceisydd asiant
- cyfeiriad y ceisydd
- dyddiad sy'n darparu cyfnod o 28 diwrnod sy'n dechrau gyda'r dyddiad cyflwyno a chyhoeddi

APPENDIX 3

3 September 2018

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P00000001/000001

Councillor Bryan Apsley
13 Vale View
Llay
Wrexham
Clwyd
LL12 0NH



Our ref: EP785/SE
Your ref:

Dear Sir / Madam

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S000N

P00000001/000001/1/2

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By (k) 1 October 2018

Signed 

Date 3 September 2018

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- address or location of the proposed development
- applicant's name
- description of the proposed development
- address of website
- insert address of relevant building
- insert opening hours of building at (e)
- insert address of relevant building
- insert opening hours of building at (g)
- email address of the applicant/agent
- address of the applicant
- date giving a period of 28 days, beginning with the date of service and publication



S000N

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATAD
CYNLLUNIO
HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyfiniol 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 ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("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 gwflwyno 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 (a) Watts Dyke, Llay LL12 0RL

Rwyfyn hysbysu bod (b) The Royal British Legion

yn bwriadu gwneud cais am ganiatâd cynllunio i (c) MIXED USE HYBRID DEVELOPMENT COMPRISING RESIDENTIAL DEVELOPMENT OF UP TO 51 UNITS (OUTLINE), A 4,000 SQ FT RETAIL UNIT (OUTLINE), A BOXING CLUB (OUTLINE), A CAR PARK (FULL), DETAILS OF ACCESS (ALL OTHER MATTERS RESERVED) AND ASSOCIATED WORKS

Gellwch archwilio copïau o'r canlynol:

y cais arfaethedig;

y planiau; a

dogfennau ategol eraill

ar-lein yn (d) tiny.cc/RBL-Llay ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn (e) Llay Library, Market Square, Llay LL12 0TR rhwng yr oriau (f) 2.00 pm - 6.00 pm Llun/Gwener & 1.00 pm - 5.00 pm Mawrth/Mercher/lau

(neu)

Gellwch weld yr wybodaeth hon yn (g)..... rhwng yr oriau (h).....

Mae'n rhaid I unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn (i) neu (j) RBL-Llay@edgeplan.co.uk

erbyn (k) 1 October 2018

Llofnod S. Edgell

Dyddiad 3 September 2018

Mewnosoder:

- cyfeiriad neu leoliad y datblygiad arfaethedig
- enw'r ceisydd
- disgrifiad o'r datblygiad arfaethedig
- cyfeiriad y wefan
- mewnosoder cyfeiriad adeilad perthnasol
- mewnosoder oriau agor yr adeilad yn (e)
- mewnosoder cyfeiriad adeilad perthnasol
- mewnosoder oriau agor yr adeilad yn (g)
- cyfeiriad e-bost y ceisydd asiant
- cyfeiriad y ceisydd
- dyddiad sy'n darparu cyfnod o 28 diwrnod sy'n dechrau gyda'r dyddiad cyflwyno a chyhoeddi

APPENDIX 4

3 September 2018

edgeplan

Barnett House
53 Fountain Street
Manchester
M2 2AN
t. 0161 228 2226
e. info@edgeplan.co.uk
www.edgeplan.co.uk

P00000001/000001

The Local Highway Authority
Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY



Our ref: EP785/SE
Your ref:

Dear Sir / Madam

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) (AMENDMENT) ORDER 2016 NOTICE UNDER SCHEDULE 1B - PRE-APPLICATION NOTICES
THE ROYAL BRITISH LEGION, WATTS DYKE, LLAY LL12 0RL**

We write on behalf of our client, The Royal British Legion, in connection with an application at Watts Dyke, Llay.

Planning permission for a mixed-use hybrid development comprising residential development of up to 51 units (outline), a 4,000 sqft retail unit (outline), boxing club (outline), car park (full), details of access (all other matters reserved) and associated works was refused by Wrexham Council in July 2018.

A new application is being prepared and is expected to be submitted in October 2018.

Pursuant to the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, notice under Schedule 1B - Pre-Application Notices, we are required to serve notice on all specialist consultees as defined in Schedule 4 of the Order.

Accordingly, please find the notice enclosed.

Yours faithfully

Steve Edgeller DipTP MRTPI
e. RBL-Llay@edgeplan.co.uk



S000N

P00000001/000001/1/2

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

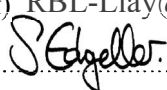
Proposed development at (a).....Watts Dyke, Llay LL12 0RL.....

I give notice that (b)The Royal British Legion.....

Is intending to apply for planning permission to (c) ~~MIXED USE HYBRID DEVELOPMENT COMPRISING RESIDENTIAL DEVELOPMENT OF UP TO 51 UNITS (OUTLINE), A 4,000 SQ FT RETAIL UNIT (OUTLINE), A BOXING CLUB (OUTLINE), A CAR PARK (FULL), DETAILS OF ACCESS (ALL OTHER MATTERS RESERVED) AND ASSOCIATED WORKS~~

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at (d).....tiny.cc/RBL-Llay.....

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 (e) by (f) RBL-Llay@edgeplan.co.uk 1 October 2018

Signed.....

Date3 September 2018.....



Insert:

- address or location of the proposed development
- applicant's name
- description of the proposed development
- address of website
- email address of the applicant/agent
- date giving a period of 28 days, beginning with the date of service and publication

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

YMGYNGHORI CYN GWNEUD CAIS AM GANIATAD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGLAU 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 cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig yn (a) Watts Dyke, Llay LL12 0RL

Rwyfyn hysbysu bod (b) The Royal British Legion

yn bwriadu gwneud cais am ganiatâd cynllunio i (c) MIXED USE HYBRID DEVELOPMENT COMPRISING RESIDENTIAL DEVELOPMENT OF UP TO 51 UNITS (OUTLINE), A 4,000 SQ FT RETAIL UNIT (OUTLINE), A BOXING CLUB (OUTLINE), A CAR PARK (FULL), DETAILS OF ACCESS (ALL OTHER MATTERS RESERVED) AND ASSOCIATED WORKS

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi'r gael i'w harchwilio ar lein yn (d) tiny.cc/RBL-Llay

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at (e) erbyn (f).

RBL-Llay@edgeplan.co.uk 1 October 2018

Llofnod S. E. Gellor

Dyddiad 3 September 2018

Mewnosoder:

- a) cyfeiriad neu leoliad y datblygiad arfaethedig
- b) enw'r ceisydd
- c) disgrifiad o'r datblygiad arfaethedig
- d) cyfeiriad y wefan
- e) cyfeiriad e-bost y ceisydd asiant
- f) dyddiad sy'n darparu cyfnod o 28 diwrnod sy'n dechrau gyda'r dyddiad cyflwyno a chyhoeddi

APPENDIX 5

The Owner and/or Occupier	59 Llay New Road	Llay	Wrexham	Clwyd	LL12 OPS
The Owner and/or Occupier	61 Llay New Road	Llay	Wrexham	Clwyd	LL12 OPS
The Owner and/or Occupier	63 Llay New Road	Llay	Wrexham	Clwyd	LL12 OPS
The Owner and/or Occupier	65 Llay New Road	Llay	Wrexham	Clwyd	LL12 OPS
The Owner and/or Occupier	67 Llay New Road	Llay	Wrexham	Clwyd	LL12 OPS
The Owner and/or Occupier	69 Llay New Road	Llay	Wrexham	Clwyd	LL12 OPS
The Owner and/or Occupier	71 Llay New Road	Llay	Wrexham	Clwyd	LL12 OPS
The Owner and/or Occupier	73 Llay New Road	Llay	Wrexham	Clwyd	LL12 OPS
The Owner and/or Occupier	75 Llay New Road	Llay	Wrexham	Clwyd	LL12 OPS
The Owner and/or Occupier	77 Llay New Road	Llay	Wrexham	Clwyd	LL12 OPS
The Owner and/or Occupier	79 Llay New Road	Llay	Wrexham	Clwyd	LL12 OPS
The Owner and/or Occupier	81 Llay New Road	Llay	Wrexham	Clwyd	LL12 OPS
The Owner and/or Occupier	83 Llay New Road	Llay	Wrexham	Clwyd	LL12 OPS
The Owner and/or Occupier	85 Llay New Road	Llay	Wrexham	Clwyd	LL12 OPS
The Owner and/or Occupier	87 Llay New Road	Llay	Wrexham	Clwyd	LL12 OPS
The Owner and/or Occupier	89 Llay New Road	Llay	Wrexham	Clwyd	LL12 OPS
The Owner and/or Occupier	91 Llay New Road	Llay	Wrexham	Clwyd	LL12 OPS
The Owner and/or Occupier	93 Llay New Road	Llay	Wrexham	Clwyd	LL12 OPS
The Owner and/or Occupier	1 Ffordd Maddock	Llay	Wrexham	Clwyd	LL12 ORN
The Owner and/or Occupier	2 Ffordd Maddock	Llay	Wrexham	Clwyd	LL12 ORN
The Owner and/or Occupier	3 Ffordd Maddock	Llay	Wrexham	Clwyd	LL12 ORN
The Owner and/or Occupier	4 Ffordd Maddock	Llay	Wrexham	Clwyd	LL12 ORN
The Owner and/or Occupier	5 Llay Court	Llay	Wrexham	Clwyd	LL12 OPN
The Owner and/or Occupier	6 Llay Court	Llay	Wrexham	Clwyd	LL12 OPN
The Owner and/or Occupier	7 Llay Court	Llay	Wrexham	Clwyd	LL12 OPN
The Owner and/or Occupier	8 Llay Court	Llay	Wrexham	Clwyd	LL12 OPN
The Owner and/or Occupier	9 Llay Court	Llay	Wrexham	Clwyd	LL12 OPN
The Owner and/or Occupier	10 Llay Court	Llay	Wrexham	Clwyd	LL12 OPN
The Owner and/or Occupier	1 Penderyn Way	Llay	Wrexham	Clwyd	LL12 ORW
The Owner and/or Occupier	3 Penderyn Way	Llay	Wrexham	Clwyd	LL12 ORW
The Owner and/or Occupier	49 Penderyn Way	Llay	Wrexham	Clwyd	LL12 ORW
The Owner and/or Occupier	51 Penderyn Way	Llay	Wrexham	Clwyd	LL12 ORW
The Owner and/or Occupier	38 Watts Dyke	Llay	Wrexham	Clwyd	LL12 ORL
The Owner and/or Occupier	40 Watts Dyke	Llay	Wrexham	Clwyd	LL12 ORL
The Owner and/or Occupier	93 Watts Dyke	Llay	Wrexham	Clwyd	LL12 ORL
The Owner and/or Occupier	95 Watts Dyke	Llay	Wrexham	Clwyd	LL12 ORL
The Owner and/or Occupier	97 Watts Dyke	Llay	Wrexham	Clwyd	LL12 ORL
The Owner and/or Occupier	99 Watts Dyke	Llay	Wrexham	Clwyd	LL12 ORL
The Owner and/or Occupier	101 Watts Dyke	Llay	Wrexham	Clwyd	LL12 ORL
The Owner and/or Occupier	103 Watts Dyke	Llay	Wrexham	Clwyd	LL12 ORL
The Owner and/or Occupier	15 Treweryn Close	Llay	Wrexham	Clwyd	LL12 ORP
The Owner and/or Occupier	17 Treweryn Close	Llay	Wrexham	Clwyd	LL12 ORP
The Owner and/or Occupier	19 Treweryn Close	Llay	Wrexham	Clwyd	LL12 ORP
The Owner and/or Occupier	21 Treweryn Close	Llay	Wrexham	Clwyd	LL12 ORP
The Owner and/or Occupier	42 Treweryn Close	Llay	Wrexham	Clwyd	LL12 ORP
The Owner and/or Occupier	44 Treweryn Close	Llay	Wrexham	Clwyd	LL12 ORP
The Owner and/or Occupier	46 Treweryn Close	Llay	Wrexham	Clwyd	LL12 ORP
The Owner and/or Occupier	48 Treweryn Close	Llay	Wrexham	Clwyd	LL12 ORP
Councillor Bryan Apsley	13 Vale View	Llay	Wrexham	Clwyd	LL12 ONH
Councillor Robert Walsh	5 Drill Hall Court	Llay	Wrexham	Clwyd	LL12 OPH
Llay Community Council	10 Lodge Road		Wrexham	Clwyd	LL11 2DD
The Local Highway Authority	Wrexham County Borough Council	The Guildhall	Wrexham		LL11 1AY
The Local Education Authority	Wrexham Countu Borough Council	The Guildhall	Wrexham		LL11 1AY
Welsh Water, Developer Services	PO Box 3146	Linea	Fortran Roœ Cardiff		CF30 OEH
Director of Strategy, Betsi Cadwaladr	Ysbyty Gwynedd	Penrhosgarnedd	BANGOR	Gwynedd	LL57 2PW
University Health Board					

APPENDIX 6

Steve Edgeller

From: Peter Douthwaite <Peter.Douthwaite@wrexham.gov.uk>
Sent: 01 October 2018 03:52
To: Office Administrator
Subject: RE: RBL Watts Dyke Llay Pre App notices

Ok thanks Steve

I don't need anything else – just wanted to make sure the accesses were as previously approved.

Cheers
Pete

From: Office Administrator [mailto:Admin@edgeplan.co.uk]
Sent: 28 September 2018 19:35
To: Peter Douthwaite; Office Administrator
Subject: RE: RBL Watts Dyke Llay Pre App notices

This email's attachments were cleaned of potential threats by Wrexham Council's Security Gateway.
Click [here](#) if the original attachments are required (justification needed).

Tried to call to discuss what you wanted – there're a lot of large documents.

I've attached the proposed site layout and the supplementary Accessibility Note prepared in May 2018.
These are unchanged from the documents submitted in support of the previous application, which was refused in July 2018.

As Highway matters were satisfactorily resolved, it is proposed that these simply be resubmitted with the new application – along with additional information to address the reasons for refusal (in relation to infrastructure provision and the effect on the community facility).

Steve Edgeller DipTP MRTPI
Planning Director

edgeplan

Barnett House
53 Fountain Street
Manchester
M2 2AN

t. 0161 228 2226
m. 07887 823505

e. steve.edgeller@edgeplan.co.uk

www.edgeplan.co.uk

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RTPI
Chartered Town Planners



From: Peter Douthwaite <Peter.Douthwaite@wrexham.gov.uk>

Sent: 28 September 2018 09:52

To: Office Administrator <Admin@edgeplan.co.uk>

Subject: RBL Watts Dyke Llay Pre App notices

Steve

I am unable to access the plans on line due to WCBC restrictions.

Are you able to send me the information by e mail please? I only need the proposed site layout and transport assessment.

thanks

Pete Douthwaite

Senior Development Control Engineer Uwch Beiriannydd Rheoli Datblygu

01978 729689



Cyngor Bwrdeistref Sirol Wrecsam, Adran Amgylchedd a Chynllunio, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW

Wrexham County Borough Council, Environment and Planning Department, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW

wrecsam.gov.uk | wrexham.gov.uk

twitter.com/cbswrecsam | twitter.com/wrexhamcbc

facebook.com/cyngorwrecsam | facebook.com/wrexhamcouncil

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

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

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n ? chynnwys a defnyddio?r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

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

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

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Mr Steve Edgeller
Edge Plan
Barnett House 53
Fountain Street
Manchester
Manchester
M2 2AN

Date: 19/09/2018
Our Ref: PPA0003387

Dear Mr Edgeller

Grid Ref: 333126 355319

Site Address: The Royal British Legion, Watts Dyke, Llay, Wrexham

Development: Schedule 1C Article 2D - development of residential development of up to 51 units (outline), a 4000 sq ft retail unit (outline), a boxing club (outline), a car park (full), details of access (all other matters reserved and associated works)

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, 3rd 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

Foul flows only from the proposed development can be accommodated within the public sewerage system. We advise that the flows should be communicated with to the foul/combined sewer between manholes SJ33551404 and SJ33552305 located in Ffordd Newydd (highway to the East).

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.

SURFACE WATER

With reference to the surface water flows from the proposed development, you are required to fully exhaust all technical options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000; Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and/or Natural Resources Wales. Discharge of surface water to the public sewer is only to be made as a last resort. 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.

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. Sewer plan
Pre-planning 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.