

Pre-Application Consultation Report

IN RELATION TO THE PROPOSED OUTLINE RESIDENTIAL
DEVELOPMENT
LAND AT PEN-Y-BONT RESTORED LANDFILL, PENTRE, CHIRK

Prepared by

DBA Estates Limited
Suite 1, Oak House
Kingswood Business Park
Albrighton
WV7 3AU

On behalf of

FCC Environment



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1. INTRODUCTION

Background

From the 1st August 2016, the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 has required all planning applications for “major” development and “Developments of National Significance” in Wales to be accompanied by a Pre-Application Consultation Report.

Purpose of this Report

This report has been prepared by DBA Estates on behalf of FCC Environment in support of an outline application for upto 60 dwellings on land at the former Pen-y-Bont Landfill, Pentre.

The information contained in this report details the public consultation undertaken on the development proposal and the responses received.

The Welsh Language

In determining the format of the Pre-Application Consultation Documents, consideration has been given to use of the Welsh Language. However, as the proposed development site is not located within one of the language sensitive wards of Ceiriog Valley, Pant, Ponciau, Coedpoeth, Johnstown, Penycae or Minera (as identified within the Council’s Local Planning Guidance Note 31 *‘The Welsh Language and Welsh Communities’*), bilingual documents were not considered necessary.

2. PRE-APPLICATION CONSULTATION PUBLICITY

Introduction

The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”) details the pre-application consultation publicity that needs to be undertaken on planning applications for “major” development and “Developments of National Significance” in Wales.

The following sections detail how each aspect of the consultation publicity requirements in the 2016 Order has been met in respect of the development proposal subject of this report.

Site Notice

A Site Notice, containing all of the information contained within the form contained in Schedule 1B of the 2016 Order, must be erected on or near the application site. The site notice must be visible and legible to anyone passing by without the need to enter the site to read it. A minimum period of 28 days must be allowed for representations to be made in response to the site notice.

In this regard, the Site Notice (attached as Appendix A of this report) based on the form contained in Schedule 1B of the 2016 Order was displayed from the 22nd June 2018 until the 23rd July 2018 (31 days). The site Notice was displayed on the pole of the Pen-y-Bont Landfill site entrance sign

at the site frontage to the B5605. Photographs of the Site Notice are included at Appendix B of this report.

The site notice was inspected on a regular basis to ensure that it was not removed, obscured or defaced.

Letters to Owners or Occupiers of adjoining land to which the application proposal relates

The letter attached to this report at Appendix C, addressed to “the owner and/or occupier” of land adjoining the application site, was delivered and/or emailed on the 20th June 2018, to the following properties and interested parties:

- 1, Penybont, Chirk, Wrexham, LL14 5AR
- 2, Penybont, Chirk, Wrexham, LL14 5AR
- 3, Penybont, Chirk, Wrexham, LL14 5AR
- 4, Penybont, Chirk, Wrexham, LL14 5AR
- Penybont Cottage, Chirk, Wrexham, LL14 5AR
- Ty Maen Farm, Pentre, Chirk, Wrexham, LL14 5AW
- Local Anglers/Fishing Clubs
- Grazing Licensee
- Grazing Rights
- Commercial Leaseholder

Each letter enclosed a copy of the Site Notice detailing the opportunity to comment on the development proposal until the 23rd July 2018.

Making the draft planning application information publicly available

The draft planning application information was made available for the full 28 day consultation period, with copies of the documents available for viewing at the following local community venue:

Chirk Library, Chapel Lane, Chirk, LL14 5NF

The information was on display from the 22nd June until the 23rd July 2018.

The information provided that was sufficient to validate the application, including:

- The draft Application Form;
- Location Plan;
- Proposed Block Plan;
- Proposed Street Scenes; and
- Design and Access Statement

Photographs of the planning application material available for viewing at the library is provided at Appendix D.

The draft planning application information was also made available online for the full 28 day consultation period at the following website address (screenshot provided at Appendix E):

<https://pen-y-bont-landfill.business.site/?bw=true>

The site notice and the correspondence with owners and/or occupiers of adjoining land, community consultees and specialist consultees provided the library address and website address. In addition, the site notice and the correspondence with owners and/or occupiers of adjoining land and community consultees, detailed that computer facilities were available to view this information online at Chirk Library between the hours of 9.00am – 5.30pm (Mondays and Fridays) and 2.00pm and 5.00pm (Tuesdays and Thursdays).

Consultation with Community Consultees

Consultation was undertaken with both the Community Council within which the development proposal is located and the adjacent Community Council, the local Town Council and the County Councillors representing the electoral wards within which the development proposal is located, as follows:

- Cefn Community Council
- Ruabon Community Council
- Chirk Town Council
- Councillor Frank Hemmings
- Councillor Sonia Benow-Jones
- Councillor Dana Davies

The consultation emails sent to the Community Councils, Town Council and County Councillors are provided at Appendices F – I of this report respectively.

Consultation with Specialist Consultees

Following consideration of the list of consultees in schedule 4 to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the 2016 Order, the following specialist consultees were considered relevant to the application and therefore consulted.

- Natural Resources Wales

The consultation email sent to these specialist consultees is provided at Appendix J of this report.

Requirement for Environmental Impact Assessment (EIA)

Consideration was given as to whether the development proposal should be subject to Environmental Impact Assessment.

Under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016, the threshold for residential development is “more than 150 dwellinghouses” or “more than 5 hectares”. Therefore, whilst the proposed development falls within Schedule 2 of the Regulations (category 10b) it does not exceed the applicable threshold and should not be subject to Environmental Impact Assessment.

3. CONSULTATION RESPONSES

Introduction

A summary of the responses received on the Pre-Application Consultation exercise have been included within the following table and copies of the actual responses are included at Appendix K of this report.

Summary of Responses

Community Consultees	
Cefn Community Council	Considered the application at full council on 26 th June 2018. Members unanimously agreed they would not support the proposal as they wish for the land to be used for agricultural purposes, local schools do not have the capacity for additional pupils or indeed the local doctors.
Adjacent Occupiers	
Wirral Game Fishing Club	Acknowledged a meeting had taken place on 16 th May between representatives of the landowner and of both Wirral Game Fishing Club and Howard Williams' Fishing Beat. However, they considered their views have not been given proper consideration. As a response to the pre planning consultation they wish to register their concerns. As a comment they would like to add that throughout the process they have learnt of developments second or third hand.
Town Council	
Chirk Town Council	Confirmed they had received the notification and stated they would convene a meeting of the Planning Sub-Committee to go through the proposal. No further comments received.

4. CONCLUSIONS

The Pre-Application Consultation undertaken on 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, in accordance with the requirements set out in The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

The responses received have not raised any issues which require modification to the planning application proposal, but they do raise a number of concerns relating to the capacity of local infrastructure and facilities and their ability to cater for additional residents. This is an issue which has been acknowledged in the application proposal and is an issue which we believe can be improved by the development proposal which has the potential to provide additional funding and contributions towards local community facilities. We believe the arrangement for securing potential contributions is best addressed as part of the negotiations on submission of the application.

The other response highlighted the consultees desire for increased consultation. Pre-application consultation is something that we have taken very seriously, and we believe our approach to consultation and level of consultation undertaken has been significantly sufficient, as detailed in this report and in the accompanying Statement of Community Involvement.

No other responses have been received to the pre-application consultation within the consultation period.

Appendix A. Site Notice

SCHEDULE 1 Article 4(4)

Pre-application notices

SCHEDULE 1B Articles 2C & 2D

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at (a) PEN-Y-BONT LANDFILL, PENTRE, CHURK, LL14 5AR

I give notice that (b) FCC ENVIRONMENT LTD

is intending to apply for planning permission to (c) DEMOLITION OF WAREHOUSE BUILDINGS AND OUTLINE RESIDENTIAL DEVELOPMENT (FOR UP TO 60 NO. DWELLINGS)

You may inspect copies of:

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

online at (d) https://pen-y-bont-landfill.business.site/?bw=true and computer facilities are available to view this information online at (e) CHURK LIBRARY, CHAPEL LANE, LL14 5NF between the hours of (f) 9:00 - 5:30 MON AND FRI, 2:00 - 5:00 TUES AND THURS

(or)

You may view this information at (g) CHURK LIBRARY between the hours of (h) AS ABOVE

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at (i) DBA ESTATES, SUITE 1, OAK HOUSE, KINGSWOOD BUSINESS PARK, WVT 3AU

by (k) 23 JULY 2018

Signed: R. HADSON

Date: 21 JUNE 2018

Appendix B. Photographs of Site Notice



SCHEDULE 1
Pre-application notices

Article 4(4)

SCHEDULE 1B
Articles 2C & 2D
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
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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) PEN-Y-DONT LANDFILL, PENTRE, CHIRK, LL14 5AR

I give notice that (b) FCC ENVIRONMENT LTD

is intending to apply for planning permission to (c) DEMOLITION OF EXISTING WAREHOUSE BUILDINGS

AND OUTLINE RESIDENTIAL DEVELOPMENT
(FOR UP TO 60 NO. DWELLINGS)

- You may inspect copies of:
- the proposed application;
 - the plans; and
 - other supporting documents

and (d) and computer facilities are
available to view this information online at (e)

between the hours of (f)
CHIRK LIBRARY, CHAPEL LANE, CHIRK, WREXHAM, LL14 5NF

between the hours of (h) 9:00 - 19:30 MON - FRI

14:00 - 19:30 SAT

to make representations about this proposed development must write to the

CHIRK LIBRARY, CHAPEL LANE, CHIRK, WREXHAM, LL14 5NF

2018

2018

Appendix C. Letter to owners or occupiers of adjoining land



Ref. RH/13/18

21st June 2018

The Owner and/or Occupier

DBA Estates Limited
Suite 1
Oak House
Kingswood Business Park
Albrighton
Wolverhampton
WV7 3AU

T: +44 (0)1902 255026
M: +44 (0)7971 191978
F: +44 (0)845 557 8280

E: richardhodson@dbaestates.co.uk

Dear Sir/Madam

Re: Proposed demolition of existing warehouse buildings and residential development (for upto 60no. dwellings) with all matters reserved, but indicative provision made for pedestrian linkages, public open space, landscaping and affordable housing at land at Pen-y-Bont restored landfill, Pentre, Chirk

I have been instructed by my client, FCC Environment Ltd, to submit a planning application for outline residential development of upto 60no. dwellings at the land at the former Pen-y-Bont Landfill, Pentre, Chirk.

In this regard I enclose a notice that details the opportunity you have to comment on the development proposal prior to the submission of the planning application to the Local Planning Authority.

If you have any queries, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to be 'RH'.

Richard Hodson BA (Hons) MRTPI
Planning & Development Manager
DBA Estates Limited



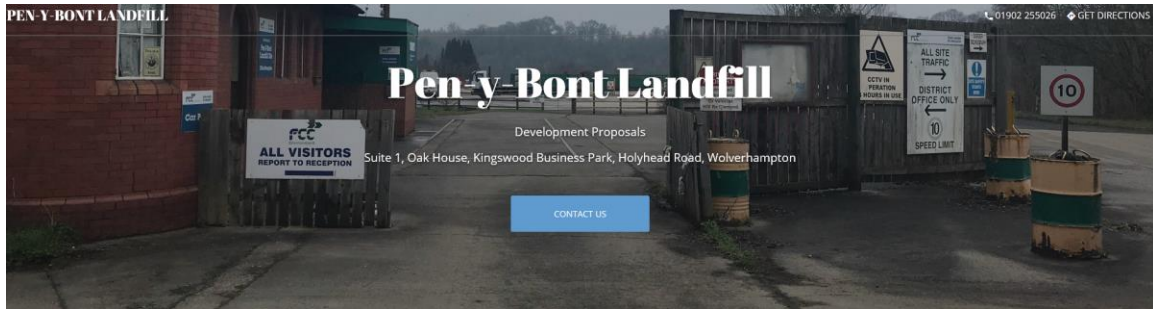
w: www.dbaestates.co.uk e: info@dbaestates.co.uk t: 01902 255026 f: 0845 557 8280
DBA Estates Limited, Suite 1, Oak House, Kingswood Business Park, Albrighton, Wolverhampton, WV7 3AU
Registered in England No. 06923195. Registered office: Suite 1, Oak House, Kingswood Business Park, Albrighton, Wolverhampton, WV7 3AU

Appendix D. Draft Application Available for viewing





Appendix E. Website screen shot



Pre-Application Consultation

Send your comments to
DBA Estates, Suite 1, Oak House
Kingswood Business Park
Albrighton
Wolverhampton
WV7 3AU



ADDRESS
Suite 1, Oak House,
Kingswood Business Park
Holyhead Road
Wolverhampton
WV7 3AU
United Kingdom
[Get directions](#)

CONTACT
[01902 255026](tel:01902255026)

Appendix F. Email sent to Cefn Community Council

From: Richard Hodson <richardhodson@dbaestates.co.uk>
Sent: 25 June 2018 11:53
To: 'cefnmawrparish@btconnect.com' <cefnmawrparish@btconnect.com>
Subject: Cefn Community Council PenyBont Landfill

Dear Ms. Nicholls-Smith

Proposed demolition of existing warehouse buildings and residential development (for upto 60no. dwellings) with all matters reserved, but indicative provision made for pedestrian linkages, public open space, landscaping and affordable housing at land at Pen-y-Bont restored landfill, Pentre, Chirk

I have been instructed by my client, FCC Environment Ltd, to submit a planning application for outline residential development of upto 60no. dwellings at the land at the former Pen-y-Bont Landfill, Pentre, Chirk.

In this regard I enclose a notice that details the opportunity you have to comment on the development proposal prior to the submission of the planning application to the Local Planning Authority.

If you have any queries, please do not hesitate to contact me.

Kind regards,

Richard Hodson BA (Hons) MRTPI
Planning & Development Manager



Mobile 07971 191978 • Office 01902 255026 • Fax 0845 557 8280
DBA ESTATES LIMITED Suite 1, Oak House, Kingswood Business Park, Albrighton, Wolverhampton, WV7 3AU

Website: www.dbaestates.co.uk

Brochure: [Download Link](#)



Appendix G. Email sent to Ruabon Community Council

From: Richard Hodson <richardhodson@dbaestates.co.uk>
Sent: 25 June 2018 11:56
To: 'mike@ruabon-community.org.uk' <mike@ruabon-community.org.uk>
Subject: Ruabon Community Council Penybont Landfill

Dear Mr Blackshaw

Proposed demolition of existing warehouse buildings and residential development (for upto 60no. dwellings) with all matters reserved, but indicative provision made for pedestrian linkages, public open space, landscaping and affordable housing at land at Pen-y-Bont restored landfill, Pentre, Chirk

I have been instructed by my client, FCC Environment Ltd, to submit a planning application for outline residential development of upto 60no. dwellings at the land at the former Pen-y-Bont Landfill, Pentre, Chirk.

In this regard I enclose a notice that details the opportunity you have to comment on the development proposal prior to the submission of the planning application to the Local Planning Authority.

If you have any queries, please do not hesitate to contact me.

Kind regards,

Richard Hodson BA (Hons) MRTPI
Planning & Development Manager



Mobile 07971 191978 • Office 01902 255026 • Fax 0845 557 8280
DBA ESTATES LIMITED Suite 1, Oak House, Kingswood Business Park, Albrighton, Wolverhampton, WV7 3AU

Website: www.dbaestates.co.uk

Brochure: [Download Link](#)



Appendix H. Email sent to Chirk Town Council

From: Richard Hodson <richardhodson@dbaestates.co.uk>
Sent: 25 June 2018 11:59
To: 'chirk.towncouncil@btinternet.com' <chirk.towncouncil@btinternet.com>
Subject: Chirk Town Council Penybont Landfill

Dear Mr Jones

Proposed demolition of existing warehouse buildings and residential development (for upto 60no. dwellings) with all matters reserved, but indicative provision made for pedestrian linkages, public open space, landscaping and affordable housing at land at Pen-y-Bont restored landfill, Pentre, Chirk

I have been instructed by my client, FCC Environment Ltd, to submit a planning application for outline residential development of upto 60no. dwellings at the land at the former Pen-y-Bont Landfill, Pentre, Chirk.

In this regard I enclose a notice that details the opportunity you have to comment on the development proposal prior to the submission of the planning application to the Local Planning Authority.

If you have any queries, please do not hesitate to contact me.

Kind regards,

Richard Hodson BA (Hons) MRTPI
Planning & Development Manager



Mobile 07971 191978 • Office 01902 255026 • Fax 0845 557 8290
DBA ESTATES LIMITED Suite 1, Oak House, Kingswood Business Park, Albrighton, Wolverhampton, WV7 3AU

Website: www.dbaestates.co.uk

Brochure: [Download Link](#)



Appendix I. Email sent to County Councillors



Mon 25/06/2018 12:03

Richard Hodson <richardhodson@dbaestates.co.uk>
Wrexham CBC Councillor

To

Bcc 'Frank.hemmings@wrexham.gov.uk'; 'Sonia.benbow-jones@wrexham.gov.uk'; 'Dana.davies@wrexham.gov.uk'



Schedule 1 Notice Chirk A.pdf
9 MB

Dear Councillor

Proposed demolition of existing warehouse buildings and residential development (for upto 60no. dwellings) with all matters reserved, but indicative provision made for pedestrian linkages, public open space, landscaping and affordable housing at land at Pen-y-Bont restored landfill, Pentre, Chirk

I have been instructed by my client, FCC Environment Ltd, to submit a planning application for outline residential development of upto 60no. dwellings at the land at the former Pen-y-Bont Landfill, Pentre, Chirk.

In this regard I enclose a notice that details the opportunity you have to comment on the development proposal prior to the submission of the planning application to the Local Planning Authority.

If you have any queries, please do not hesitate to contact me.

Kind regards,

Richard Hodson BA (Hons) MRTPI
Planning & Development Manager



Mobile 07971 191978 • Office 01902 255026 • Fax 0845 557 8280
DBA ESTATES LIMITED Suite 1, Oak House, Kingswood Business Park, Albrighton, Wolverhampton, WV7 3AU

Website: www.dbaestates.co.uk

Brochure: [Download Link](#)

Appendix J. Email to Natural Resources Wales



Mon 25/06/2018 12:07

Richard Hodson <richardhodson@dbaestates.co.uk>

Natural Resources Wales Penybont Landfill

To

Bcc 'Stuart.ross@cyfoethnaturiolcymru.gov.uk'; 'Anthony.roberts@cyfoethnaturiolcymru.gov.uk'



Schedule 1 Notice Chirk A.pdf
9 MB

Dear Sir/Madam

Proposed demolition of existing warehouse buildings and residential development (for upto 60no. dwellings) with all matters reserved, but indicative provision made for pedestrian linkages, public open space, landscaping and affordable housing at land at Pen-y-Bont restored landfill, Pentre, Chirk

I have been instructed by my client, FCC Environment Ltd, to submit a planning application for outline residential development of upto 60no. dwellings at the land at the former Pen-y-Bont Landfill, Pentre, Chirk.

In this regard I enclose a notice that details the opportunity you have to comment on the development proposal prior to the submission of the planning application to the Local Planning Authority.

If you have any queries, please do not hesitate to contact me.

Kind regards,

Richard Hodson BA (Hons) MRTPI

Planning & Development Manager



Mobile 07971 191978 • Office 01902 255026 • Fax 0845 557 6280

DBA ESTATES LIMITED Suite 1, Oak House, Kingswood Business Park, Albrighton, Wolverhampton, WV7 3AU

Website: www.dbaestates.co.uk

Brochure: [Download Link](#)



RTPI

Chartered Town Planner



RICS

Appendix K. Consultation Responses Received

Cefn Community Council

COUNCIL OFFICE: GEORGE EDWARDS HALL
WELL STREET CEFN MAWR WREXHAM, LL14 3AE

Mrs T NICHOLLS-SMITH

Clerk to the Council

Telephone

Ruabon 821298 (*Council Office*)

All Communications to
Be addressed to the Clerk
Richard Hodson
Planning & Development Manager
DBA Estates
Suite 1
Oak House
Kingswood Business Park
Albrighton
Wolverhampton

28th June 2018

Dear Mr Hodson,

Thank you for your email dated, 25th June 2018 regarding the proposed demolition of existing ware house for residential development at Pen Y Bont Landfill. This was presented to full council on Tuesday 26th June 2018. I have been requested on behalf of Cefn Community Council to write with members views on the proposal.

Members unanimously agreed they would not support the proposal as they wish for the land to be used for agricultural purposes, local schools do not have the capacity for additional pupils or indeed the local doctors.

Yours sincerely

Trina Nicholls-Smith

T Nicholls-Smith(Mrs)
Clerk

e-mail address: cefnmawrparish@btconnect.com

Wirral Game Fishing Club

President: M. Gaskell

Vice President: J.S. Evans

Chairman: Mervyn Williams

Hon. Secretary: Paul King; 17 Llys y Twm500, Tremeirchion, St. Asaph. LL17 0UL



Member of Fish Legal and Angling Trust
Member of the Federation of ~~Coast~~ Angling Clubs.
Member of the Dee and ~~Coast~~ Valley Fisheries Association.

Mervyn Williams
Tan y Graig
Llanferres
Mold
Denbighshire
CH7 5TG
20th July 2018

Richard Hodson
DBA Estates Ltd
Suite1
Oak House,
Kingswood Business Park
Albrighton
Wolverhampton
WV7 3AU

Re FCC Environment Pen Y Bont Pre Planning Consultation

Dear Richard

Please see below our response to your [Pre Planning](#) Consultation

Response to FCC Environment [Pre Planning](#) Consultation

Although there has been a meeting between FCC and representatives of Wirral Game Fishing Club and Howard Williams' Fishing Beat ([both](#) which will be severely affected by your current proposals), we do not consider that our views and concerns have been given proper consideration.

The above meeting with the FCC representative (Matthew Hayes) took place on the 16th May. We still await a follow up meeting regarding issues we raised at that meeting.

As a response to your pre planning consultation we wish to register our concerns.

As a comment we would like to add that throughout this process we have learnt of developments second or third hand.

[Finally](#) we would like to be informed of when you propose to submit your plans to ~~Wrexham~~
County Borough Council

Yours sincerely

Mervyn Williams

Chair ~~Wirral~~ Game Fishing Club

Alwyn Cartwright