

Statement of Community Involvement

PROPOSED LIDL STORE AND DRIVE-THROUGH COFFEE SHOP,
BODHYFRYD, WREXHAM

28 JUNE 2018



Introduction

This document sets out Lidl's intended consultation with stakeholders and the local community regarding a proposed new Lidl store and drive-through coffee shop at Bodhyfryd, Wrexham. A Summary of the Consultation undertaken will be submitted as part of the planning application at the end of the consultation period. The Summary of Consultation will set out the consultation activity, feedback received from statutory and other consultees and the local community, and the applicant's response to any issues raised.

Consultation is key

National and local government encourage developers to consult with local communities and stakeholders before submitting any planning application.

Consultation and communication with local communities is an important element of the planning process. It is important that local communities are made fully aware of proposals affecting their area and are provided with opportunities to view any plans and discuss issues with the developers or their professional team. This process should also enable the community to provide feedback.

As responsible developers, Lidl are keen to engage with the community throughout the planning process.

Planning Policy

The *Planning (Wales) Act 2015* requires applicants to undertake pre-application consultation. This planning application is considered to be a 'major' development as defined in *Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO)* on schemes of 1,000 sq. m or over of floorspace and therefore a full public consultation is required.

Guidance on the requirements of pre-application consultation is set out in *Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 'Guidance on Pre-application Consultation'*.

The intended public consultation undertaken in relation to this planning application takes account of the relevant planning policy and adheres to the guidelines set out.

Statutory consultation

Section 17 of the Planning (Wales) Act 2015 requires applicants to carry out pre-application consultation. Statutory consultation activities have been undertaken adhering to the guidance set out in *Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016*.

Site notices

As required by the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012 Schedule 1B: Publicity and consultation before applying for planning permission notice under articles 2c and 2d*, site notices (in English and Welsh) will be placed in selected locations on or close to the site for a minimum of 28 days.

In addition to site notices, letters enclosing the notice and an invitation to a public exhibition of the proposals will be issued to residential and business properties that share a boundary with the application site, as well neighbouring business and residents in the wider area. Letters and notices will be in both Welsh and English.

The planning application documents will be available to view, for a minimum of 28 days, online at www.lidl-wrexham.co.uk and paper copies will be available at Wrexham Library.

All letters and statutory notices have contact details, including an email address, freephone telephone number and freepost address, available should anyone have any queries.

Specialist consultees

Specialist consultees, identified by the Local Planning Authority, include the Local Highways Authority. Specialist consultees will be issued with a Schedule 1C notice under *Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012*. In addition to the Local Highways Authority, none-statutory consultees will also be contacted and invited to attend a public exhibition of the proposals.

Stakeholder and community consultation

In addition to the above statutory consultation activity to be undertaken, Lidl intends to consult with stakeholders and the wider community.

Stakeholder engagement

In addition to the specialist consultees identified by the local planning authority, the following key stakeholders will be contacted to invite them to a public exhibition of the proposals and to arrange an informal meeting with the development team should they wish:

- Leader of Wrexham County Borough Council, Councillor Mark Pritchard
- Lead member for Economy, Councillor Terry Evans
- Lead member for Planning, Councillor David Kelly
- Deputy Leader of the Council, Councillor Hugh Jones
- Site ward member for Maesydre, Councillor Paul Jones
- Neighbouring ward members for Smithfield and Grosvenor, Councillors Adrienne Jeorrett and Marc Jones
- Caia Park Community Council
- Rhosddu Community Council
- Acton Community Council
- Ian Lucas MP
- West Cheshire and North Wales Chamber of Commerce
- North Wales and Chester Federation of Small Businesses

All correspondence will be in both Welsh and English.

Community engagement

The wider community will be consulted on the proposals via a public exhibition at Wrexham Memorial Hall on Wednesday 4th July. The drop-in exhibition will run between 3pm and 7.30pm. Members of the development team will be available to discuss the proposals and

Statement of Community Involvement - Proposed Lidl store and drive-through coffee shop,
Bodhyfryd, Wrexham

answer questions. A preview of the exhibition will be held for stakeholders between 2pm and 3pm.

The proposals will be displayed on boards and information leaflets, with tear-off freepost feedback forms will be available. All materials will be dual language and a Welsh translator will be available at the event.

The event will be publicised via a media release and as mentioned above, neighbouring businesses and residents, and key stakeholders, will be invited to the event via letter.

A set of planning application documents will be available to view on the day.

Following the event, information leaflets will be issued to neighbouring residents, businesses and key stakeholders via post and the leaflet will be distributed door-to-door to the wider community.

All feedback received will be considered by the development team and where possible and appropriate, amendments made to the proposals.

A Summary of Consultation document will be submitted to the local planning authority as part of the planning application, which sets out the activity undertaken and the response received.