



PRE-APPLICATION CONSULTATION REPORT (PAC)

Prepared on behalf of Bellis Bros Ltd & Trustees of the Bellis Family Trust

in support of an

Outline Planning Application

for the

Residential development of two parcels of land (for up to 61 no. dwellings : Northern Parcel and up to 71 no. dwellings : Southern Parcel); extension to community parking facility (in association with the Northern Parcel) with associated means of access and all other matters reserved, but indicative provision made for pedestrian crossing, pedestrian linkages, public open space, landscaping and affordable housing.

to Wrexham County Borough Council

On land adjacent to Lane Farm, Rossett Road / Holt Road, Rossett, Wrexham, LL12 0DS

July 2017

Ref. J10-BB-PAC-RevA

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1.0 INTRODUCTION & BACKGROUND

- 1.1 This Pre-Application Consultation Report (or PAC) has been prepared and undertaken by J10 Planning Ltd (the Agent) acting on behalf of the applicants, Bellis Bros Ltd & Trustees of the Bellis Family Trust who are the owners of the application site at Rossett.
- 1.2 The land associated with this proposal comprises an area of previously undeveloped agricultural land located on land adjacent to Lane Farm / Rossett Road, Rossett, Wrexham, LL12 0DS. The site comprises two field parcels to the east of the village that extend to 6.21 ha (15.34 acres) in area.
- 1.3 It accompanies and supports the submission of an Outline Planning application to Wrexham County Borough Council (WCBC) for the proposed development of the sites for residential use.
- 1.4 Accordingly, the purpose of this supporting statement is to:
- **explain the statutory pre-application process;**
 - **discuss the benefits of consultation;**
 - **review the DMO pre-application process;**
 - **identify the key issues raised by consultees; and**
 - **demonstrate how the applicant has sought to respond to the consultation feedback and how the proposed development might have changed and been shaped and informed by this process.**
- 1.5 We consider that this document will serve to demonstrate that the applicants have followed a rigorous and robust method of engagement which has helped shape the proposals and become embraced by the applicant; but also, a process that has generated positive responses from consultees.
- 1.6 The applicant believes that this report, in association with all the other supporting statements and drawings linked to this submission, will assist and provide the Local Planning Authority with a clear basis for interpretation and decision making.

Legislative Requirements

- 1.7 The recently assented Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 means that from 1 August 2016 a far greater emphasis upon pre-application consultation with key stakeholders was introduced and a formal (Development Management Order (DMO) process was activated.
- 1.8 This now places a responsibility upon applicants to undertake and follow a pre-application procedure of formal consultation and engagement with key statutory consultees (e.g. NRW, DCWW, CADW, HSE, etc), the Local Authority, Town/Community Councils, local Ward Councillors, local residents and neighbouring businesses.
- 1.9 It applies to all Major applications (outline or detailed) where the project involves over 1,000 sqm of non-residential space and/or the site exceeds 1.0 ha or where the site involves 10+ residential dwellings and/or a site over 0.5 ha.
- 1.10 Even before the DMO process was introduced in Wales, front-loading the pre-application stage, amongst many practitioners, became best practice and its benefits are recognised as adding value, saving time and resources when one reaches the formal submission stage of a proposal. This more formal statutory duty is a significant step-change and places a big responsibility upon applicants, but also obliges those consulted to respond in a timely and full manner.

Benefits of Consultation

- 1.11 All development has the potential of influencing and changing the local economic, social, cultural, built and natural environments. Place-making and sustainable development are at the core of the planning and development process and development of any worth, will have impacts upon the fabric of our communities long after it has been built; hopefully positive ones.
- 1.12 The DMO process has therefore sought to “flush out” any areas of concern and ensure that no surprises are raised through the more formal statutory consultation period that will inure now the application has been formally submitted for determination.
- 1.13 The legislative requirements now placed upon applicants for major development projects are not for the faint hearted. The process essentially means that a significant (financial and resource) investment must be made before any such application is submitted for determination; thus “front-loading” a scheme more than ever before.
- 1.14 This means that the applicant must be confident that the application will have a good chance of succeeding and being approved. It places a massive amount of responsibility upon the applicant and his team to present and design a proposal that not only generates positive responses in relation to technical issues (such as highways, drainage, ecology, etc) but makes every attempt at second-guessing the more subjective opinions in relation to items such as design and infrastructure matters.
- 1.15 The fact is that the DMO process is required for both Outline and Detailed applications so even Outline submissions are not immune and gone are the days when a simple red line around a site was good enough for the principle of development to be deemed acceptable.
- 1.16 Nowadays even the simplest of (Outline) applications must address a host of technical issues and because of these more recent legislative pre-application changes the onus upon the applicant cannot be underplayed.

- 1.17 Thus, the process now effectively deters opportunistic and speculative applications because the investment in the project is too much to risk such investment. It is our opinion that the changes will mean that applications which do come forward will be “serious” and will have invested positively in solutions that make every attempt to pre-empt key issues.
- 1.18 Whilst there is a greater amount of responsibility placed upon the applicant to ensure pre-application consultation and engagement is sound and robust there is also a duty now upon consultees to respond in a comprehensive manner so that all key issues can be “ironed out” and satisfactorily addressed and, hopefully, resolved prior to the formal planning application being subsequently submitted.
- 1.19 Therefore, consultees have a duty to ensure they don’t “hold back” or remain silent at this stage because this is their opportunity to engage and be equally honest and transparent in their response, The Welsh Government have introduced this DMO procedure so that by the time an application is formally submitted for determination the process is largely administrative.
- 1.20 This is not to say there will not be issues to still address and overcome at the application stage, but the pre-application process ought to be the forum where issues are raised, so it is no good consultees remaining silent and then raising issues that they could have raised during the DMO stage as this is not what the new legislation is about.

Method and Summary of Consultation

- 1.21 It has, of course, been necessary and important to enter into dialogue with the very body that is responsible for local planning matters; that is Wrexham County Borough Council and indeed the applicant has gone beyond the minimum standard requirement set out in the DMO process by liaising and engaging with many of the organisations, bodies, groups and agencies as part of the pre-application process.
- 1.22 This has been reported in the supporting Planning Statement and is reported in Appendix A to that statement.
- 1.23 Indeed, we contacted the local Ward Councillor (Hugh Jones) and also the Rossett Community Council, discussed the proposals with the Chair and agreed to meet, present and answer any questions that Members of the Community Council might have. Indeed, we met with the Community Council on two separate occasions.
- 1.24 Besides holding several meetings with Officers at Wrexham County Borough Council, we liaised with a host of others (e.g. NRW, DCWW, HSE, CART and the Council Planning, Highways and Environmental Protection teams).
- 1.25 We have been guided by the Guidance on the DMO process published by Welsh Government and followed the requirements as set out in the table below:

REQUIREMENT	ACTION	STATUS
Display a site notice in at least one place on or near the land to which the proposed application relates for a period of no less than 28 days before submitting an application for the proposed development	Four sets of site notices were erected and displayed around the perimeter of the site	Notice 1B : complete
Write to "any owner or occupier of any land adjoining the land to which the proposed application relates"	Some 140+ notices were distributed to all neighbouring owners/occupiers of land and premises (and residential dwellings) in the locality of the site including the St Peter's Primary School	Notice 1B : complete
Make the draft planning application Information available publicly	A full draft application pack was produced and made available online with an online comments form	J10 website : consultation portal

Consult community and specialist consultees before applying for planning permission	Notice was served upon the Wrexham CBC (highways, environmental health and planning), HSE, NRW, Welsh Water and CART. Also, Notice was served upon the Rossett Community Council and the local Ward Councillor (Hugh Jones). All draft material was placed upon the Consultation Portal of the J10 website (where a comments form was available) with the ability to download any item. For those with no personal access to the internet reference was made to the Gresford Library where free use of computers offered anyone without internet or computer access the ability to view the material online.	Notice 1C : complete
Consider if Environmental Impact Assessment (EIA) is required for the project	No EIA Screening Opinion has been submitted due to it not meeting the legislative threshold	Not Applicable
Submit a pre-application consultation report (PAC) as part of the planning application	This report fulfils this requirement	Complete

1.26 The formal Notices (1B and 1C) were made available in both the Welsh and English languages.

1.27 The PAC is required to contain the following:

- a. a copy of the site notice (**Notice 1B**)
- b. 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 (**Photos of Site Notice**)
- c. a copy of the notice given to owners and occupiers of adjoining land (**Notice 1B and plan illustrating extent of addresses served**)
- d. copies of all notices provided to councillors, town and community councils, and specialist consultees (**Notice 1C**)
- e. 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 (**see pursuant section**)
- f. copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer (**see pursuant section**)

- 1.28 Items (a), (b), (c), (d) are provided – please refer to **APPENDIX A**.
- 1.29 Item (f) : copies of all responses : are provided – please refer to **APPENDIX B**.
- 1.30 Items (e) and (f) : are detailed in the pursuant two sections that follow.
- 1.31 There is no set or standard template / format for the PAC and it is up to the applicant to determine the best way of presenting this material. It is hoped that this PAC provides a helpful and understandable way for all parties to navigate the process.

Key Issues Raised and Identified

1.32 The DMO process generated responses from a small circle of consultees. The table below identifies who they were and what the key issues were.

CONSULTEE	SUMMARY OF ISSUES RAISED
WCBC Highways	Visibility splays and access are acceptable Detailed swept paths will be required for service vehicles Concern over lack of pedestrian footways on Hot Road and Chapel Lane Footway links and connections need to be shown and agreed
WCBC Drainage	Floodrisk : Geophysics survey contradicts Waterco findings Surface Water management : soakaway attenuation to a SUDs pond in south east corner of site not appropriate and conflicts with Geophysics report
WCBC Planning	No Comments
CART	No Comments
HSE	No Comments
DCWW	No Objection : connection can be made for foul
NRW	Foul Drainage : conflicting messages between what Waterco statement + application forms say and what the J10 statement says Propose that a detailed surface water management strategy is developed Ecology acceptable LVIA acceptable in addressing SLA designation
Rossett Community Council	Invited to meeting List of concerns raised at meeting issued Items of concern include drainage / flood risk, school and medical provision, traffic management, lack of affordable housing
Ward Councillor	No comments other than to say he supported his constituents and Community Council who oppose the scheme
Resident 1 : M Jones	Query over future of resident parking area
Resident 2 : K Jones	Will change character of village, overload public services, result in traffic congestion on Holt Road which has no pavement, will not provide for local housing needs and result in new non-Rossett residents moving in
Resident 3 : P Taylor	Traffic conditions at key junctions will worsen; schools are over-subscribed, medical centre already have difficulties coping; land floods; most insurers don't offer cover for the postcode; development will reduce value of existing housing; the rural village of Rossett will become an overspill town to Wrexham

1.33 The limited nature of the issues raised reflects the considerable time, effort and resources invested by the applicant in the pre-application process. Original unedited copies of the consultation responses are provided (**APPENDIX B**) revealing a “warts and all” paper trail record of this process so as to be entirely transparent.

- 1.34 The feedback and advice provided to the applicant team by officers from the Local Planning Authority and other stakeholders and consultees is considered to have been most constructive and helpful and we would like to thank all involved for their guidance, advice and input throughout this process.
- 1.35 This has been a hugely collaborative process and the applicant team has been challenged by Officers and others throughout and in response the changes made have resulted in what has been submitted as this application.
- 1.36 Personnel at Wrexham CBC have consistently provided support for the proposals since our early meetings, and the applicant's team have responded positively in developing an exciting set of proposals which we consider reflects the advice conferred.
- 1.37 Entering into positive and creative dialogue with Council Officers and other agencies is important, but the Planning system is also about engaging positively with all interested parties and other stakeholders. Consensus building with local communities and their representatives is critical to ensure that all voices are heard in shaping the places that are proposed for development; places where we live and work.
- 1.38 As part of the pre-application process, besides meeting professional Officers at the Council we decided to engage directly with the local community through their representative body (the Community Council) and with other statutory agencies.

2.0 DMO FEEDBACK & THE APPLICANT'S RESPONSE

2.1 As the previous section confirmed, the consultation responses identified a series of key issues. The table below repeats these but also provides a response to them and in the final column identifies what changes (if any) have been made by the applicant and his team in addressing the consultation responses received.

2.2 Because the Community Council comments raised a host of more extensive issues that could fit into the table below we have provided a separate document (see **APPENDIX C**) dedicated solely to their concerns and the section that follows this table.

CONSULTEE	SUMMARY OF ISSUES RAISED	APPLICANT RESPONSE	CHANGE
WCBC Highways	Visibility splays and access are acceptable Detailed swept paths will be required for service vehicles Concern over lack of pedestrian footways on Hot Road and Chapel Lane Footway links and connections need to be shown and agreed	Croft subsequently entered into detailed negotiations with Highways and associated Council services (incl. Housing, Assets and Planning) and sought resolution over these items	Pedestrian connections and links agreed with Council : please refer to Croft TA (their plans and Appendix 1 correspondence) Masterplan layout plan revised to take account of changes
WCBC Drainage	Floodrisk : Geophysics survey contradicts Waterco findings Surface Water management : soakaway attenuation to a SUDs pond in south east corner of site not appropriate and conflicts with Geophysics report	See J10 and Waterco Response Waterco report takes precedent over Geophysics report J10 text in Planning statement was error	Tigergeo Geophysics report updated Waterco report confirms status and has since been updated Masterplan layout plan revised to take account of changes
WCBC Planning	No Comments	Not Applicable	NONE
CART	No Comments	Not Applicable	NONE
HSE	No Comments	Not Applicable	NONE
DCWW	No Objection : connection can be made for foul	Not Applicable	NONE
NRW	Foul Drainage : conflicting messages between what Waterco statement +	Surface water drainage strategy	Conflicts addressed and errors corrected in J10

	application forms say and what the J10 statement says Propose that a detailed surface water management strategy is developed Ecology acceptable LVIA acceptable in addressing SLA designation	produced and refined	statement and Tigergeo Geophysics report updated Waterco report confirms status and has since been updated
Rossett Community Council	Invited to meeting List of concerns raised at meeting issued Items of concern include drainage / flood risk, school and medical provision, traffic management, lack of affordable housing	All comments noted : please refer to more detailed responses provided in APPENDIX C	Waterco report refreshed, inconsistencies addressed Affordable housing and other key issues will only be resolved through new of an adequate scale and location
Ward Councillor	No comments other than to say he supported his constituents and Community Council who oppose the scheme	Not Applicable	NONE
Resident 1 : M Jones	Query over future of resident parking area	Email issued to confirm that parking area would remain but simply become larger	NONE
Resident 2 : K Jones	Will change character of village, overload public services, result in traffic congestion on Holt Road which has no pavement, will not provide for local housing needs and result in new non-Rossett residents moving in	Local needs housing (open market and affordable being proposed) You cannot discriminate against non-Rossett residents wishing to move into the village: vast numbers of existing residents will have been "new" at one time or other and few will have historical links with village	NONE
Resident 3 : P Taylor	Traffic conditions at key junctions will worsen; schools are over-subscribed, medical centre already have difficulties coping; land floods; most insurers don't offer cover for the postcode; development will reduce value of existing housing; the rural village of Rossett will become an overspill town to Wrexham	No evidence presented, claims are presumptive and subjective	NONE

2.3 Rossett Community Council

- 2.4 It is interesting to note that despite a receptive first meeting with the Chair of the Community Council on 12 April 2016 and then a presentation to Members of the Council and local resident son 20 April 2016 where the level of interaction was positive and constructive, the tone and positivity of the Community Council changed a little when a second presentation meeting was undertaken on 15 February 2017. On this occasion, the contributions were more critical and challenging, but welcomed.
- 2.5 The Rossett Community Council observations passed to the applicant's agent at the meeting on 15 February mirrored exactly those comments posted online on a Facebook page that had been set up some days before. In **APPENDIX C** we have re-produced the RTC observations and **highlighted in RED** our responses to them.
- 2.6 More recently, as part of the emerging LDP Deposit Plan consultation stage the Community Council arranged a public meeting on 26 April 2018. It was publicised as an event to consider the plan and housing options but sadly was little more than a platform for a core body of objectors to present the case against the draft allocation.
- 2.7 The meeting never once touched upon other alternative sites being promoted by other parties, nor did it discuss general housing strategy or anything to do with how the Community might wish to consider meeting its future affordable housing needs or even the notion of accepting housing whatever the scale or location. It focused solely on the application site and discussions centred upon how residents could object to the LDP and what items they ought to refer to. A power-point presentation was led by a local resident (John Filce) aided by the Chair of the Community Council and Hugh Jones the Ward Councillor. The presentation was subsequently posted on the Community Council website (see **APPENDIX D**) and attendees were encouraged to object to the LDP.

2.8 **Summary**

2.9 In response to the items raised during the DMO process and the more recent LDP consultation exercise the applicant has made a series of changes to supporting documentation and considers they have responded positively to all concerns raised by those parties with whom the professional client team have engaged and consulted in accordance with the regulations through the formal DMO process.

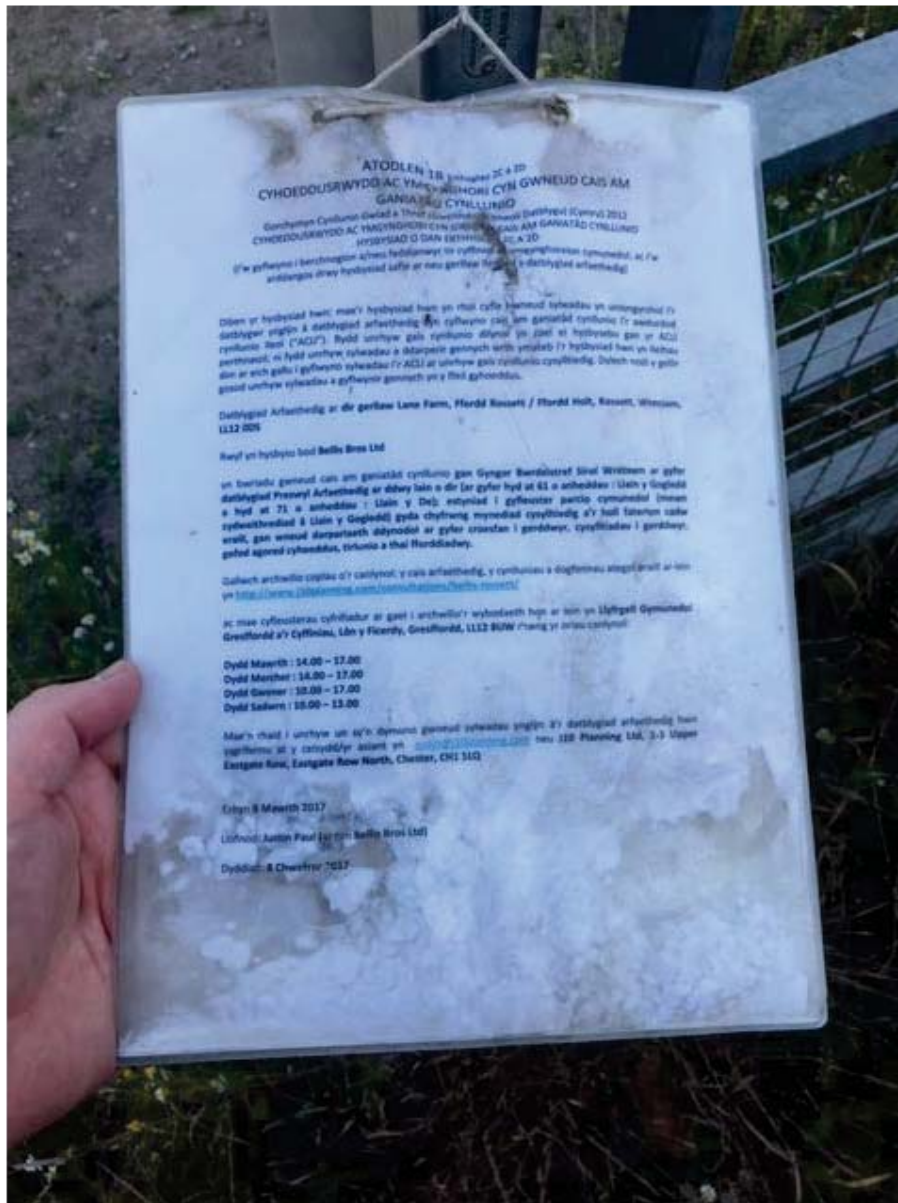
2,10 Our conclusion is that there is nothing to prejudice a positive determination of this application indeed, it is our opinion that suggests the exact opposite.

2.11 The applicant will continue to engage with Wrexham CBC, the Rossett Community Council, Ward Councillor and other statutory consultees and other interested parties. All further and additional comments received as a result of the statutory consultation process will be considered by the applicant, who will respond as appropriate and necessary.

APPENDIX A

DMO Paperwork

Site Notice : displayed at 4 locations around perimeter of site



CONSULTATIONS

J10 offer a range of bespoke consultation services. These include undertaking project specific community engagement exercises, stakeholder liaison and pre-application feasibility.

We consider consultation as more just paying lip-service to a statutory process and more about embracing third party views and concerns. In our opinion, every project benefits from a front-loaded proactive consultation approach and real value can be added by listening and learning often this will help to positively shape the project as it moves forward, overcomes problems and identifies solutions.

Quality pre-submission efforts are increasingly becoming best practice and indeed certain statutory planning systems now oblige a more formal process involving the production of PAC's and SCI's.

Current consultations can be viewed here and a response form is provided on this page which will enable you to submit comments direct to the team.

Please note that unless you specifically request for any personal details to be redacted they will appear in any subsequent consultation report we may produce and submit in support of an application made available as a public document to the Local Planning Authority.

Please note that the consultation material that appears on the link below is DRAFT only and NO planning application has been made.

We look forward to hearing from you.

Live Consultations

None Presently Active

Comment on a consultation

Name *

E-Mail *

Name of Consultation *

Message *

Please prove that you are human
by solving the equation *

Submit



From: Justin Paul
To: [Tim Bettany-Simmons](#)
Subject: DMO Notice : bellis : rossett
Date: Wednesday, February 8, 2017 9:25:00 AM
Attachments: [1C consultee.pdf](#)
[image001.png](#)
[image003.png](#)

Dear Tim

As required by the new DMO legislative process introduced by Welsh Government we are obliged to issue the Canal & Rivers Trust with a formal consultation notice with respect the development proposal we are seeking to submit as a future planning application.

CART are obliged to respond accordingly on any matters (within their authority and jurisdiction) as a statutory consultee within 28 days.

I therefore look forward to hearing from you.

Yours faithfully

Justin

Justin Paul BA BTP MRTPI

MANAGING PARTNER

J10 Planning Ltd

1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ

01244 349400 // 07971 446630 // justin@j10planning.com

Company Reg. No. 6000409 VAT Reg. No. 815630835



From: Justin Paul
To: ["developer.services@dwrcymru.com"](mailto:developer.services@dwrcymru.com)
Subject: DMO Notice : bellis : rossett
Date: Wednesday, February 8, 2017 9:05:00 AM
Attachments: [image002.png](#)
[image006.png](#)
[1C consultee.pdf](#)

Dear Sir / Madam

As required by the new DMO legislative process introduced by Welsh Government we are obliged to issue the **DCWW** with a formal consultation notice with respect the development proposal we are seeking to submit as a future planning application.

Welsh Water are obliged to respond accordingly on any matters (within their authority and jurisdiction) as a statutory consultee within 28 days.

I am aware that there has already been some (informal pre-application) correspondence with you (Owain George at DCWW) and Angharad Llewelyn (of Waterco) on drainage matters in respect of this site.

I therefore look forward to hearing from you.

Yours faithfully

Justin

Justin Paul BA BTP MRTPI

MANAGING PARTNER

J10 Planning Ltd

1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ

01244 349400 // 07971 446630 // justin@j10planning.com

Company Reg. No. 6000409 VAT Reg. No. 815630835



From: Justin Paul
To: ["lupenquiries@hsl.gsi.gov.uk"](mailto:lupenquiries@hsl.gsi.gov.uk)
Subject: DMO notice : bellis : rossett
Date: Wednesday, February 8, 2017 9:05:00 AM
Attachments: [image002.png](#)
[image006.png](#)
[1C consultee.pdf](#)

Dear Sir / Madam

As required by the new DMO legislative process introduced by Welsh Government we are obliged to issue the **HSE** with a formal consultation notice with respect the development proposal we are seeking to submit as a future planning application.

The **HSE** are obliged to respond accordingly on any matters (within their authority and jurisdiction) as a statutory consultee within 28 days.

I look forward to hearing from you.

Yours faithfully

Justin

Justin Paul BA BTP MRTPI

MANAGING PARTNER

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1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ

01244 349400 // 07971 446630 // justin@j10planning.com

Company Reg. No. 6000409 VAT Reg. No. 815630835



From: Justin Paul
To: ["northplanning@cyfoethnaturiolcymru.gov.uk"](mailto:northplanning@cyfoethnaturiolcymru.gov.uk)
Subject: DMO notice : bellis : rossett
Date: Wednesday, February 8, 2017 9:06:00 AM
Attachments: [image002.png](#)
[image006.png](#)
[1C consultee.pdf](#)

Dear Sir / Madam

As required by the new DMO legislative process introduced by Welsh Government we are obliged to issue the **NRW** with a formal consultation notice with respect the development proposal we are seeking to submit as a future planning application.

The NRW are obliged to respond accordingly on any matters (within their authority and jurisdiction) as a statutory consultee within 28 days.

I therefore look forward to hearing from you.

Yours faithfully

Justin

Justin Paul BA BTP MRTPI

MANAGING PARTNER

J10 Planning Ltd

1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ

01244 349400 // 07971 446630 // justin@j10planning.com

Company Reg. No. 6000409 VAT Reg. No. 815630835



From: Justin Paul
To: [Allan Parrington; "clerk@rossettcommunitycouncil.cymru"](mailto:clerk@rossettcommunitycouncil.cymru)
Subject: Rossett : DMO notice
Date: Wednesday, February 8, 2017 9:05:00 AM
Attachments: [image002.png](#)
[image006.png](#)
[1C comm council.pdf](#)

Dear Sarah (clerk) and Allan (chair)

As required by the DMO legislative process I duly attach a formal notice with respect a development proposal by Bellis Bros at Rossett.

We attended a meeting last year and would be happy to come in again if that suits you, prior to the consultation ending on 8 March

Site notices will be erected and neighbours notified, so no doubt you will receive some enquiries.

Kind regards

Justin

Justin Paul BA BTP MRTPI

MANAGING PARTNER

J10 Planning Ltd

1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ

01244 349400 // 07971 446630 // justin@j10planning.com

Company Reg. No. 6000409 VAT Reg. No. 815630835



From: Justin Paul
To: [STPETERS Mailbox](#)
Subject: DMO consultation : Rossett
Date: Wednesday, February 8, 2017 9:08:00 AM
Attachments: [1B binder.pdf](#)
[image007.png](#)
[image009.png](#)

Good morning Helen

I attach a community consultation flyer that has been circulated to neighbours and a hard copy ought to reach you today too (some spare copies may also be provided to you to aid circulation (staff/parents), but we would be happy for you to issue the attached via email if you wish.

A full pack of information is available on our website at
<http://www.j10planning.com/consultations/bellis-rossett/>

We would welcome the thoughts of staff / governors too as part of the pre-application consultation process we are undertaking.

With warm regards
Justin

Justin Paul BA BTP MRTPI
MANAGING PARTNER
J10 Planning Ltd
1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ
01244 349400 // 07971 446630 // justin@j10planning.com
Company Reg. No. 6000409 VAT Reg. No. 815630835



From: Justin Paul
Sent: Thursday, January 26, 2017 11:46 AM
To: STPETERS Mailbox <Mailbox@stpeters-pri.wrexham.sch.uk>
Subject: Re: community consultation

Helen
I quite understand and thank you for your repose.
Regards
Justin

Justin Paul
07971 446630
Justin@j10planning.com

On 26 Jan 2017, at 12:27, STPETERS Mailbox <Mailbox@stpeters-pri.wrexham.sch.uk> wrote:

Thanks for the message.

I am very sorry but we would not be able to facilitate this. Safeguarding is such a big issue in schools (especially primary schools) that it would not be acceptable to have people coming in like this.

I do apologise that we are not able to support this consultation process in this way.

Reagrds,

Helen Pritchard.

Helen Pritchard, Headteacher.

St Peter's Church in Wales Primary School, Chapel Lane, Rossett, Wrexham. LL120EE
Telephone 01244 570594 Fax 01244 571813

From: Justin Paul [Justin@j10planning.com]

Sent: 24 January 2017 12:15

To: STPETERS Mailbox

Subject: community consultation

Good afternoon

We are looking at undertaking pre-application consultation for some new housing to the east of the School and in doing this need to offer local residents who don't have access to a computer or the internet with a place they can visit and view documents online.

I wonder whether you would be able to offer this facility and if so during what hours ?

For your information (and not for wider circulation at this stage) I attach an early draft plan that illustrates the scheme; it includes some additional parking to serve as an enhanced pick-up and drop-off facility which will no doubt be of interest to Governors, Parents and Staff alike.

I look forward to hearing from you.

Yours faithfully

Justin Paul

Justin Paul BA BTP MRTPI

MANAGING PARTNER

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1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ

01244 349400 // 07971 446630 // justin@j10planning.com

Company Reg. No. 6000409 VAT Reg. No. 815630835

[<image007.png>](#)

[<image008.jpg><image009.png>](#)

From: Justin Paul
To: [Hugh Jones](#)
Subject: Rossett (bellis bros) : DMO notice
Date: Wednesday, February 8, 2017 9:05:00 AM
Attachments: [image002.png](#)
[image006.png](#)
[1C ward cllr.pdf](#)

Hugh

As required by the DMO legislative process I duly attach a formal notice with respect the development proposal by Bellis Bros at Rossett.

I'd be happy to meet and answer any queries you might have prior to the consultation ending on 8 March.

Kind regards

Justin

Justin Paul BA BTP MRTPI

MANAGING PARTNER

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Company Reg. No. 6000409 VAT Reg. No. 815630835



From: Justin Paul
To: [Matthew Phillips](#); [Dave Sharp](#); [Pete Douthwaite](#); [Neil Taunt](#)
Subject: Bellis Bros, Rossett : DMO notice
Date: Wednesday, February 8, 2017 9:18:00 AM
Attachments: [image007.png](#)
[image009.png](#)
[1C consultee.pdf](#)

Dear Gentlemen

As required by the DMO legislative process I duly attach a formal consultation notice with respect the development proposal by Bellis Bros at Rossett.

Please can you circulate this to any other internal consultees within the Authority; however, it is my understanding that only Highways and maybe Drainage need formally be notified as is suggested by the Welsh Government guidance document.

Kind regards
Justin

Justin Paul BA BTP MRTPI
MANAGING PARTNER
J10 Planning Ltd
1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ
01244 349400 // 07971 446630 // justin@j10planning.com
Company Reg. No. 6000409 VAT Reg. No. 815630835



ATODLEN 1B Erthyglau 2C a 2D
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM
GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol 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 gyflwyno 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 ar **dir gerllaw Lane Farm, Ffordd Rossett / Ffordd Holt, Rossett, Wrecsam, LL12 0DS**

Rwyf yn hysbysu bod **Bellis Bros Ltd**

yn bwriadu gwneud cais am ganiatâd cynllunio **gan Gyngor Bwrdeistref Sirol Wrecsam ar gyfer datblygiad Preswyl Arfaethedig ar ddwy lain o dir (ar gyfer hyd at 61 o anheddau : Llain y Gogledd a hyd at 71 o anheddau : Llain y De); estyniad i gyfleuster parcio cymunedol (mewn cydweithrediad â Llain y Gogledd) gyda chyfrwng mynediad cysylltiedig a'r holl faterion cadw eraill, gan wneud darpariaeth ddynodol ar gyfer croesfan i gerddwyr, cysylltiadau i gerddwyr, gofod agored cyhoeddus, tirlunio a thai fforddiadwy.**

Gallwch archwilio copiâu o'r canlynol: y cais arfaethedig, y cynlluniau a dogfennau ategol eraill ar-lein yn <http://www.j10planning.com/consultations/bellis-rossett/>

ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn **Llyfrgell Gymunedol Gresffordd a'r Cyffiniau, Lôn y Ficerdy, Gresffordd, LL12 8UW** rhwng yr oriau canlynol:

Dydd Mawrth : 14.00 – 17.00

Dydd Mercher : 14.00 – 17.00

Dydd Gwener : 10.00 – 17.00

Dydd Sadwrn : 10.00 – 13.00

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn justin@j10planning.com neu **J10 Planning Ltd, 1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ**

Erbyn 8 Mawrth 2017

Llofnod: **Justin Paul** (ar ran **Bellis Bros Ltd**)

Dyddiad: 8 Chwefror 2017

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 **land adjacent to Lane Farm, Rossett Road / Holt Road, Rossett, Wrexham, LL12 0DS**

I give notice that **Bellis Bros Ltd**

is intending to apply for planning permission to **Wrexham County Borough Council for the Proposed Residential development of two parcels of land (for up to 61 no. dwellings : Northern Parcel and up to 71 no. dwellings : Southern Parcel); extension to community parking facility (in association with the Northern Parcel) with associated means of access and all other matters reserved, but indicative provision made for pedestrian crossing, pedestrian linkages, public open space, landscaping and affordable housing.**

You may inspect copies of the proposed application, the plans and other supporting documents online at <http://www.j10planning.com/consultations/bellis-rossett/>

and computer facilities are available to view this information online at **Gresford & District Community Library, Vicarage Lane, Gresford, LL12 8UW** between the hours of:

Tuesday : 14.00 – 17.00

Wednesday : 14.00 – 17.00

Friday : 10.00 – 17.00

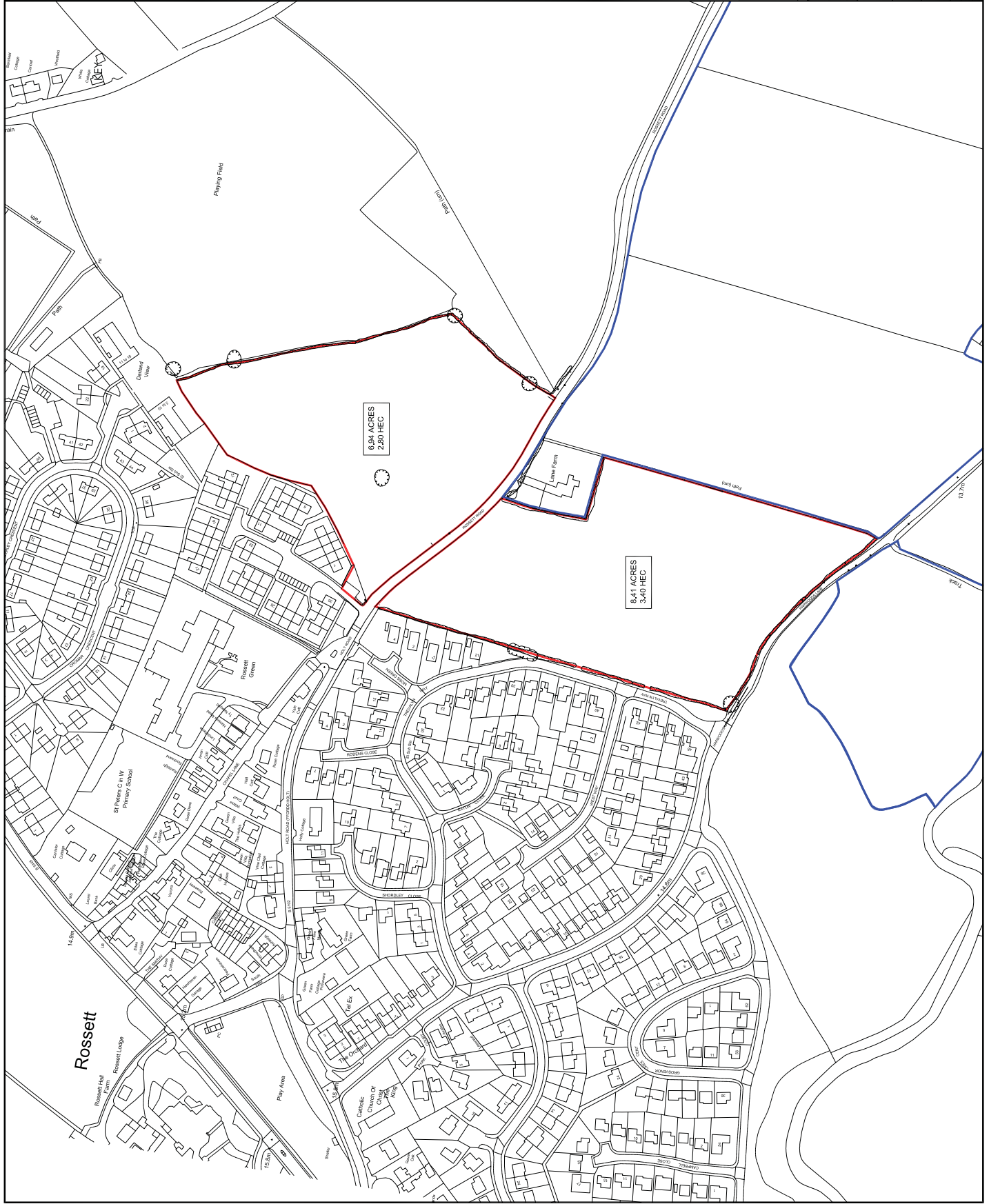
Saturday : 10.00 – 13.00

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at justin@j10planning.com or **J10 Planning Ltd, 1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ**

By 8 March 2017

Signed: **Justin Paul (on behalf of Bellis Bros Ltd)**

Date: **8 February 2017**



REV.	AMENDMENT	DATE
1	1	14.11.16

Parkinson
First Floor, 5 Union Court, Liverpool, L2 4SJ
T: 07970 686 302 E: ian@parkinsoninc.co.uk

PROJECT
HOLT ROAD/ROSSETT ROAD
ROSSETT, CLYWD.

CLIENT
BELLIS BROS

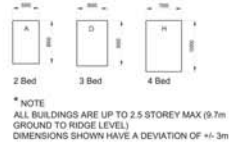
DRAWING TITLE
PLANNING APPLICATION RED LINE PLAN

SCALE	1:12500	REV.	1	PROJECT REF
DATE	14.11.16			ROSSETT
CHECKED	JP			DRW: 100-37-RJ-P01



NORTH				
REF	BEDS	SQ FT	QTY	TOTAL TYPE
A	2	750	10	70000 BED TERRACE
B	2	720	0	00000 BED TERRACE
C	2	900	11	99000 BED TERRACE
D	3	1000	17	170000 BED TERRACE
E	3	1000	0	00000 BED TERRACE
F	4	1350	0	00000 BED DETACHED
G	4	1350	10	135000 BED DETACHED
H	4	1350	0	00000 BED DETACHED
I	4	1350	0	00000 BED DETACHED
J	4	1350	0	00000 BED DETACHED
TOTAL			31	63000
Units / Net Hectare / Acre 31 / 12				
Gross area 0.94 acres				
POS area 1.17 acres				
Undevelopable area 0.4 acres				
Net area 0.57 acres				
SOUTH				
REF	BEDS	SQ FT	QTY	TOTAL TYPE
A	2	750	1	70000 BED TERRACE
B	2	720	1	70000 BED TERRACE
C	2	900	21	189000 BED TERRACE
D	3	1000	11	110000 BED TERRACE
E	3	1000	0	00000 BED TERRACE
F	4	1350	2	27000 BED DETACHED
G	4	1350	10	135000 BED DETACHED
H	4	1350	0	00000 BED DETACHED
I	4	1350	0	00000 BED DETACHED
J	4	1350	0	00000 BED DETACHED
TOTAL			31	77000
Units / Net Hectare / Acre 30 / 11				
Gross area 0.41 acres				
POS area 1.69 acres				
Undevelopable area 0.5 acres				
Net area 0.20 acres				

Typical Property Sizes.



KEY

EXISTING TREES

EXISTING HEDGEROWS

PROPOSED TREES

PROPOSED HEDGEROWS

PROPOSED PARK

PROPOSED HOUSING

PROPOSED STREET

PROPOSED SHARED SURFACES

PROPOSED SUDS POND

REV. AMENDMENT. DATE

Parkinson

First Floor, 5 Union Court, Liverpool, L2 4SJ
T: 07970 686 302 E: ian@parkinsoninc.co.uk

PROJECT
HOLT ROAD / ROSSETT ROAD,
ROSSETT, CLYWD.

CLIENT
BELLIS BROS

DRAWING TITLE
MASTER PLAN (RENDERED)

SCALE 1:500 @A0 REV. 0 PROJECT REF
DATE 05.02.17 ROSSETT
CHECKED IP DRAWING NO.
P100-37-SMP-01

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 **land adjacent to Lane Farm, Rossett Road / Holt Road, Rossett, Wrexham, LL12 0DS**

I give notice that **Bellis Bros Ltd**

is intending to apply for planning permission to **Wrexham County Borough Council for the Proposed Residential development of two parcels of land (for up to 61 no. dwellings : Northern Parcel and up to 71 no. dwellings : Southern Parcel); extension to community parking facility (in association with the Northern Parcel) with associated means of access and all other matters reserved, but indicative provision made for pedestrian crossing, pedestrian linkages, public open space, landscaping and affordable housing.**

You may inspect copies of the proposed application, the plans and other supporting documents online at <http://www.j10planning.com/consultations/bellis-rossett/>

and computer facilities are available to view this information online at **Gresford & District Community Library, Vicarage Lane, Gresford, LL12 8UW** between the hours of:

Tuesday : 14.00 – 17.00

Wednesday : 14.00 – 17.00

Friday : 10.00 – 17.00

Saturday : 10.00 – 13.00

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at justin@j10planning.com or **J10 Planning Ltd, 1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ**

By 8 March 2017

Signed: **Justin Paul (on behalf of Bellis Bros Ltd)**

Date: **8 February 2017**

ATODLEN 1B Erthyglau 2C a 2D
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM
GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol 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 gyflwyno 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 ar **dir gerllaw Lane Farm, Ffordd Rossett / Ffordd Holt, Rossett, Wrecsam, LL12 0DS**

Rwyf yn hysbysu bod **Bellis Bros Ltd**

yn bwriadu gwneud cais am ganiatâd cynllunio **gan Gyngor Bwrdeistref Sirol Wrecsam ar gyfer datblygiad Preswyl Arfaethedig ar ddwy lain o dir (ar gyfer hyd at 61 o anheddau : Llain y Gogledd a hyd at 71 o anheddau : Llain y De); estyniad i gyfleuster parcio cymunedol (mewn cydweithrediad â Llain y Gogledd) gyda chyfrwng mynediad cysylltiedig a'r holl faterion cadw eraill, gan wneud darpariaeth ddynodol ar gyfer croesfan i gerddwyr, cysylltiadau i gerddwyr, gofod agored cyhoeddus, tirlunio a thai fforddiadwy.**

Gallwch archwilio copiâu o'r canlynol: y cais arfaethedig, y cynlluniau a dogfennau ategol eraill ar-lein yn <http://www.j10planning.com/consultations/bellis-rossett/>

ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn **Llyfrgell Gymunedol Gresffordd a'r Cyffiniau, Lôn y Ficerdy, Gresffordd, LL12 8UW** rhwng yr oriau canlynol:

Dydd Mawrth : 14.00 – 17.00

Dydd Mercher : 14.00 – 17.00

Dydd Gwener : 10.00 – 17.00

Dydd Sadwrn : 10.00 – 13.00

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn justin@j10planning.com neu **J10 Planning Ltd, 1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ**

Erbyn 8 Mawrth 2017

Llofnod: **Justin Paul** (ar ran **Bellis Bros Ltd**)

Dyddiad: 8 Chwefror 2017



Cyngor Cymuned Rossett
Clerc
Mrs Sarah Tushingham
20 West Way
Rossett
Wrexham
LL12 0DX

ATODLEN 1C : Erthygl 2D

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGL 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 cynymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig ar **dir gerllaw Lane Farm, Ffordd Rossett / Ffordd Holt, Rossett, Wrecsam, LL12 0DS**

Rwyf yn hysbysu bod **Bellis Bros Ltd**

yn bwriadu gwneud cais am ganiatâd cynllunio **gan Gyngor Bwrdeistref Sirol Wrecsam** ar gyfer **datblygiad Preswyl Arfaethedig** ar ddwy lain o dir (ar gyfer hyd at 61 o anheddau : Llain y Gogledd a hyd at 71 o anheddau : Llain y De); estyniad i gyfleuster parcio cymunedol (mewn cydweithrediad â Llain y Gogledd) gyda chyfrwng mynediad cysylltiedig a'r holl faterion cadw eraill, gan wneud darpariaeth ddynodol ar gyfer croesfan i gerddwyr, cysylltiadau i gerddwyr, gofod agored cyhoeddus, tirlunio a thai fforddiadwy.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein yn <http://www.j10planning.com/consultations/bellis-rossett/>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at justin@j10planning.com erbyn **8 Mawrth 2017**.

Llofnod: **Justin Paul** (ar ran **Bellis Bros Ltd**)

Dyddiad: **8 Chwefror 2017**

J10 Planning Ltd 1-3 Upper Eastgate Row Eastgate Row North Chester CH1 1LQ
Tel +44(0)1244 349 400 Fax +44(0)1244 349 402
post@j10planning.com www.j10planning.com



Rossett Community Council
Clerk
Mrs Sarah Tushingham
20 West Way
Rossett
Wrexham
LL12 0DX

SCHEDULE 1C : Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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 **land adjacent to Lane Farm, Rossett Road / Holt Road, Rossett, Wrexham, LL12 0DS**

I give notice that **Bellis Bros Ltd**

is intending to apply for planning permission to **Wrexham County Borough Council for the Proposed Residential development of two parcels of land (for up to 61 no. dwellings : Northern Parcel and up to 71 no. dwellings : Southern Parcel); extension to community parking facility (in association with the Northern Parcel) with associated means of access and all other matters reserved, but indicative provision made for pedestrian crossing, pedestrian linkages, public open space, landscaping and affordable housing.**

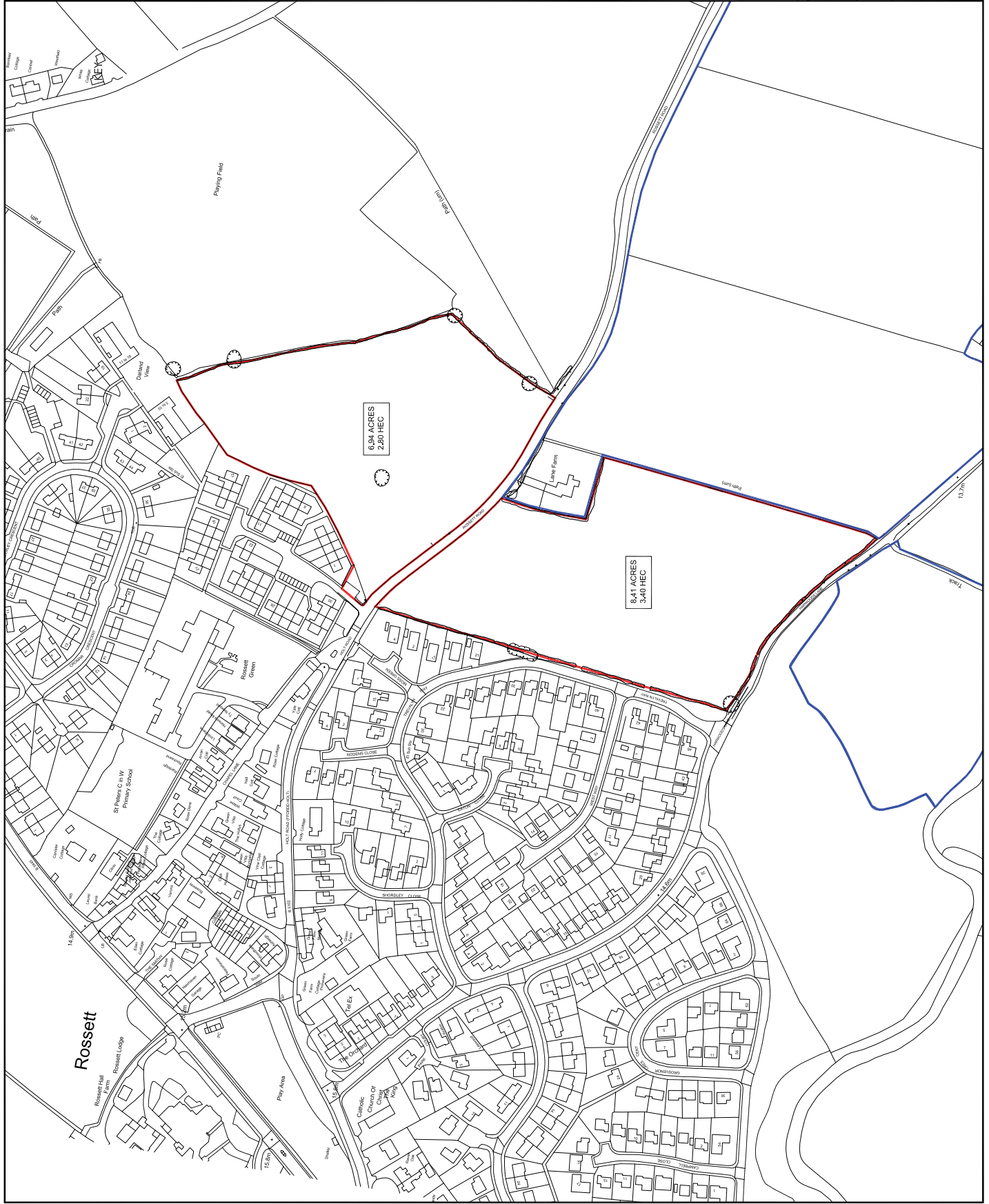
You may inspect copies of the proposed application, the plans and other supporting documents online at <http://www.j10planning.com/consultations/bellis-rossett/>

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 justin@j10planning.com by **8 March 2017**.

Signed: **Justin Paul (on behalf of Bellis Bros Ltd)**

Date: **8 February 2017**

J10 Planning Ltd 1-3 Upper Eastgate Row Eastgate Row North Chester CH1 1LQ
Tel +44(0)1244 349 400 Fax +44(0)1244 349 402
post@j10planning.com www.j10planning.com



6.94 ACRES
2.80 HEC

8.41 ACRES
3.40 HEC

REV.	AMENDMENT	DATE
1		

Parkinson
First Floor, 5 Union Court, Liverpool, L2 4SJ
T: 07970 686 302 E: ian@parkinsoninc.co.uk

PROJECT
HOLT ROAD/ROSSETT ROAD
ROSSETT, CLYWD.

CLIENT
BELLIS BROS

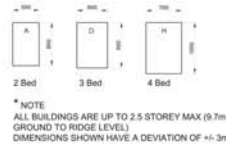
DRAWING TITLE
PLANNING APPLICATION RED LINE PLAN

SCALE	1:1250@A1	REV.	1	PROJECT REF
DATE	14.11.16			ROSSETT
CHECKED	JP			DRW:100.0037-RU-P01



NORTH				
REF	BEDS	SQ FT	QTY	TOTAL TYPE
A	2	750	10	700072 BED TERRACE
B	2	720	0	000000 BED TERRACE
C	3	900	11	990075 BED TERRACE
D	3	1000	17	1700075 BED TERRACE
E	3	1024	4	400075 BED TERRACE
F	4	1350	0	000000 BED DETACHED
G	4	1350	10	1300074 BED DETACHED
H	4	1380	3	410074 BED DETACHED
I	4	1340	0	000000 BED DETACHED
TOTAL			71	63070
Units / Net Hectare / Acre				
Gross area			31 / 12	
POS area			1.17 acres	
Undevelopable area			0.4 acres	
Net area			5.37 acres	
SOUTH				
REF	BEDS	SQ FT	QTY	TOTAL TYPE
A	2	750	1	700072 BED TERRACE
B	2	720	1	707072 BED TERRACE
C	3	900	21	1890075 BED TERRACE
D	3	1000	11	1100075 BED TERRACE
E	3	1024	0	000000 BED TERRACE
F	4	1350	2	270074 BED DETACHED
G	4	1350	10	2900074 BED DETACHED
H	4	1380	3	410074 BED DETACHED
I	4	1340	0	000000 BED DETACHED
TOTAL			71	77990
Units / Net Hectare / Acre				
Gross area			30 / 11	
POS area			1.69 acres	
Undevelopable area			0.5 acres	
Net area			8.20 acres	

Typical Property Sizes.



KEY

- EXISTING TREES
- EXISTING HEDGEROWS
- PROPOSED TREES
- PROPOSED HEDGEROWS
- PROPOSED PARK
- PROPOSED HOUSING
- PROPOSED STREET
- PROPOSED SHARED SURFACES
- PROPOSED SUDS POND

REV.	AMENDMENT	DATE
Parkinson First Floor, 5 Union Court, Liverpool, L2 4SJ T: 07970 686 302 E: ian@parkinsoninc.co.uk		
PROJECT HOLT ROAD / ROSSETT ROAD, ROSSETT, CLYWD.		
CLIENT BELLIS BROS		
DRAWING TITLE MASTER PLAN (RENDERED)		
SCALE 1:500 @A0	REV. 05.02.17	PROJECT REF ROSSETT DRAWING NO. P100-37-SMP-01
CHECKED JP		



Statutory Consultee (Welsh Water / NRW / HSE / CART)

Council Consultee (Planning / Highways / Environmental Protection)

SCHEDULE 1C : Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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 **land adjacent to Lane Farm, Rossett Road / Holt Road, Rossett, Wrexham, LL12 0DS**

I give notice that **Bellis Bros Ltd**

is intending to apply for planning permission to **Wrexham County Borough Council for the Proposed Residential development of two parcels of land (for up to 61 no. dwellings : Northern Parcel and up to 71 no. dwellings : Southern Parcel); extension to community parking facility (in association with the Northern Parcel) with associated means of access and all other matters reserved, but indicative provision made for pedestrian crossing, pedestrian linkages, public open space, landscaping and affordable housing.**

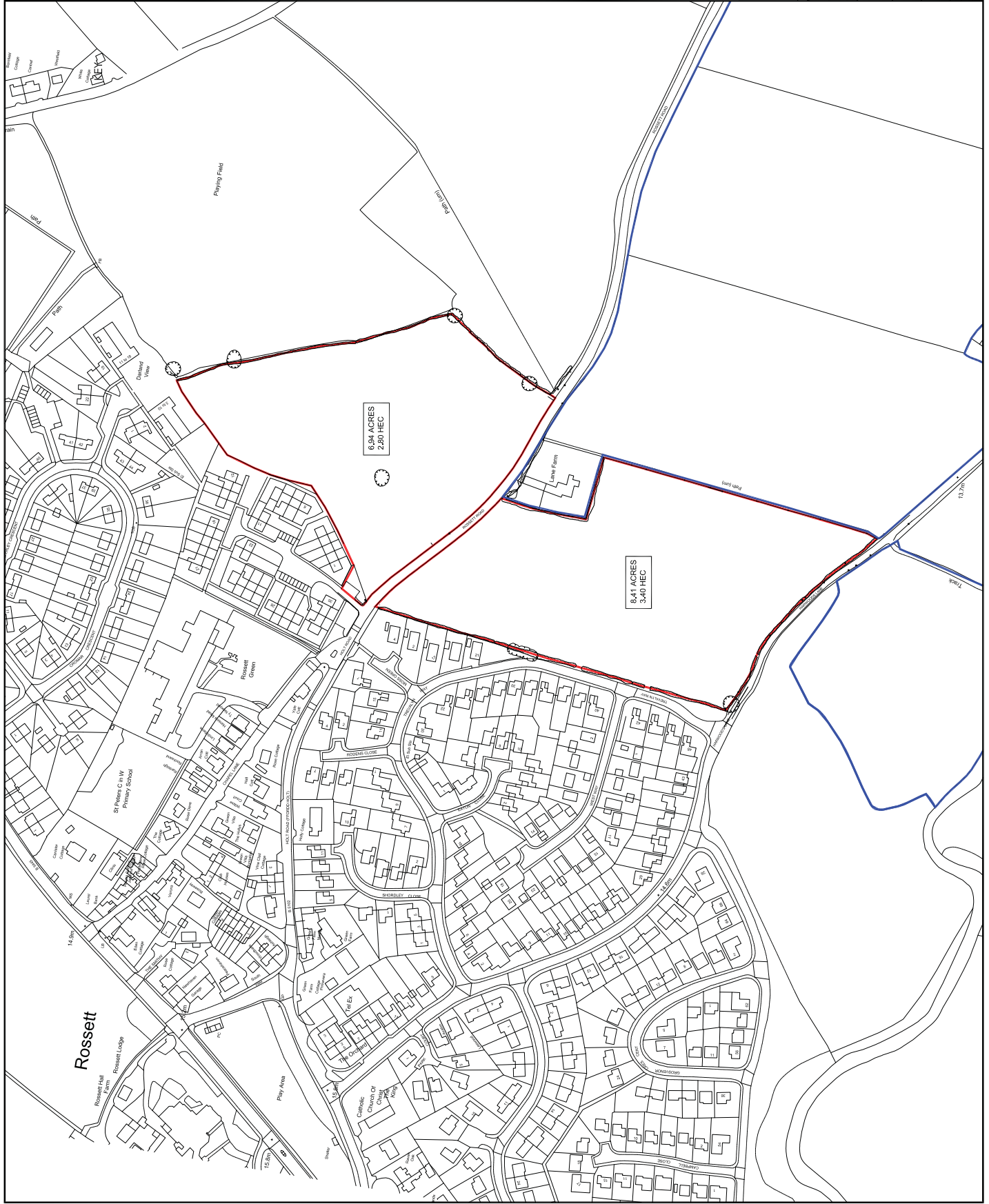
You may inspect copies of the proposed application, the plans and other supporting documents online at <http://www.j10planning.com/consultations/bellis-rossett/>

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 justin@j10planning.com by **8 March 2017**.

Signed: **Justin Paul (on behalf of Bellis Bros Ltd)**

Date: **8 February 2017**

J10 Planning Ltd 1-3 Upper Eastgate Row Eastgate Row North Chester CH1 1LQ
Tel +44(0)1244 349 400 Fax +44(0)1244 349 402
post@j10planning.com www.j10planning.com



6.94 ACRES
2.80 HEC

8.41 ACRES
3.40 HEC

REV.	AMENDMENT	DATE
1		

Parkinson
First Floor, 5 Union Court, Liverpool, L2 4SJ
T: 07970 686 302 E: ian@parkinsoninc.co.uk

PROJECT
HOLT ROAD/ROSSETT ROAD
ROSSETT, CLYWD.

CLIENT
BELLIS BROS

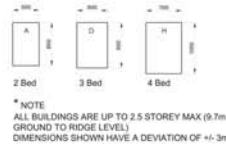
DRAWING TITLE
PLANNING APPLICATION RED LINE PLAN

SCALE	1:1250@A1	REV.	1	PROJECT REF
DATE	14.11.16			ROSSETT
CHECKED	JP			DRW:100.0037-RU-P01



NORTH				
REF	BEDS	SQ FT	QTY	TOTAL TYPE
A	2	750	10	700072 BED TERRACE
B	2	720	0	000000 BED TERRACE
C	3	900	11	990075 BED TERRACE
D	3	1000	17	1700075 BED TERRACE
E	3	1024	4	400075 BED TERRACE
F	4	1350	0	000000 BED DETACHED
G	4	1350	10	1300074 BED DETACHED
H	4	1380	3	410074 BED DETACHED
I	4	1340	0	000000 BED DETACHED
TOTAL			71	63070
Units / Net Hectare / Acre				
Gross area			31 / 12	
POS area			1.17 acres	
Undevelopable area			0.4 acres	
Net area			5.37 acres	
SOUTH				
REF	BEDS	SQ FT	QTY	TOTAL TYPE
A	2	750	1	700072 BED TERRACE
B	2	720	1	707072 BED TERRACE
C	3	900	21	1890075 BED TERRACE
D	3	1000	11	1100075 BED TERRACE
E	3	1024	0	000000 BED TERRACE
F	4	1350	2	270074 BED DETACHED
G	4	1350	10	2900074 BED DETACHED
H	4	1380	3	410074 BED DETACHED
I	4	1340	0	000000 BED DETACHED
TOTAL			71	77990
Units / Net Hectare / Acre				
Gross area			30 / 11	
POS area			1.69 acres	
Undevelopable area			0.5 acres	
Net area			8.20 acres	

Typical Property Sizes.



KEY

- EXISTING TREES
- EXISTING HEDGEROWS
- PROPOSED TREES
- PROPOSED HEDGEROWS
- PROPOSED PARK
- PROPOSED HOUSING
- PROPOSED STREET
- PROPOSED SHARED SURFACES
- PROPOSED SUDS POND

REV.	AMENDMENT	DATE
Parkinson First Floor, 5 Union Court, Liverpool, L2 4SJ T: 07970 686 302 E: ian@parkinsoninc.co.uk		
PROJECT HOLT ROAD / ROSSETT ROAD, ROSSETT, CLYWD.		
CLIENT BELLIS BROS		
DRAWING TITLE MASTER PLAN (RENDERED)		
SCALE 1:500 @A0	REV. 05.02.17	PROJECT REF ROSSETT DRAWING NO. P100-37-SMP-01
CHECKED JP		



Statutory Consultee (Welsh Water / NRW / HSE / CART)

Council Consultee (Planning / Highways / Environmental Protection)

SCHEDULE 1C : Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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 **land adjacent to Lane Farm, Rossett Road / Holt Road, Rossett, Wrexham, LL12 0DS**

I give notice that **Bellis Bros Ltd**

is intending to apply for planning permission to **Wrexham County Borough Council for the Proposed Residential development of two parcels of land (for up to 61 no. dwellings : Northern Parcel and up to 71 no. dwellings : Southern Parcel); extension to community parking facility (in association with the Northern Parcel) with associated means of access and all other matters reserved, but indicative provision made for pedestrian crossing, pedestrian linkages, public open space, landscaping and affordable housing.**

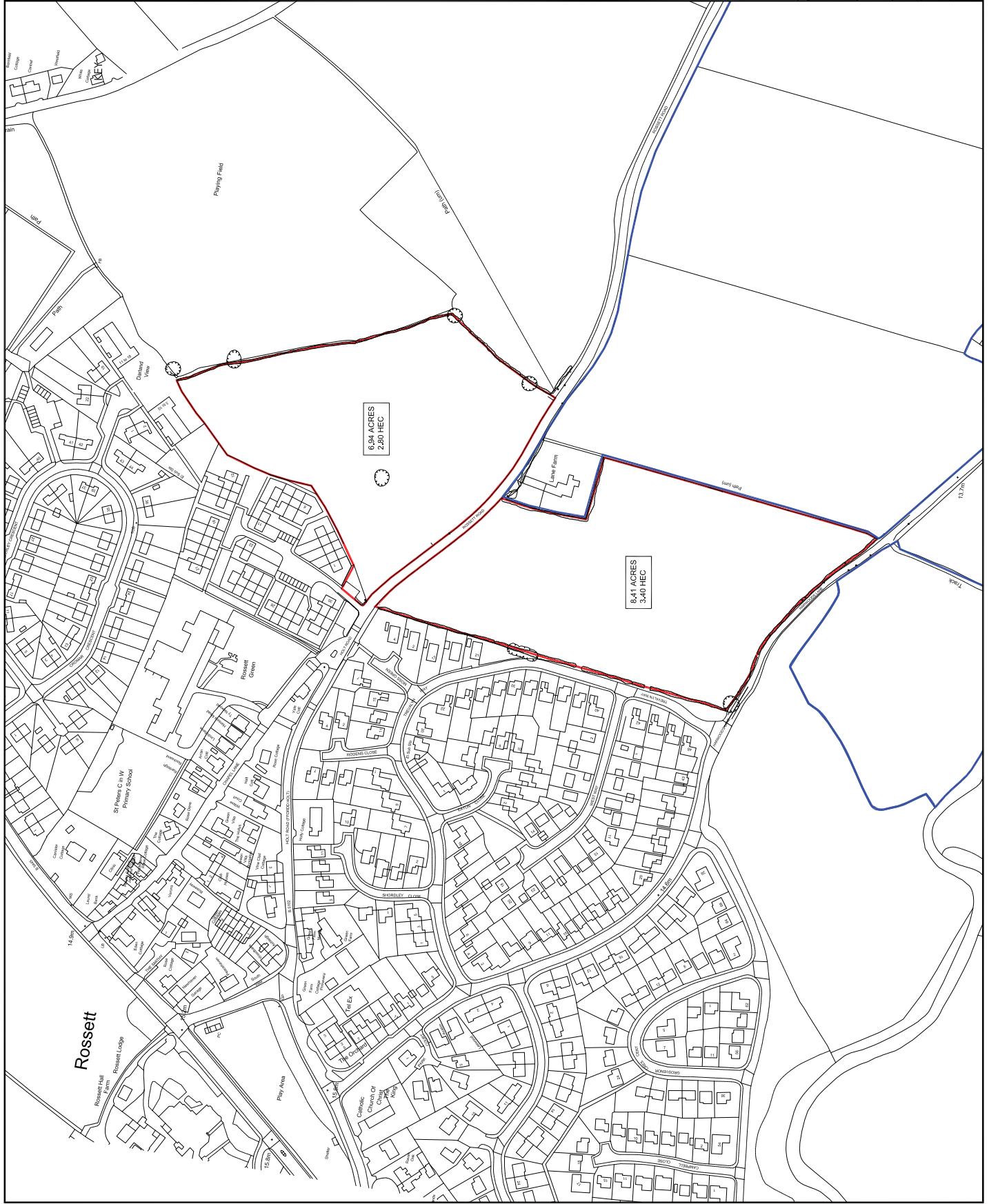
You may inspect copies of the proposed application, the plans and other supporting documents online at <http://www.j10planning.com/consultations/bellis-rossett/>

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 justin@j10planning.com by **8 March 2017**.

Signed: **Justin Paul (on behalf of Bellis Bros Ltd)**

Date: **8 February 2017**

J10 Planning Ltd 1-3 Upper Eastgate Row Eastgate Row North Chester CH1 1LQ
Tel +44(0)1244 349 400 Fax +44(0)1244 349 402
post@j10planning.com www.j10planning.com



REV.	AMENDMENT	DATE
1		

Parkinson
First Floor, 5 Union Court, Liverpool, L2 4SJ
T: 07970 686 302 E: ian@parkinsoninc.co.uk

PROJECT
HOLT ROAD/ROSSETT ROAD
ROSSETT, CLYWD.

CLIENT
BELLIS BROS

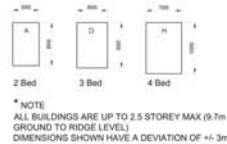
DRAWING TITLE
PLANNING APPLICATION RED LINE PLAN

SCALE	1:1250@A1	REV.	1	PROJECT REF
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Typical Property Sizes.



KEY

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- EXISTING HEDGEROWS
- PROPOSED TREES
- PROPOSED HEDGEROWS
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- PROPOSED HOUSING
- PROPOSED STREET
- PROPOSED SHARED SURFACES
- PROPOSED SUDS POND

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CLIENT BELLIS BROS		
DRAWING TITLE MASTER PLAN (RENDERED)		
SCALE	1:500 @A0	REV. 0
DATE	05.02.17	PROJECT REF ROSSETT
CHECKED	JP	DRAWING NO. P100-37-SMP-01



Cynghorydd Ward Hugh Jones
5 Stonewalls
Burton
Rossett
Wrecsam
LL12 0LG

ATODLEN 1C : Erthygl 2D

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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Datblygiad arfaethedig ar **dir gerllaw Lane Farm, Ffordd Rossett / Ffordd Holt, Rossett, Wrecsam, LL12 ODS**

Rwyf yn hysbysu bod **Bellis Bros Ltd**

yn bwriadu gwneud cais am ganiatâd cynllunio **gan Gyngor Bwrdeistref Sirol Wrecsam** ar gyfer datblygiad Preswyl Arfaethedig ar ddwy lain o dir (ar gyfer hyd at 61 o anheddau : Llain y Gogledd a hyd at 71 o anheddau : Llain y De); estyniad i gyfleuster parcio cymunedol (mewn cydweithrediad â Llain y Gogledd) gyda chyfrwng mynediad cysylltiedig a'r holl faterion cadw eraill, gan wneud darpariaeth ddynodol ar gyfer croesfan i gerddwyr, cysylltiadau i gerddwyr, gofod agored cyhoeddus, tirlunio a thai fforddiadwy.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein yn <http://www.j10planning.com/consultations/bellis-rossett/>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at justin@j10planning.com erbyn **8 Mawrth 2017**.

Llofnod: **Justin Paul** (ar ran **Bellis Bros Ltd**)

Dyddiad: **8 Chwefror 2017**

J10 Planning Ltd 1-3 Upper Eastgate Row Eastgate Row North Chester CH1 1LQ
Tel +44(0)1244 349 400 Fax +44(0)1244 349 402
post@j10planning.com www.j10planning.com



Ward Councillor Hugh Jones
5 Stonewalls
Burton
Rossett
Wrexham
LL12 0LG

SCHEDULE 1C : Article 2D

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Town and Country Planning (Development Management Procedure) (Wales) Order 2012
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affordable housing.**

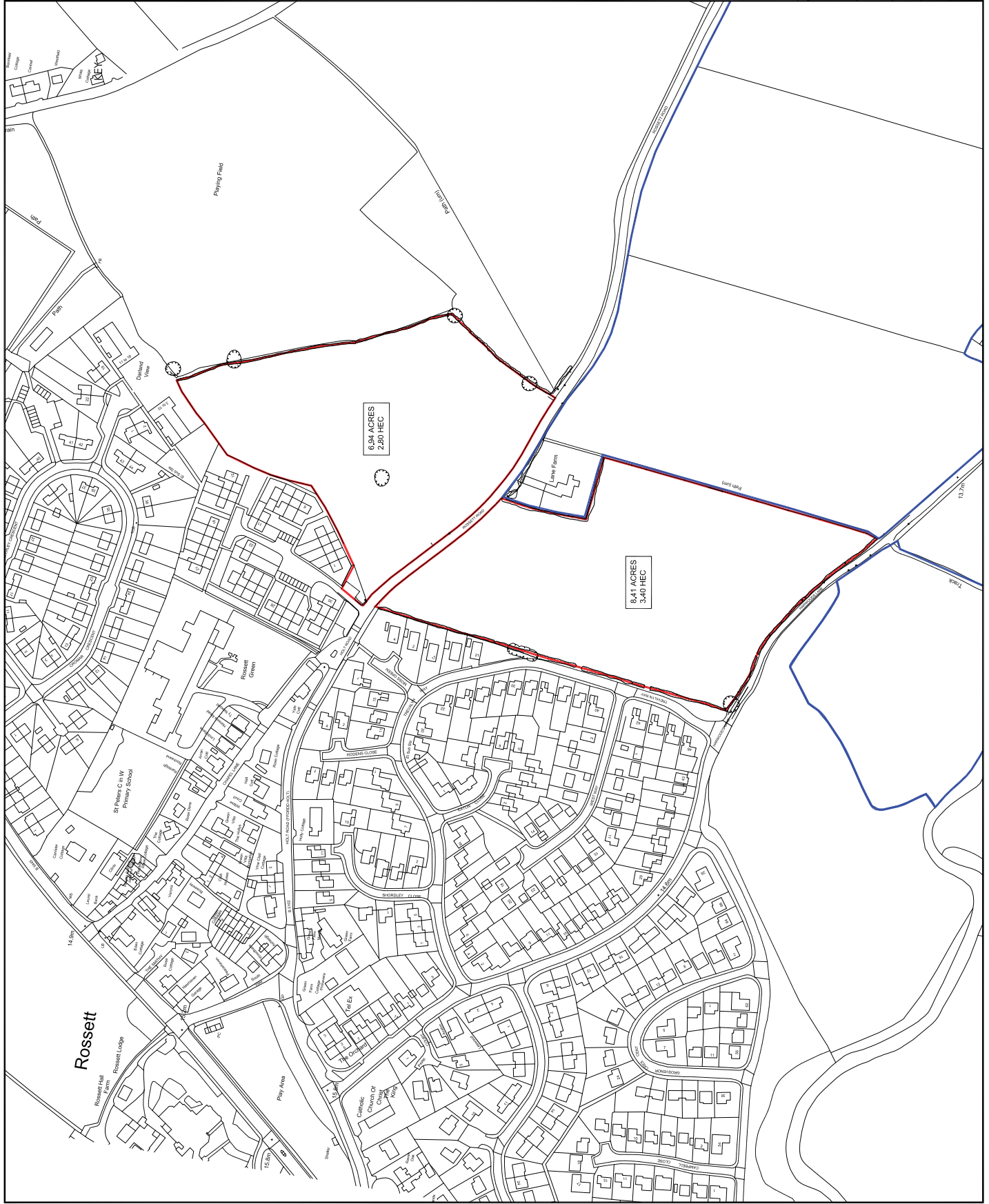
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REV.	AMENDMENT	DATE
1	1	14.11.16

Parkinson
First Floor, 5 Union Court, Liverpool, L2 4SJ
T: 07970 686 302 E: ian@parkinsoninc.co.uk

PROJECT
HOLT ROAD/ROSSETT ROAD
ROSSETT, CLYWD.

CLIENT
BELLIS BROS

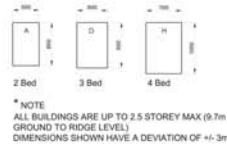
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F	4	1350	0	0/4 BED DETACHED
G	4	1350	10	13500/4 BED DETACHED
H	4	1380	3	4140/4 BED DETACHED
I	4	1240	0	0/4 BED DETACHED
TOTAL			71	63076
Units / Net Hectare / Acre				
Gross area			31 / 12	
POS area			1.17 acres	
Undevelopable area			0.4 acres	
Net area			5.37 acres	
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REF	BEDS	SQ FT	QTY	TOTAL TYPE
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E	3	1024	0	0/3 BED DETACHED
F	4	1350	2	2700/4 BED DETACHED
G	4	1350	10	27000/4 BED DETACHED
H	4	1380	3	4140/4 BED DETACHED
I	4	1240	0	0/4 BED DETACHED
TOTAL			71	77986
Units / Net Hectare / Acre				
Gross area			30 / 11	
POS area			1.69 acres	
Undevelopable area			0.5 acres	
Net area			6.20 acres	

Typical Property Sizes.



KEY

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- PROPOSED TREES
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CLIENT BELLIS BROS		
DRAWING TITLE MASTER PLAN (RENDERED)		
SCALE 1:500 @A0	REV. 05.02.17	PROJECT REF ROSSETT DRAWING NO. P100-37-SMP-01
CHECKED JP		



Cyngor Cymuned Rossett
Clerc
Mrs Sarah Tushingham
20 West Way
Rossett
Wrexham
LL12 0DX

ATODLEN 1C : Erthygl 2D

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

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Rwyf yn hysbysu bod **Bellis Bros Ltd**

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Llofnod: **Justin Paul** (ar ran **Bellis Bros Ltd**)

Dyddiad: **8 Chwefror 2017**

J10 Planning Ltd 1-3 Upper Eastgate Row Eastgate Row North Chester CH1 1LQ
Tel +44(0)1244 349 400 Fax +44(0)1244 349 402
post@j10planning.com www.j10planning.com



Cynghorydd Ward Hugh Jones
5 Stonewalls
Burton
Rossett
Wrecsam
LL12 0LG

ATODLEN 1C : Erthygl 2D

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Dyddiad: **8 Chwefror 2017**

J10 Planning Ltd 1-3 Upper Eastgate Row Eastgate Row North Chester CH1 1LQ
Tel +44(0)1244 349 400 Fax +44(0)1244 349 402
post@j10planning.com www.j10planning.com

APPENDIX B

DMO Responses



Glandŵr
Cymru

The Canal & River Trust in Wales

13 February 2017

Mr Justin Paul
J10 Planning Ltd
1-3 Upper Eastgate Row,
Eastgate Row North,
Chester,
CH1 1LQ

Our Ref CRTR-PLAN-2017-21816
Your Ref -

Dear Mr Paul,

SCHEDULE 1C - ARTICLE 2D - CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION - TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURES) (WALES) ORDER 2012

Proposal: Proposed residential development of two parcels of land (for up to 61 no. dwellings: Northern Parcel and up to 71 no. dwellings : Southern Parcel);.

Location: Land Adjacent to Lane Farm, Rossett Road/Holt Road, Wrexham

Thank you for your recent consultation received 8 February 2017 in respect of the above.

As the proposal does not fall within the Trust's notified area for consultation, the Trust appears to have been consulted in error on this pre-application. Please can your pre-application consultation report note that the Trust is not a specialist consultee in this instance as the proposal does not meet the criteria for consultation with the Trust as set out in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, as amended. As the proposal is a significant distance from our waterways we will not be taking any further action on this consultation.

Should you require any information in relation to consultation with the Canal & River Trust on planning matters, please email us at planning@canalrivertrust.org.uk

Yours sincerely

Tim Bettany-Simmons (MRTPI)
Area Planner North West & North Wales
Tim.Bettany-Simmons@canalrivertrust.org.uk
07342 057926

Glandŵr Cymru

Canal & River Trust Peels Wharf, Lichfield Street, Fazeley, Tamworth, Staffs B78 3QZ

T 0303 040 4040 E National.Planning@canalrivertrust.org.uk www.canalrivertrust.org.uk

Patron: H.R.H. The Prince of Wales. Canal & River Trust, a charitable company limited by guarantee registered in England and Wales with company number 7807276 and registered charity number 1146792, registered office address First Floor North, Station House, 500 Elder Gate, Milton Keynes MK9 1BB

Glandŵr Cymru

Canal & River Trust Peels Wharf, Lichfield Street, Fazeley, Tamworth, Staffs B78 3QZ

T 0303 040 4040 **E** National.Planning@canalrivertrust.org.uk www.canalrivertrust.org.uk

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Mr Justin Paul
J10 Planning Ltd
1-3 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ

Date: 21/02/2017
Our Ref: PPA0001886

Dear Mr Paul

Grid Ref: 337319 357261

Site Address: Land adj Lane Farm Rossett

Development: 2D - Development of 2 parcels of land, 61 dwellings for North parcel & 71 dwellings for Southern parcel

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, 8th February 2017, 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 advise there is no objection to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development:

SEWERAGE

The foul flows only from the proposed development can be accommodated within the public sewerage system. We advise that the flows should be taken to the foul sewer at or beyond manhole SJ37572301 within Holt Road/Rossett Road.

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.

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.

ADVISORY

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

Some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect your proposal. In order to assist us in dealing with the proposal we request that you contact our Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dwr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dwr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dwr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

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

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.

J10 Planning Ltd
1-3 Upper Eastgate Row
Eastgate Row North
CHESTER
CH1 1LQ

For the Attention of: Justin Paul

28 February 2017

Annwyl / Dear Mr Paul

**Town and Country Planning (Development Management Procedure) (Wales)
(Amendment) Order 2016 Notice Pre-Application Consultation under Article 2D**

BWRIAD / PROPOSAL: Proposed Residential development of two parcels of land (for up to 61 no. dwellings : Northern Parcel and up to 71 no. dwellings : Southern Parcel); extension to community parking facility (in association with the Northern Parcel) with associated means of access and all other matters reserved, but indicative provision made for pedestrian crossing, pedestrian linkages, public open space, landscaping and affordable housing

LLEOLIAD / LOCATION: Land adjacent to Lane Farm, Rossett Road/Holt Road, Rossett

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 8 February 2017.

Please note that our comments are without prejudice to any comments we may wish to make when consulted on any subsequent planning application or permit (either at pre-application or application stage) for the proposed development. At that time there may be new information available which we will need to take into account in making a formal response.

All the documentation and assessments' that have been submitted in support of this pre-application consultation should be submitted with any formal planning application for the proposed development.

Based on the information submitted to us, we have significant concerns with the proposed development. On this basis, we would recommend to the local authority that they should only grant planning permission if the scheme can meet the following requirements. We are likely to object if the scheme does not meet these requirements.

Requirement 1: The applicant confirms that the foul drainage will be connected to the mains sewer

Requirement 2: Submission of a surface water management scheme

FOUL DRAINAGE

Requirement 1: The applicant confirms that the foul drainage will be connected to the mains sewer

The site is located on a Secondary A aquifer and within a Source Protection Zone 3, and as such is considered sensitive with respect to controlled waters. Source Protection zones are designated by Natural Resources Wales to identify those areas close to drinking water sources where the risk associated with groundwater contamination is greatest.

Conflicting information has been submitted in relation to foul drainage disposal:

J10 Forms: The planning application form states that foul sewage is to be disposed of via mains sewer and makes reference to the FCA and Drainage Strategy

The FCA and Drainage Strategy: Para 6.2 and 6.3 confirms that foul sewage can be accommodated within the public sewerage system and Para 7.7 states that “foul flows will be discharged into the public combined sewer system to the west of the site”.

However, document:J10-Planning Statement Feb 2017 – Page 34 – TAN15, states that an onsite private package treatment works to handle foul and waste water is proposed.

The installation of private sewage treatment facilities within publicly sewerred areas is not considered environmentally acceptable.

Lack of capacity or plans to improve capacity in the sewer is not a valid reason for a sewerage undertaker to refuse connection of domestic foul sewerage under Section 106 of the Water Industry Act 1991 and we may refuse to issue an Environmental Permit or exemption for private treatment facilities in such circumstances.

In view of the above, we have significant concerns regarding the proposed development. Given that the site is located within a sewerred area, we would object if the proposal is to discharge foul water to a private system.

FLOOD RISK

Fluvial flood risk

Both proposed development sites are in Zone A as defined in TAN 15 Development & Flood Risk (2004) and shown on Welsh Government’s Development Advice Map. This is

confirmed by Natural Resources Wales' Floodmap which shows that the site has a risk of flooding less than 0.1% in any year. Based on this, the submitted flood consequences assessment (FCA) has not considered fluvial flood risk further. However, our Floodmap at this location is based on broad-scale generalised hydraulic modelling and as such no detailed modelled flood level information is available for this location.

We provided a pre-application opinion in 2015 to Waterco Consultants (who produced the FCA) that, given the scale and nature of the proposed development, the proximity of the site to the edge of the extreme flood risk outline, and based on the 'precautionary approach' advocated in TAN 15, our view is that detailed hydraulic modelling should be undertaken to more accurately assess the potential flood risks, especially when climate change is considered over the lifetime of the development. While we cannot insist that this is done as part of any flood consequences assessment (FCA), we would strongly recommend it so that detailed evidence is produced to truly discount flood risk at the site.

Surface water

Requirement 2: Submission of a surface water management scheme

We welcome the intention to manage surface water runoff using soakaways, however, a detailed surface water management scheme will need to show that adequately sized soakaways can be incorporated within the site layout. We would recommend that this evidence is provided prior to any grant of planning permission because discharge to infiltration is the only option for surface water disposal (the sewerage undertaker, DCWW, has indicated that surface water flows will not be accepted into the public system, and there are no obvious watercourses on site).

POLLUTION PREVENTION

During the construction phase, it is to be ensured that all appropriate pollution prevention measures are put in place to prevent pollution of the local water environment.

All works at the site must be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available on the following website: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

During the construction phase, it is to be ensured that any waste generated is disposed at a suitably licenced site. Any waste used in construction must have a relevant exemption in place.

ECOLOGY

Species

The applicant has undertaken a protected species survey and assessment to inform the planning decision making process. (Reference, Roe, R. (2016) Holt Road, Rossett: Ecological Assessment. Kingdom Ecology. Unpublished.

NRW considers that the submitted survey and assessment is satisfactory for the purposes of informing the planning decision making process.

Great crested Newt

The great crested newt survey and assessment has been carried out to a satisfactory standard.

The proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of great crested newt.

Bats

The bat surveys and assessments have been carried out to a satisfactory standard. NRW concurs with the recommendations cited in the ecological report. It is advised that detailed design proposals incorporate listed bat recommendations.

Based on the content of the ecological submission the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of bat.

Birds

The Local Planning Authority is the lead when assessing implications on nesting birds.

We are not aware of any local populations of Birds Directive Annex 1 species being impacted by the proposals.

Badger

The Local Planning Authority is the lead when assessing implications on badgers and their setts.

LANDSCAPE

The site lies within a Special Landscape Area which is a local landscape designation. Effects upon local landscapes remain with the planning authority to consider. We note that landscape issues have been given appropriate consideration here, both in terms of the submission of a LVIA and how this has helped inform the planning layout. Whilst much of the development is compact and urban in nature, appropriate landscape measures and spaces within the development have been included along the

site's rural edges and approach to the village, which would help to integrate the development within this rural, edge of settlement context.

Please do not hesitate to contact me if you require clarification on the above.

Our comments above only relate specifically to matters that are included on our checklist "Natural Resources Wales and Planning Consultations" (March 2015) which is published on our website: (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Yn gywir / Yours sincerely

Meryl Read

Meryl Read

Uwch-gynghorydd Cynllunio Datblygu /Senior Development Planning Advisor
Cyfoeth Naturiol Cymru / Natural Resources Wales

From: [Aled Williams](#)
To: [Neil Taunt](#)
Cc: [Justin Paul](#); [Ian Parkinson \(ian@parkinsoninc.co.uk\)](#)
Subject: RE: Bellis Bros, Rossett : DMO notice
Date: Monday, February 13, 2017 6:04:43 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image006.png](#)

Hi Neil,

Thank you for your email.

With regards to flood risk, the site is identified at low risk from all sources. Some isolated areas, specifically in the eastern extent of the southern land parcel, are identified on Natural Resources Wales surface water flood mapping as having a 'low risk'. The flood extent is minimal and will be mitigated by:

- 1) Including public open space within this area (as identified on the site layout);
- 2) The inclusion of a sustainable drainage strategy

In regards to drainage:

Our report (dated October 2015) takes precedent over the Geophysics report. We have undertaken soakaway testing in accordance with BRE365 guidance and conclude that soakaways will be suitable across the majority of the site with the exception of the south-east corner. For roads / properties within the south-east corner there is potential to discharge surface water to shared / communal soakaways within open space / private access roads / turning areas in the western / northern extents of the site.

For avoidance of doubt we will remove the SuDS pond from the layout as this will not be required.

I trust the above provides clarification however please don't hesitate to contact me if you have any questions.

Kind Regards,

Aled Williams BSc (Hons) MCIWEM
Senior Environmental Consultant

01824 702220



Ruthin - Chester - Manchester - Hyderabad

Assessment, Modelling, Design

For email confidentiality, limitations and company details please see our [disclaimer webpage](#). Registered in Wales under company no. 3577754. Waterco Ltd, Eden Court, Ruthin LL15 1NJ

From: Justin Paul [mailto:Justin@j10planning.com]
Sent: Monday, February 13, 2017 11:50 AM
To: Neil Taunt
Cc: Aled Williams
Subject: RE: Bellis Bros, Rossett : DMO notice

Thanks Neil

I have circulated this to the team for their attention.

The references in the Geophysics report will be removed as they were simply unscientific observations and the Waterco material takes precedent.

Aled at Waterco will liaise with you should he need to

Kind regards

Justin

Justin Paul BA BTP MRTPI

MANAGING PARTNER

J10 Planning Ltd

1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ

01244 349400 // 07971 446630 // justin@j10planning.com

Company Reg. No. 6000409 VAT Reg. No. 815630835



From: Neil Taunt [<mailto:Neil.Taunt@wrexham.gov.uk>]
Sent: Monday, February 13, 2017 11:36 AM
To: Justin Paul <Justin@j10planning.com>
Subject: RE: Bellis Bros, Rossett : DMO notice

Hi Justin,

Thanks you for the recent consultation on the proposed development. I have reviewed the documents available and would make the following comments with regards to flood risk and surface water management.

Flood Risk: the submitted FCA indicates that there is no flood risk associated with the site, with freely draining soils across all but the South East extent of the site. This appears to contradict information contained within other survey documents, particularly the Geophysical survey, that suggest issues with flooding and standing water on a portion of the site. Prior to submission of any application I would recommend that these issues are investigated and better understood.

Surface water management: The infiltration report indicates that ground conditions would be conducive to the use of soakaways for all but the SE of the development site. This again does appear contrary to the observations of the site included within the Geophysical survey and would indicate that additional monitoring of the conditions on site would be appropriate. The FCA does suggest that surface water will be managed by means of soakaway. The indicative site layout does not appear to take in to consideration the findings of this report as it indicates surface waters will be attenuated in a SuDs pond located in the far south east of the site. This areas is identified within the reports to be the only location where

soakaway is not suitable due to ground conditions. I would recommend that the indicative layout be re considered to better incorporate the site drainage constraints and that full consideration is given to a full sustainable drainage solution to manage surface waters using the areas of the site that are more conducive to being successful.

I would expect any future application to be accompanied by an indicative drainage strategy as detailed within the attached guidance note. The existing report and strategy should also be amended in recognition of the comments above.

If you have any question on the above please let me know.

Regards

Neil Taunt MCIWEM C.WEM CEnv CSci

Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



01978 729734 / 07808 787632



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



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



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From: Justin Paul [<mailto:Justin@j10planning.com>]

Sent: 08 February 2017 09:20

To: Matthew Phillips; Dave Sharp; Peter Douthwaite; Neil Taunt

Subject: Bellis Bros, Rossett : DMO notice

Dear Gentlemen

As required by the DMO legislative process I duly attach a formal consultation notice with respect the development proposal by Bellis Bros at Rossett.

Please can you circulate this to any other internal consultees within the Authority; however, it is my understanding that only Highways and maybe Drainage need formally be notified as is suggested by the Welsh Government guidance document.

Kind regards
Justin

Justin Paul BA BTP MRTPI
MANAGING PARTNER

J10 Planning Ltd

1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ

From: [Phil Palmer](#)
To: [Justin Paul](#)
Subject: RE: Land off Rossett Rd, Wrexham - DMO Notice
Date: Wednesday, March 15, 2017 3:47:41 PM
Attachments: [image007.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[Letter to Justin Paul - Dated 15-03-2017.pdf](#)

Justin

Letter (with amended date) attached.

Regards, Phil

From: Justin Paul [<mailto:Justin@j10planning.com>]
Sent: 15 March 2017 12:01
To: Phil Palmer
Cc: Marty Rae; 'Ian Parkinson'
Subject: FW: Land off Rossett Rd, Wrexham - DMO Notice
Importance: High

Morning Phil

Thank you for your letter. You will be aware the DMO process started on 8 Feb and ran through to 8 March, however, please could you kindly re-date your letter as of today's date it as it states 13 Feb and this is wrong and moving forward I would like to have this error corrected.

Marty will be in touch separately as you have raised items that we were under the distinct impression had been satisfactorily resolved and attended to prior to the DMO process being instigated.

Regards

Justin

Justin Paul BA BTP MRTPI
MANAGING PARTNER

J10 Planning Ltd

1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ

01244 349400 // 07971 446630 // justin@j10planning.com

Company Reg. No. 6000409 VAT Reg. No. 815630835



From: Phil Palmer [<mailto:Phil.Palmer@wrexham.gov.uk>]
Sent: Wednesday, March 15, 2017 9:45 AM
To: Justin Paul <Justin@j10planning.com>
Subject: Land off Rossett Rd, Wrexham - DMO Notice

Hi Justin

My response attached. Apologies for delay, waiting for letter to be signed.

Could you please confirm receipt of this email.

Regards, Phil

Phil Palmer

Peiriannydd Rheoli Datblygu Priffyrdd / Highway Development Control Engineer

Cyngor Bwrdeistref Sirol Wrecsam / Wrexham County Borough Council



01978 729688



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



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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 - 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.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!

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J10 Planning Ltd
1-3 Upper Eastgate Row
Eastgate Row North
Chester CH1 1LQ

Eich Cyf/Your Ref
Ein Cyf/Our Ref
Dyddiad/Date
Gofynner am/Ask for
Rhif Union/Direct Dial
E-bost/E-mail

PRE/2017/007
13th February 2017
Mr P Palmer
01978 729688
phil.palmer@wrexham.gov.uk

FAO: Justin Paul

Dear Justin

**Land off Rossett Road, Wrexham.
Proposed Residential Development – DMO Notice**

I refer to your email / DMO Consultation dated 08/02/2017 in respect of the above. My comments on the submitted Transport Assessment and associated plans are as follows:-

Planning Policy Wales – Technical Advice Note 18 Transport includes the promotion of housing developments at locations with good access by walking and cycling to primary and secondary schools and public transport stops, and by all modes to employment, further and higher education, services, shopping and leisure.

The submitted draft Outline Planning Application form indicates all matters reserved except for access. I have therefore limited my comments accordingly:-

Comments on Transport Assessment – Dated February 2017

4.2 Vehicular Access

- The proposed development sites are located on the B5102 Holt Road which is a classified road subject to a 40mph speed limit. However, I understand that the speed limit is currently being reviewed and may well be reduced to 30mph in the light of the proposed residential development.

I understand that the existing 30mph speed limit heading into Rossett just west of the development site(s) is in the process of being reduced to 20mph all the way through to the junction with the B5445 Chester Road. This will provide significant benefit in terms of highway / pedestrian safety given the limited footway provision along this section of Holt Road towards the village centre.

Assuming a revised speed limit of 30mph along the frontage of the development site, any proposed access would need to provide visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. It would appear possible to provide the required visibility splays from both proposed accesses serving the north and south development sites.

- The proposed accesses are both 5.5m wide with 10m kerb radii which is considered acceptable.
- Access to the site off Chester Road via Holt Road and The Green can at times be impeded by on-street parking alongside Rossett Park and two way flows are not always possible. It may be considered beneficial for TROs / junction protection to be introduced if the development is to be supported. I would suggest that the applicant liaises with our Traffic Section – contact Darren Green on Tel: 01978 729643 to discuss possible measures.

4.3 Servicing

- More detailed swept path details of an 11.2m long refuse vehicle will be required showing access / egress of vehicle negotiating site access points, routes through site, turning within cul de sacs and service arrangements for all private shared driveways. Manual for Streets recommends that refuse vehicles should not have to reverse more than 12m along estate roads.

4.4 Pedestrian and Cycle Access

- The main bus stop serving Wrexham and Chester are located on the B5445 Chester Road. It is highly likely that anyone wishing to access these bus stops on foot from the proposed development sites (north and south) will walk along the B5102 Holt Road or Chapel Lane.

Both Holt Road and Chapel Lane have limited footway provision leading to Chester Road and some sections have no footway provision which is a concern in highway / pedestrian safety terms. During a site visit on 07/03/2016 between 08:20 – 09:00, a significant number of schoolchildren on their way to Darland School were observed walking from the Rossett Shops along Holt Road in order to cut through the footpath running through St. Peters School. Vehicles including cars and HGVs travelling along this section of Holt Road had to slow down as school children walked along the carriageway due to the lack of adequate footway provision.

I therefore raise serious concerns regarding the proposed increase in vehicle & pedestrian movements likely to be generated by the development site given the significant lack of suitable pedestrian provision / footways along both Holt Road and Chapel Lane. It would appear difficult for the developer to carry out any footway / pedestrian improvements along this section of Holt Road and Chapel Lane due to limited carriageway and verge widths.

There is an additional bus service which provides access to Wrexham Town Centre but this currently only operates 3 times per day on a Wednesday, Friday & Saturday.

I would recommend that the developer provides an additional bus stop / layby, raised kerb and hardstanding along the site frontage along Holt Road to improve / promote this service. This detail has been indicated on Drg. No. 0807-F03 Rev B.

Typically, those wishing to visit Wrexham or Chester by bus are likely to use the service running every 10 -12 minutes along Chester Road.

Pedestrian facilities at the Chapel Lane / Holt Road junction and vicinity of the site are generally poor and require improvement particularly given the location of St. Peters Primary School.

The existing sub-standard crossing facilities at the junction of Chapel Lane / Holt Road would benefit from being removed and replaced with alternative facilities.

Previous preliminary discussions have included the requirement for a new zebra crossing located immediately east of the Chapel Lane / Holt Road junction. This should ideally be located in a 20mph zone and provided with a 2.0m footway link to the southern development site. Adequate visibility must be provided to such a feature. The Submitted layout plan Drg. No. 0807-F03 Rev B indicates the provision of a zebra crossing and improvements to the existing footways in this location. I would recommend that further discussions are held in respect of specific footway / cycleway improvements in this location and leading to the St Peters School.

There would appear to be a number of proposed footway / cycleway links serving the southern site off both Trevalyn Way and Harwoods Lane. A minimum 3.0m wide footway / cycleway link should be provided off both Harwoods Lane and Trevalyn Way.. These access points in conjunction with a new zebra crossing on Holt Road would significantly improve accessibility to nearby shops, bus stops etc. located on Chester Road. Pedestrians could then utilise existing footways through Moss Green and Trevalyn Way.

It is unclear from the submitted layout plan what is proposed in terms of footway / cycleway links for the northern site. There is an existing relatively narrow footway link running to the east of nos. 1 – 9 Trevalyn Hall View. It would seem beneficial to improve this pedestrian route both in terms of widening (ie/ in the form of a 3m wide shared footway / cycleway) and lighting to serve children wishing to access Darland School to the north. There would appear to be scope to incorporate these improvements as part of the development site and extend a possible 3m wide footway / cycleway link to the northern end of the site and provide access through the public open space between nos. 3 – 10 & 11 – 18 Darland View. The submitted layout plan Drg. No. 100-37-SMP-01 Rev G only appears to indicate a 2m wide footways which is considered inadequate.

I understand that it is proposed to provide 2.0m footways along both site frontages along Holt Road leading back into the village. I would recommend that both sites provide a 3m wide shared cycleway/ footway behind the hedgerows in lieu of the proposed 2m footways.

Footways should also be extended up to the public footpaths (PROW nos. 20 & 21 Allington) accessed off Holt Road and the southern end of PROW no. 21 – Allington off Harwoods Lane.

In terms of any required improvements to the existing public footpaths adjoining the site, I would recommend that you contact our Public Rights of Way Section – Sean Hanratty on Tel: 01978 729761.

Improvements to existing footways leading from the development site (northerly) towards St Peters Primary School will also need to be considered / provided. A continuous 3m wide shared cycleway / footway link shall be provided from Darland View to a suitable point south of the proposed additional parking area at the southern end of Trevalyn Hall View. This has not been shown on the submitted layout plan Drg. No. 100-37-SMP-01 Rev G.

Section 5 Accessibility by Non Car Modes

- Accessibility on Foot

Whilst the existing pedestrian / footway provision in this location is not ideal, the provision of the proposed new footway / cycleway links, upgrading of existing links, provision of new zebra crossing and reduction in prevailing speed limit would be considered a significant improvement in highway safety terms.

Section 6 Traffic Impact Analysis

- Clause 6.4.1 indicates a future year traffic assessment of 5 yrs (2021). I would recommend that a future year traffic assessment of 10 yrs (2026) is adopted for the proposed development.

Section 7 Accident Analysis

- The submitted data indicates that there are no significant reported traffic accidents / incidents in the vicinity of the development site.

TRICS Output for Residential Use

- I understand that the submitted TA includes a 2026 assessment of future traffic growth and has been re-run on the basis of a 90 / 10 split towards the village which is considered acceptable. However, The PICADY data included in Section 6 & Appendix 7 only appears to refer to a 2021 assessment.
- Rossett is a moderate sized village for which it would seem more appropriate to use data from sites classed as "edge of town" which have a semi -rural setting. Any data submitted in respect of this site should use this parameter. I understand that the revised TRICS data has been based on "edge of town Sites" which is considered acceptable. However, the submitted data still appears to refer to some suburban sites.

The total daily trip rate of 4.902 is considered to be on the low side for such a development site. The survey data only appears to include weekdays and not weekends. Weekends would typically involve increased vehicle movements.

I would recommend that revised TRICS data is considered / submitted which takes account of the above issues.

You are advised that the above comments are those of an officer of the council and do not commit the Council in any way with regard to the determination of any formal planning application that may be submitted. You are also advised that the above comments take account of policies and guidance adopted by the Council at the present time and which remain open to continuous review.

Yours faithfully



Service Manager Environment

From: clerk@rossettcouncil.cymru
To: [Justin Paul](#)
Cc: [Allan Parrington](#)
Subject: RE: Rossett DMO
Date: Thursday, March 9, 2017 10:11:00 AM
Attachments: [image002.png](#)
[image006.png](#)
[Letter to J10 Planning 09.03.17.docx](#)
Importance: High

Dear Justin

Thank you for your email of 8th March 2017 (17:28) and for kindly extending the deadline for our DMO response, which is now attached.

Kind regards,

Sarah Tushingham
Clerk

-----Original Message-----

From: "Justin Paul" <Justin@j10planning.com>
Sent: Wednesday, 8 March, 2017 17:28
To: "clerk@rossettcouncil.cymru" <clerk@rossettcouncil.cymru>, "Allan Parrington" <allanparrington25@gmail.com>
Subject: Rossett DMO

Hello Sarah / Allan

Just to let you know that the deadline for your DMO response to the proposed housing development off Rossett / Holt Road is today (8 March 2017); happy to accept anything through to the end of this week if that helps ?

Should I expect any submission ? or alternatively should I assume that the document you handed to me at the meeting on 15 Feb 2017 (attached) captures all that you wish to say ?

Perhaps you could kindly let me know either way.

Regards

Justin

Justin Paul BA BTP MRTPI
MANAGING PARTNER

J10 Planning Ltd

1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ

01244 349400 // 07971 446630 // justin@j10planning.com

Company Reg. No. 6000409 VAT Reg. No. 815630835



Date: 9th March 2017

Your Ref: JP

Email: clerk@rossettdcommunitycouncil.cymru



J10 Planning Ltd
1-3 Upper Eastgate Row North
Chester
CH1 1LQ

By Email only : justin@j10planning.com

Dear Mr Paul

Re : Proposed development by Bellis Bros, Rossett

Further to the above matter, I write on behalf of the Community Council to advise that they unanimously endorse the observations, which were handed to you at the Community Council meeting on the 15th February 2017 and can confirm that these observations represent the view of Rossett Community Council.

Yours sincerely

Sarah Tushingham
Clerk

Development Math's for 132 properties

1 person = 132 residents

2 person = 264 residents

3 person = 396 residents

4 person = 660 residents

Add to this probability of 2 cars per household = 264 vehicles causing additional traffic

Access and Traffic Management

Extra Traffic, possibility of approx 264 extra vehicles on the proposed estate, creating more volume of traffic.

Holt Rd Lighting – Road is currently poorly lit, with one street light which has not functioned for some time.

Pavements – There is no suitable pavement, the existing pavement only covers less than half the length of the road, and is uneven and not wide enough in places for wheelchair or pram access.

Junction of Holt Road and The Green, dangerous blind corner quite often has near miss incidents with cars coming onto Holt Road not realising there is an unadopted access road to several properties on The Green. There have been several near misses here with traffic and pedestrians. The pavement is too small here for wheel chairs and prams so pedestrians have to either cross over or walk in the road, either way it is not safe when you get cars speeding around the corner from Chester Road not looking to their left and not expecting people to be there crossing. Road is particularly hazardous during school pick up times, and early evenings.

School Access. As with The Green, this is a dangerous junction from Chapel Lane and Holt Road. It is a bottle neck in school pick up times especially dangerous in winter months as the existing pavements and road surface do tend to ice up easily.

Chapel Lane, should become One Way towards Chester Road to avoid the situation of the junction blocking up and cars having to reverse onto the main road. This situation can be observed during school collection times when many cars park along the fenced sided of the school reducing Chapel lane to a single lane road.

Speed Checking. Even though this area has a speed limit, this is rarely adhered to by the traffic using the Holt Road. The Camber in Holt Rd (which appeared after the last resurfacing scheme of the road), from the Green appears to be an encouragement to drive at speed to some drivers.

Trevalyn Hall View

Parking improvements needed. Current Parking Insufficient for residents needs, again there are families with more than one car and not enough spaces to accommodate. Currently parking is extending to using up pavements, which is not ideal as it does block access for emergency vehicles. This becomes a situation also with School Pickup times as many parent's park in the estate while they collect children. This situation has been referred to the

Also need to discuss pathways through Trevalyn Hall View.

local council on many occasions, but the Council /Councillors only tend to view during working hours when most of the resident's cars are not on site.

Community

School

Going back to the "math" there is a possibility of approx 264 extra Children. These children could not be accommodated by the existing size of St Peters or Darland.

Medical

Surgery – Currently Rossett Surgery is only open 3 full days, and 2 half days. The surgery would have to employ a possible 2 more Doctors and maybe one more nurse to cover the rise in the population. They would also have to open longer hours to fit in existing visiting patients and new ones.

Accommodation

Rossett has insufficient single storey properties for its a growing elderly community. There are many pensioners who live in large properties which they are now struggling to heat, in the village and wish to stay within the village but there are no bungalows available. Every time a new estate is built or plans to build they are all large family homes, very few are affordable. The Council should suggest that a large percentage of properties built will be single storey to help with this.

Environment

Home Insurance. Already people are reporting that insurance companies are increasing premiums on house insurance as the village is a flood risk area, even in Trevalyn Hall View, which does not get flooded, this estate is starting to become included in this premium increase. What will happen when the new houses are built, will people be able to afford premiums.

Flooding – what are the plans to alleviate the flooding should it occur? The fields around proposed development and those in the development tend to hold water during the periods of Flooding. In December 2012, the fields and lanes adjacent to the proposed development had 8 weeks of deep surface water, in some parts of the fields it was almost knee deep.

Drains and Sewerage. Are the existing drains capable of transporting waste water and sewage from 132 properties to the Sewage Plant in the village?

Water. We are regularly having changes in pressure of water, cloudy water and occasionally no water in the Trevalyn Hall View Estate, and other parts of the village that is fed from the Holt/ Commonwood area. This is due to a number of leaks and breakdowns within the water network. If the networks are struggling now, how will it cope with the demands of the 132 properties?

Littering.

There has been a vast increase in littering in the village, a lot of it caused by Darland School pupils taking a short cut through the Darland View and Trevalyn Hall View Estate to get to the shop in the village at lunchtimes, discarding their snack wrappers and bottles along the way. This would only increase with a larger population and is a hazard to the environment and wildlife and is an eyesore.

Dog Fouling

As with littering this has increased around St Peters School and Darland View, Trevalyn Hall View and the school field. The route is used regularly by dog walkers and while many do pick up, there are some that don't. With the increase of homes, there will probably be an increase in pets, more than likely dogs. Will this cause a risk in dog fouling in Public walkway areas?

Finally – Saleability of Properties.

We are hearing tales of many large estates that have been built in recent years that still only have a small percentage of occupancy, due to people being unable to secure a mortgage on said property, sometimes this is due to environmental concerns (i.e. flood risk). Can we be assured that these houses will be sold and not lie empty for some time due to lack of finance.

Building Company.

What are the assurances that an Environmentally aware building company will be employed to complete the work? Will there be assurances that the scheme will not stop mid construction due to a demise in the Building Company? Will the properties be so called Eco Friendly, and be of low the energy consumption?

20 February 2017



Rossett Community Council added a new photo.
20 February at 15:11 · 



PUBLIC MEETING

3RD MARCH

The Village Hall on
Station Rd.

7pm

TO DISCUSS THE VILLAGE'S
RESPONSE TO THE PROPOSED
HOUSING DEVELOPMENT ON
HARWOOD'S LANE

1 Comment



20th February 2017

Dear Fellow Resident,

Re: Proposed Residential Developments on Harwood's Lane

I am writing as Chairman of Rossett Community Council to make people aware of a public meeting being held on Friday 3rd March, 7pm at the Village Hall on Station Rd.

The purpose of this open meeting is to open the floor to residents of the village in a debate designed to form a broad consensus of response to the proposed developments. This housing scheme proposed is only in the pre planning stages but the prospect of 130+ homes being built is a prominent issue that we cannot allow to pass without the full scrutiny of the village and its needs and concerns.

At the last Community council meeting, following representation from the planners 'J10 planning' and contributions from residents, a formal motion to oppose this development was passed.

The reason for the meeting is to move forward now in our opposition to this oversized development, mainly on the grounds of drainage, school and medical provision, traffic management, lack of provision of affordable housing, flood risks and more.

All local residents are welcome, whether they live near to this proposed site or not as this is the thin end of the wedge regarding future planning applications and a united response, be that negative or positive to none, some, or large future house building is crucial. All input of any opinion will be welcome.

Rossett & Burton's county borough councillor Cllr Hugh Jones will be attending the meeting.

I look forward to seeing you on the 3rd.

Yours Sincerely,

Allan

Councillor Allan Parrington

Chairman, Rossett Community Council

From: clerk@rossettcommunitycouncil.cymru
To: [Justin Paul](#)
Cc: [Allan Parrington](#); [Hugh Jones](#)
Subject: RE: Rossett : DMO notice
Date: Wednesday, February 8, 2017 1:30:22 PM
Attachments: [image004.png](#)
[image012.png](#)
[image008.png](#)
[image010.png](#)

Hi Justin

That's great. The meeting starts at 7.30pm in the back room of the Presbyterian Church in Station Road.

Many thanks,

Sarah

-----Original Message-----

From: "Justin Paul" <Justin@j10planning.com>
Sent: Wednesday, 8 February, 2017 13:27
To: "clerk@rossettcommunitycouncil.cymru" <clerk@rossettcommunitycouncil.cymru>, "Allan Parrington" <allanparrington25@gmail.com>
Cc: "Hugh Jones" <hugh.jones@wrexham.gov.uk>
Subject: RE: Rossett : DMO notice

Hello Sarah

Given that the consultation period ends on 8 march it is perhaps best I attend next week please on 15th Feb ... what time and where ?

Kind regards

Justin

Justin Paul BA BTP MRTPI
MANAGING PARTNER

J10 Planning Ltd

1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ

01244 349400 // 07971 446630 // justin@j10planning.com

Company Reg. No. 6000409 VAT Reg. No. 815630835



From: clerk@rossettcommunitycouncil.cymru [mailto:clerk@rossettcommunitycouncil.cymru]
Sent: Wednesday, February 8, 2017 1:25 PM
To: Allan Parrington <allanparrington25@gmail.com>
Cc: Justin Paul <Justin@j10planning.com>; Hugh Jones <hugh.jones@wrexham.gov.uk>
Subject: Re: Rossett : DMO notice
Importance: High

Hi Justin

Further to Allan's emails, I can confirm that the next meeting dates are Wednesday 15th February and Wednesday 15th March. Could you please advise if you will be attending next week, so that I may

include it on the Agenda.

Many thanks,

Sarah Tushingham
Clerk

-----Original Message-----

From: "Allan Parrington" <allanparrington25@gmail.com>
Sent: Wednesday, 8 February, 2017 12:16
To: "Justin Paul" <Justin@j10planning.com>
Cc: "Hugh Jones" <hugh.jones@wrexham.gov.uk>, "clerk@rossettcommunitycouncil.cymru" <clerk@rossettcommunitycouncil.cymru>
Subject: Re: Rossett : DMO notice

Many thanks, the next meeting is next Wednesday at 7.30pm in the meeting room at the back of the church on Station Rd.

Sarah - could you confirm the following meetings date and times?

Regards,
Allan

On Wed, Feb 8, 2017 at 12:09 PM, Justin Paul <Justin@j10planning.com> wrote:

Thanks Allan
What are the dates and times of both meetings so that I can ensure availability ?
Regards

Justin

From: Allan Parrington [mailto:allanparrington25@gmail.com]
Sent: Wednesday, February 8, 2017 12:08 PM
To: Justin Paul <Justin@j10planning.com>; Hugh Jones <hugh.jones@wrexham.gov.uk>
Cc: clerk@rossettcommunitycouncil.cymru
Subject: Re: Rossett : DMO notice

Hi,

I would be grateful if you would attend either next weeks or the following month's meeting,

Regards,

Allan

On Wed, Feb 8, 2017 at 9:09 AM, Justin Paul <Justin@j10planning.com> wrote:

Dear Sarah (clerk) and Allan (chair)
As required by the DMO legislative process I duly attach a formal notice with respect a development proposal by Bellis Bros at Rossett.
We attended a meeting last year and would be happy to come in again if that suits you, prior to the consultation ending on 8 March
Site notices will be erected and neighbours notified, so no doubt you will receive some enquiries.
Kind regards
Justin

Justin Paul BA BTP MRTPI
MANAGING PARTNER

J10 Planning Ltd

1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ

01244 349400 // 07971 446630 // justin@j10planning.com

Company Reg. No. 6000409 VAT Reg. No. 815630835



From: [Hugh Jones](#)
To: [Justin Paul](#)
Subject: RE: Rossett (bellis bros) : DMO notice
Date: Thursday, February 16, 2017 8:43:54 AM
Attachments: [image002.png](#)
[image006.png](#)

Justin,

I wanted to make it clear that my remarks last evening were not aimed at yourself personally, I fully understand the professional duty that you have to your clients. In the same way that I have a duty to represent the interests of my constituents who are overwhelmingly opposed to the proposals, as are the Community Council who last evening voted unanimously to oppose the planning application when it arrives.

Kind Regards

Hugh

Y Cyngorydd Hugh Jones
Aelodau Arweiniol Cymunedau a Phartneriaethau

Cllr Hugh Jones
Lead Member Communities and Partnerships

Office 01978 292588. Mobile 07583152703

Ysgriffenwch ataf yn Gymraeg neu Saesneg

-----Original Message-----

From: Justin Paul [Justin@j10planning.com]
Sent: Wednesday, February 08, 2017 09:07 AM GMT Standard Time
To: Hugh Jones
Subject: Rossett (bellis bros) : DMO notice

Hugh

As required by the DMO legislative process I duly attach a formal notice with respect the development proposal by Bellis Bros at Rossett.

I'd be happy to meet and answer any queries you might have prior to the consultation ending on 8 March.

Kind regards

Justin

Justin Paul BA BTP MRTPI
MANAGING PARTNER

J10 Planning Ltd

1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ

01244 349400 // 07971 446630 // justin@j10planning.com

Company Reg. No. 6000409 VAT Reg. No. 815630835

From: kenj@echo411.plus.com
To: [Justin Paul](#)
Subject: New Message (sent by contact form at J10 Planning)
Date: Wednesday, March 8, 2017 10:43:11 AM

Name: Kenneth Jones
E-Mail: kenj@echo411.plus.com
Name of Consultation: Bellis- Rossett

Message: A development of this size will completely change the character of the village. It will overload public services and cause traffic congestion on the Rossett to Holt road which has no pavement for part of its route. The development will not provide for local housing needs but will bring in more people from other areas. These are the main reasons why the development should not be given planning permission.

Newly Purchased
4 Moss Green.

6 The Copse.
Station Rd.
Rossett,
Wrexham.
WL12 0SD.

3.3.2017.

Dear Sirs.

Replying to your paper dated
8th February 17, regarding the
proposed development of land
adjacent to Lane Farm Rossett Rd./
Hoel Rd, Rossett, WL12 0SD.

1. The Impact on the village of 150 new houses.

Traffic conditions are bad now,
even the alterations of one property,
The Butchers arms on the corner of
Hoel Rd, and Chester Rd, are causing
problems. When it is finished the
Co-op customers joining this junction
together with customers from The
Village shop and from The Golden
Lion will make this even more
hazardous.

2. Schools are over subscribed.
Are you aware of how many Buses
& coaches join this road for the
pupils of Darland School plus all
the private cars. Residents are unable
to get on public transport in the
morning & after school finishes.

③ Medical Services - We have one surgery who say they have difficulty in coping with the residents already without the addition of 3 to 4 hundred potential patients.

④ Flooding on this land. If it has to be drained where will this be channelled.

⑤ Insurance. Rossett is considered by many insurance companies to be a risk because of potential flooding. Most will not insure this postcode.

Will this be passed on to purchasers when they are considering their purchase.

⑥ De Valuing the existing properties in this area if development goes ahead.

⑦ The rural village of Rossett will disappear and become a Town or overspill from Wrexham.

I am very strongly objective, to any development in the village on the grounds that the infrastructure would not cope with a new estate and all the new residents.

Yours sincerely, P.M. Taylor.

From: [mike jones](#)
To: [Justin Paul](#)
Subject: Re: Rossett development
Date: Wednesday, February 8, 2017 4:29:45 PM

Thank you for your swift response Justin.
Regards,
Mike.

Sent from my iPhone

> On 8 Feb 2017, at 16:28, Justin Paul <Justin@j10planning.com> wrote:
>
> Hello Michael
> The parking area you use is, we are led to believe, owned / managed by the Council and your use will remain unchanged and if anything enhanced from being extended to provide 13 spaces, which when not being used by residents can offer those dropping off for school an additional / safe place to do so, which will remove and provide some relief from the general highway.
> I hope this provides some re-assurance and answers your query.
> Kind regards
> Justin
>
> Justin Paul BA BTP MRTPI
> MANAGING PARTNER
> J10 Planning Ltd
> 1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ
> 01244 349400 // 07971 446630 // justin@j10planning.com
> Company Reg. No. 6000409 VAT Reg. No. 815630835
>
>
>
> -----Original Message-----
> From: mike jones [mailto:white_pele@hotmail.co.uk]
> Sent: Wednesday, February 8, 2017 4:20 PM
> To: Justin Paul <Justin@j10planning.com>
> Subject: Rossett development
>
> Hi.
> I've just got home and read you're proposed planning application for the fields directly opposite my house. We live at 35 Trevalyn Hall View, Rossett.
> Looking at your plans my main concern is the parking aspect for my car. I park in an area that you're looking at turning into a pick up and drop off point for the school. I need to be able to park here full time and I guess I just need some assurance that it's not going to be an issue for me.
> If you could get back to me when you are able I would appreciate this.
> Thank you,
> Michael Jones.
>
> Sent from my iPhone

APPENDIX C

Applicant response to RTC

DMO feedback

LOCAL COMMUNITY CONCERNS

Numbers

Development Maths for 132 properties

1 person = 132 residents

2 person = 264 residents

3 person = 396 residents

4 person = 660 residents

Add to this probability of 2 cars per household = 264 vehicles causing additional traffic

Development Mix:

Unit type	Northern parcel	Southern parcel	Total (numbers and percentage)
2 bed	10	2	12 (9%)
3 bed	32	41	73 (55%)
4 bed	19	28	47 (36%)
	61	71	132 (100%)

Rossett has population of 3,500 in some 1,364 households (averaging 2.5 persons per household; it is misleading to suggest that the site would differ from this average.

Access and Traffic Management

Extra Traffic, possibility of approx 264 extra vehicles on the proposed estate, creating more volume of traffic.

Highway capacity exists and has been proven.

The capacity assessments of the road network show that the junctions, included within the assessments (which were agreed with the highways officer during scoping) will still be operating with reserve capacity and will not give rise to any capacity issues.

Holt Rd Lighting – Road is currently poorly lit, with one street light which has not functioned for some time.

The proposal will result in new and extended lighting opportunities that will not look to “urbanise” this rural location, but provide safe and secure lighting solutions.

Pavements – There is no suitable pavement, the existing pavement only covers less than half the length of the road, and is uneven and not wide enough in places for wheelchair or pram access.

New pavements are proposed, along with new linkages and connections with existing footpaths and rights of way.

Junction of Holt Road and The Green, dangerous blind corner quite often has near miss incidents with cars coming onto Holt Road not realising there is an unadopted access road to several properties on The Green. There have been several near misses here with traffic and pedestrians. The pavement is too small here for wheel chairs and prams so pedestrians have to either cross over or walk in the road, either way it is not safe when you get cars speeding around the corner from Chester Road not looking to their left and not expecting people to be there crossing. Road is particularly hazardous during school pick up times, and early evenings.

A revised pedestrian crossing will provide for safer crossing and act as a speed control / traffic calming mechanism.

The review of personal injury accidents showed there is no evidence of this junction being an accident hot spot. The impact of this scheme at this junction is only around 10 vehicles in both peak hours and so is not considered to be a material increase.

More recently, a Sustrans backed investment programme (supported by the RTC) will also assist in addressing this concern.

School Access. As with The Green, this is a dangerous junction from Chapel Lane and Holt Road. It is a bottle neck in school pick up times especially dangerous in winter months as the existing pavements and road surface do tend to ice up easily.

Improvements are being proposed.

The pedestrian provision here will be improved with the new zebra crossing to replace the existing sub-standard facility. Pedestrian safety will be further improved with the introduction of the new 20 mph speed limits on Chapel Road and Holt Road, as per the attached plan. The improved footway links to the primary school and Darland High School will also improve the existing situation.

Chapel Lane, Should become One Way towards Chester Road to avoid the situation of the junction blocking up and cars having to reverse onto the main road. This situation can be observed during school collection times when many cars park along the fenced sided of the school reducing Chapel lane to a single lane road.

This was not discussed with the Council during any of the discussions and so it would be up to them to say whether or not they would be supportive of such a scheme, which would have to be introduced by way of a local TRO (Traffic Regulation Order).

Speed Checking. Even though this area has a speed limit, this is rarely adhered to by the traffic using the Holt Road. The Camber in Holt Rd (which appeared after the last resurfacing scheme of the road), from the Green appears to be an encouragement to drive at speed to some drivers.

Traffic calming will be introduced by extending the reduced speed limit zone.

Parking on Holt Road at the junction with Harwoods Lane. As I understand it, it is illegal to park within 15 metres of a junction, but this happens regularly reducing Holt Road to a virtual single width road wherever there are no double yellow lines.

This could be addressed with the introduction of TRO's but have not been something raised by the highways officer.

Trevalyn Hall View : Parking improvements needed. Current Parking Insufficient for residents needs, again there are families with more than one car and not enough spaces to accommodate. Currently parking is extending to using up pavements, which is not ideal as it does block access for emergency vehicles. This becomes a situation also with School Pickup times as many parents park in the estate while they collect children. This situation has been referred to the local council on many occasions, but the Council /Councillors only tend to view during working hours when most of the resident's cars are not on site.

Enhanced parking provision is being proposed.

The proposals include the provision of 13 no. spaces for the use of the public. This will assist in addressing this issue and provide parking for people dropping off/picking children from school and existing residents parking will be preserved.

Community

School

Going back to the “math” there is a possibility of approx 264 extra Children. These children could not be accommodated by the existing size of St Peters or Darland.

We have been advised by Wrexham's Education Team that the current mix would generate a need to request a commuted sum payment of £276,800 to the Council and that this would support a Secondary provision as there is apparently no Primary requirements as it currently stands; it depends what comes forward in the catchment area.

The concern over class sizes is a national education issue that is beyond the applicants control and catchments are also defined by the Authority.

If the schools are full then the Council will apply an educational supplement to developers to pay for expansion of classes.

Medical

Surgery – Currently Rossett Surgery is only open 3 full days, and 2 half days. The surgery would have to employ a possible 2 more Doctors and maybe one more nurse to cover the rise in the population. They would also have to open longer hours to fit in existing visiting patients and new ones.

Some observers say that the current provision is poor, whilst others say that compared to places they have lived in (e.g. London) it is very good and appointments can be generally obtained on the same day. Concerns over capacity and new facilities are an issue for the Local Health Board; we contacted them but have not managed to illicit a response.

Accommodation

Rossett has insufficient single storey properties for its a growing elderly community. There are many pensioners who live in large properties which they are now struggling to heat, in the village and wish to stay within the village but there are no bungalows available. Every time a new estate is built or plans to build they are all large family homes, very few are affordable. The Council should suggest that a large percentage of properties built will be single storey to help with this.

The current house type identified mirrors the housing need that Wrexham's Housing Strategy Officer has suggested ought to be addressed (i.e. 2 and 3 bed units).

If there is a need for single storey or older persons dwellings then the market will decide whether or not this is appropriate.

Unless the Community Council can provide evidence to the contrary then the call for bungalows is unfounded.

Environment

Home Insurance. Already people are reporting that insurance companies are increasing premiums on house insurance as the village is a flood risk area, even in Trevalyn Hall View, which does not get flooded, this estate is starting to become included in this premium increase. What will happen when the new houses are built, will people be able to afford premiums.

A Flood Consequences Assessment has been undertaken and demonstrates that the site is located outside of the extreme extent of fluvial flooding with a less than 1 in 1000 annual probability of flooding. The risk of flooding from all other sources is low. Insurability will not be an issue for homes outside of the 1 in 1000 annual probability flood extent.

Surface water flooding – an area with a 'low' risk of surface water flooding is identified on Natural Resources Wales mapping in the eastern extent of the southern land parcel. The associated risk has been accommodated for within the layout with public open space shown in this location.

Furthermore, provision of a sustainable drainage system will direct rainfall runoff to designated drainage features such as soakaways with storage provided to accommodate extreme storm events such as the 1 in 100 years plus 30% climate change event.

Flooding – what are the plans to alleviate the flooding should it occur? The fields around proposed development and those in the development tend to hold water during the periods of Flooding. In December 2012, the fields and lanes adjacent to the proposed development had 8 weeks of deep surface water, in some parts of the fields it was almost knee deep.

A Flood Consequences Assessment has been undertaken and demonstrates that the site is located outside of the extreme extent of fluvial flooding associated with the River Alyn with a less than 1 in 1000 annual probability of flooding. It is acknowledged that the fields located south of the application site are within the River Alyn floodplain, hence the adjacent (southerly) fields experiencing flooding. No alleviation is required for the development which is outside of the River Alyn floodplain. The development will ensure that the flood risk is not exacerbated through inclusion of a sustainable drainage system.

Drains and Sewerage. Are the existing drains capable of transporting waste water and sewage from 132 properties to the Sewage Plant in the village?

Yes, capacity exists – We have formally consulted Welsh Water who state:

'In relation to capacity to accept sewage flows from the proposed development we would confirm the following: As you may observe from the attached public sewer record plan, the public sewerage system in the vicinity of the proposed development is generally of a combined type. The foul only discharge from the proposed development can be accommodated within the public sewerage system'

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

Water. We are regularly having changes in pressure of water, cloudy water and occasionally no water in the Trevalyn Hall View Estate, and other parts of the village that is fed from the Holt/ Commonwood area. This is due to a number of leaks and breakdowns within the water network. If the networks are struggling now, how will it cope with the demands of the 132 properties?

Infrastructure has known capacity and no issues have been raised by the statutory providers.

Littering

There has been a vast increase in littering in the village, a lot of it caused by Darland School pupils taking a short cut through the Darland View and Trevalyn Hall View Estate to get to the shop in the village at lunchtimes, discarding their snack wrappers and bottles along the way. This would only increase with a larger population and is a hazard to the environment and wildlife and is an eyesore.

This anti-social behaviour is not a planning matter.

Dog Fouling

As with littering this has increased around St Peters School and Darland View, Trevalyn Hall View and the school field. The route is used regularly by dog walkers and while many do pick up, there are some that don't. With the increase of homes, there will probably be an increase in pets, more than likely dogs. Will this cause a risk in dog fouling in Public walkway areas?

This anti-social behaviour is not a planning matter.

Saleability of Properties

We are hearing tales of many large estates that have been built in recent years that still only have a small percentage of occupancy, due to people being unable to secure a mortgage on said property, sometimes this is due to environmental concerns (i.e. flood risk). Can we be assured that these houses will be sold and not lie empty for some time due to lack of finance.

This was the problem with apartment schemes and indeed, a handful of housing sites when the property crash of 2007 took hold; mainly in the over-heated economy of Ireland and the US, less so (if indeed at all) in this country.

No housebuilder will invest in building out dwellings that have no chance of selling.

Building Company

What are the assurances that an Environmentally aware building company will be employed to complete the work. Will there be assurances that the scheme will not stop mid construction due to a demise in the Building Company? Will the properties be so called Eco Friendly, and be of low the energy consumption?

The land owner and applicant is not a housebuilder but is a local person who has invested (and continues to do so) heavily in the community supporting over 50 jobs at the Bellis Farm Shop in Holt.

The applicants have no interest in selling the site to a developer who has no interest in place-making. He has invested heavily in a quality design solution that has sought to consider all matters. He wishes to ensure that the legacy he leaves will be positive for the community and this means attempting to address community concerns.

APPENDIX D

RTC LDP Presentation

Wrexham Local Development Plan 2013 -2028

Housing Development Implications for Rossett

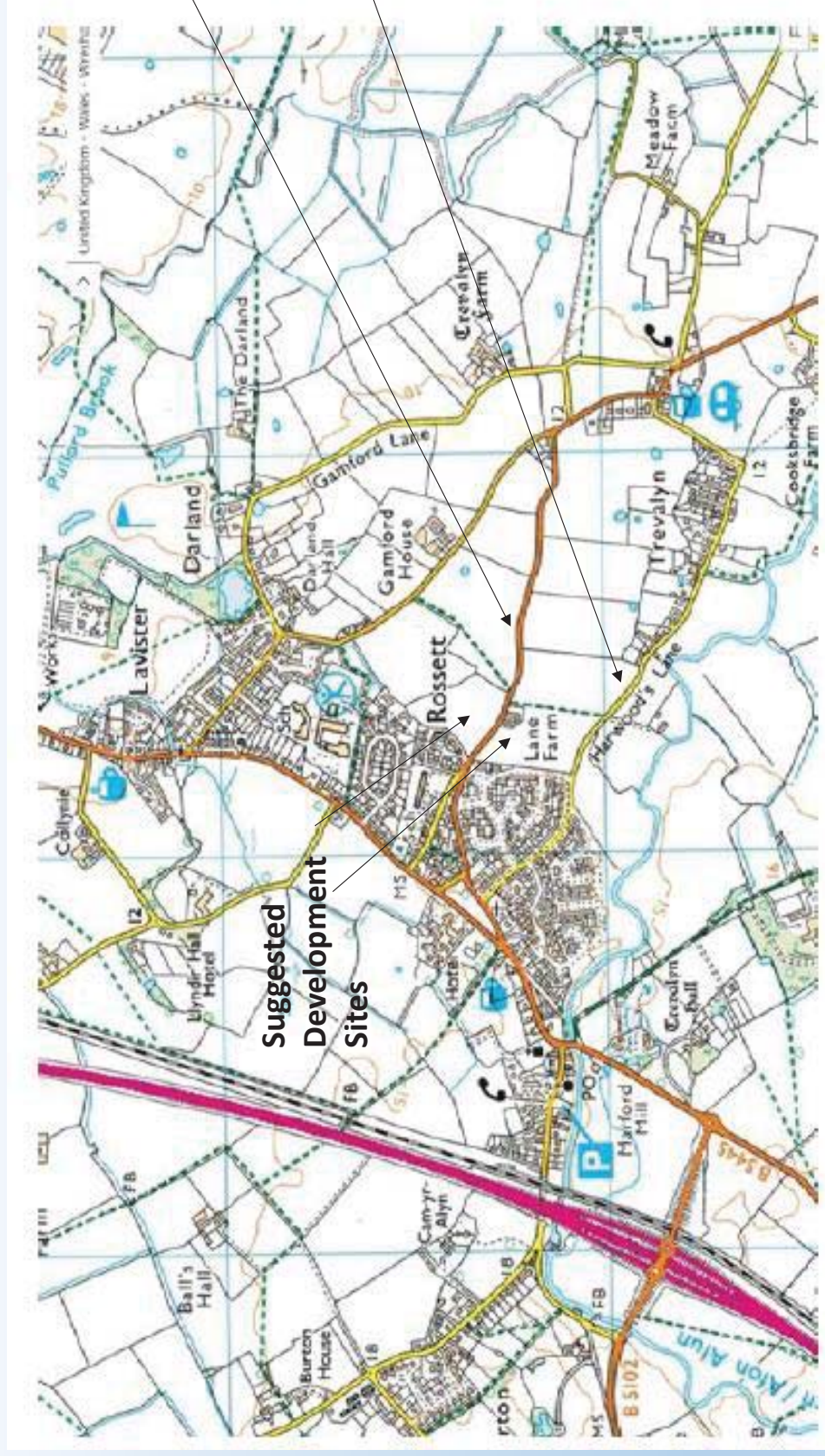
The Local Development Plan (LDP) published on the 5th April 2018 includes land North & South of Rossett Road (137 Units).

Any responses to the LDP must be submitted before the 31st May 2018

The following slides attempt to illustrate that the inclusion of land North & South of Rossett Road (137 Units) is seriously flawed and the Wrexham Council LDP fails to take into account its own and National Policies by including this site(s) in its Housing Development Proposals

Rossett Road
(Holt Road)

Harwoods
Lane



The most relevant page to Rossett in the LDP is Page 113

Policy H1 Housing Allocations

Key Strategic Sites

Tier 1: Primary Key Settlement

KSS1: Land at Lower Berse Farm, Ruthin Road, Wrexham (policy SP4)

KSS2: Land East of Cefn Road, Wrexham (policy SP5)

Non Strategic Housing Allocations:-

Tier 1: Primary Key Settlement - Sites 1 to 3

Tier 2: Key Settlement - Sites 4 to 10

Tier 3: Local Service Centres –Sites

11. Land South of Berse Road, Caego, New Broughton (25 units)
12. Land at Gatewen Road, New Broughton (127 units)
13. Land Adjacent to Sycamore House, Wrexham Road, Holt (35 units)
14. Land off St Mary's Avenue, Overton (40 units)
15. Land at The Grange, Penley (25 units)

16. Land north and south of Rossett Road, Rossett (137 units)

Wrexham Council have a number of key policy documents or published objectives and some of the most relevant of these are mentioned below and require comment in the context of the inclusion of land North & South of Rossett Road:

- **Local Flood Risk Management Strategy**
- **Health and Wellbeing**
- **Green Barriers**
- **Climate Change**
- **Development Management Considerations**

Wrexham Borough Council Stated Commitment (Under Section 10 Flood and Water Management Act 2010)

Local Flood Risk Management Strategy

Wrexham County Borough Council

Wrexham County Borough Council as a Lead Local Flood Authority is committed to ensuring improvements to the quality of life, providing a place that is economically prosperous, a place that is safe place which values citizenship, community spirit and social responsibility. A place that looks after it's built and natural surroundings and a place that cares for people's health. The inclusion of the outcomes within the Council Plan will ensure that the Council's priorities of People, Place and Economy around the central organising principle of sustainable development.

The principles of this approach are important because they demonstrate the need to look at flood risk management activities more strategically and more holistically. This is achieved in two ways, firstly by general principles of the approach and the strategic environmental assessment of the outcomes and measures against the Strategic Environmental Assessment scope and objectives for the County Borough.

Flood Risk Assessment across Wrexham County Borough (Local Flood Risk Management Strategy 2012)

Objectives

The sustainable development approach and delivered outcomes are closely aligned to the National Flood and Coastal Risk Management Strategy's (2011) (NCRMS) sets out four overarching objectives for the flood risk management in Wales;

- NFCRMS 1: Reducing the consequences for individuals, communities, businesses and the environment from flooding and coastal erosion;
- NFCRMS 2: Raising awareness of and engaging people in the response to flood and coastal erosion risk;
- NFCRMS 3: Providing an effective and sustained response to flood and coastal erosion events; and
- NFCRMS 4: Prioritising investment in the most at risk communities.

These objectives set out eleven sub objectives and measures which are applicable at a local level through the local Flood Risk Management Strategy and set out further within the implementation section.

Figure 1.6 Proposed Objectives and Measures of the Local Flood Risk Management Strategy (LFRMS):					
National Flood and Coastal Risk Management Objectives (Wales)	Wrexham County Borough Council, Council Plan 2012-16 Economy People and Place and Strategic Objective : Organisation				
	Council Plan Outcomes	Wrexham Strategic Environmental Assessment Objectives	LFRMS Measures (L1-11)	(Short, Medium, Long Term)	Indicators
					Risk Management Authority/ Relevant Stakeholder
NFCRM 1: Reducing the consequences for individuals, communities, businesses and the environment from flooding and coastal erosion;	People: PE3, PE4, PE5; Place PL1, PL2, PL3, PL4	SEAO1. To protect human health and wellbeing;	L1. Improve the level of understanding of local flood risk and promote a strategic approach to flood risk management within the Lead Local Flood Authority, Flood Risk Partners and Stakeholders;	Medium Long	Levels of flood risk deprivation within Welsh Index of Multiple Deprivation. Level of baseline information on flood risk. Strategic performance monitoring outputs of the LFRMS Measures within the Council Plan
	People: PE3, PE4, PE5; Place PL1, PL2, PL3, PL4	SEAO2. To minimise the risk of flooding and ensure new development is located outside TAN 15 zones C1 and C2 and that all developments apply the principles of sustainable drainage and water sensitive design;	L2. Promote a successful development plan and management approach to local flood risk issues to address issues of urban creep, resilience, water sensitive design and sustainable drainage systems	Medium/ Long	Numbers of properties, key infrastructure and community buildings at risk from flooding, from different sources; Reduction in flood risk to existing properties and business. Flood risk issues informing local development plan allocations and development plan briefs. Number of developments incorporating sustainable drainage schemes, to an adoptable and maintained standard.
	People: PE3, PE4, PE5; Place PL1, PL2, PL3, PL4 and Economy E2, E1 and E3	SEAO3. To ensure the potential impact of flooding on existing and future critical infrastructure is minimised;	L3. Establish an effective asset management register which includes designated structures and risk based approach to maintenance schedules.	Long	Annual review of existing structures. Number of development schemes per year which incorporate sustainable drainage systems, to an adoptable and maintained standard. Total number of flood risk assets on the register each year. Annual review of maintenance regimes. The number of assets reviewed each year. The number of assets identified through investigation reports.
	Place PL2, PL4	SEAO4. To protect and enhance biodiversity and nature conservation in Wrexham County Borough	L4. Effective collection and collating of flood event information through the use of geographical information systems, and databases to identify, and prioritise sources and consequences of flood risk within communities	Long	Number of investigation reports published each year.
	Place PL2, PL3	SEAO5. To protect the best quality soil and enhance the quality and character of the landscape; 6. To maintain and enhance water resources and	L5. Promote and develop scope for natural approaches to both flood risk management and land use management, so that source control measures, flood attenuation and storage (sustainable drainage systems) are utilised to reduce surface water run off.	Long	The number of rural sustainable drainage systems used or developed per year. Area of land used to temporarily store water away from high risk areas each year. Number of schemes implemented to reconnect rivers to floodplains. Number of restored or area of restored peat bogs. Floodplain areas of the borough reforested. Number of green roofs. Amount of permeable paving areas for residential, business and industry across the borough. Number of surface water attenuation ponds. Number
NFCRM 2: Raising awareness of and engaging people in the response to flood and coastal erosion risk;					LLFA, Highways Authority, Planning Authority, Environment Agency, Water Companies LLFA, Highways Authority, Planning Authority, Environment Agency Water Companies, Civic Canal and River Trust, Rail track and North Wales trunk Road Agency, LLFA, Highways Authority, Planning Authority, Environment Agency Water Companies, Civic Canal and River Trust, Rail track and North Wales trunk Road Agency, Rural Development Agencies, Cwypd Pwysy

NCFRM13: Providing an effective and sustained response to flood and coastal erosion events; and NCFRM14: Prioritising investment in the most at risk communities		water quality; SEAC06: To maintain and/or enhance the character of townscapes, cultural heritage and assets within Wrexham County Borough; SEAC07: To maintain and enhance water resources and water quality SEAC08: Protect and Enhance Wrexham's County Borough's Landscape and Visual Amenity; SEAC09: To adapt development to withstand the impacts of climate change;	People PE3, PE4; Place PL2, PL4 People PE4, PE3; Place PL1, PL2, PL3, PL4 and Economy E1, E2 and E3 People PE4, PE3; Place PL1, PL2, PL3, PL4 and Economy E1, E2 and E3 People PE3, PE4, PE5; Place PL1, PL2, PL3, PL4; Economy E1, E2 and E3.	L6. Adopt a new culverting policy approach to ordinary watercourses L7. To investigate flood events L8. Promote greater level of community resilience, awareness and preparedness which encourages proactive and responsible maintenance of privately owned assets and flood defences L9. Improve the response and recovery to flooding events by emergency response organisations, individuals and businesses L10. Maximise opportunities for partnership working within the LLFA, flood risk partners and stakeholders L11. Identify projects and programmes which are affordable maximising capital funding from external sources.	Byr Medium	Number of ordinary watercourse contents granted per year. % of development on previously developed land. Number of wards within 20% most deprived wards with access to services/employment. Hls of open space deficit within the Borough. % of accessible green space as defined by CCW and Green Network Strategy and % of naturalness within the County Borough improved through flood management approaches or projects. Number of investigation reports published each year, where practicable. The number of assets identified through investigation reports.	LLFA, Planning Authority, Environment Agency and Water Companies North Wales Resilience Forum
					Medium Long Long Long	Number of key infrastructure providers registered to the Targeted Flood Warning System. The number of communities groups registered for Met Office and EA Warning systems. Number of investigation reports published each year. % of commercial or new buildings or refurbishments meeting BREEM "very good" standard. % of homes new build and refurbishment achieving CSH4 very good standard. Number of properties that have installed property protection measures per year. Number of Community Plans held each year. The provision of quarterly area Flood Partnership Meetings each year. Number of engagement activities with groups held each year. Council and agencies committed to training of EMRT Teams. Number of queries received from people on insurance issues relating to flood risk. Preparation and testing multi agency flood plans. Review and development of Community Flood Plans. Annual update of information onto the Community Risk Register. Number of engagement activities with groups held each year. Continuation and development of Flood-Coordination Group for North Wales. Identification of future partnerships and collaboration for Sude Approval Body (SAB) Annual monitoring of asset register. Improvements to baseline information collection and recording.	LLFA, North Wales Resilience Forum and Environment Agency, Water Companies LLFA, North Wales Resilience Forum and Environment Agency, Water Companies

The table shown in the previous slides is taken from Wrexham Council Local Flood Risk Management Strategy 2012 as the Lead Local Flood Authorities (LLFA). Key elements of this table are examined in further detail below:-

National Flood and Coastal Risk Management Objectives (Wales)

NFCRMS 1: Reducing the consequences for individuals, communities, businesses and the environment from flooding and coastal erosion

Wrexham Strategic Environmental Assessment Objectives, LFRMS Measures L1 and L2 (Medium to long term 5 to 10 years) and Indicators to meet the above objective are shown next:-

Wrexham Strategic Environmental Assessment Objectives	LFRMS Measures (L1-11)	Indicators
SEAO1. To protect human health and wellbeing	L1. Improve the level of understanding of local flood risk and promote a strategic approach to flood risk management within the Lead Local Flood Authority, Flood Risk Partners and Stakeholders	Levels of flood risk deprivation within Welsh Index of Multiple Deprivation. Level of baseline information on flood risk. Strategic performance monitoring outputs of the LFRMS Measures within the Council Plan
SEAO2. To minimise the risk of flooding and ensure new development is located outside TAN 15 zones C1 and C2 and that all developments apply the principles of sustainable drainage and water sensitive design;	L2. Promote a successful development plan and management approach to local flood risk issues to address issues of urban creep, resilience, water sensitive design and sustainable drainage system	Numbers of properties, key infrastructure and community buildings at risk from flooding, from different sources; Reduction in flood risk to existing properties and business. Flood risk issues informing local development plan allocations and development plan briefs. Number of developments incorporating sustainable drainage schemes, to an adoptable and maintained standard

The flooding events that have occurred this year 2012-2013 within the County Borough have varied in size and caused different patterns of events. In April prolonged and heavy rainfall caused problems associated with surface water run off and river flooding alerts in Acrefair and Rossett. The events in July and August were associated with surface water flooding and flash flooding in urban villages of Gwersyllt, Gresford, Marford, Llay and Burton Green. In September, flooding events covered the borough causing surface water and river flooding to the Alyn and surrounding farmland around Holt, Farndon and Rossett.

The flood risk areas for Wrexham are listed in Figure 1.8 shows the PFRA squares in relation to the community council areas and shows how many properties, business or infrastructure could be affected. The table compares this information in relation to the EA Areas Susceptible to Surface Water Flooding and Flood Map for Surface Water, groundwater flooding areas, the historic flood outline and flood zones, canal flooding from Civic Canal and River Trust and sewer flooding from Welsh Water and the historical flooding data captured by the LLFA. The table also shows how these areas relate to the policy areas of the River Dee Catchment Plan and River Dee Basin Management Plan. Figure 1.9 will help identify the highest risk areas for the implementation of measures (L1-11) and forthcoming flood risk maps and flood risk management plans.

In Wrexham County Borough there were no areas identified as significant risk threshold with an affected population, greater than 5,000 people. Within the Wrexham County Borough Council Preliminary Flood Risk Assessment (PFRA) 2011⁶, 20 1km square areas of 200 properties, 20 businesses or 1 critical infrastructure have been identified. These are areas which do not meet the statutory flood risk areas of 5,000 people but areas which are locally significant. These areas are concentrated around Wrexham, Llay Industrial Estate, Wrexham Industrial Estate and urban villages of Gwersyllt, Rhosllanerchrugog, Ruabon, Coedpoeth, Cefn Mawr, Acrefair, Chirk and Glyn Ceiriog, Ceiriog Valley. This local threshold will continue to form the basis of the LFRMS supported by continuing collection of information on local flood events.

The PFRA (2011) 1km² squares show that local flood risk could potentially affect 20,696 properties. The Environment Agency maps on surface water show a total number of 451 properties within areas susceptible to surface water flooding. The Environment Agency Flood map for surface water shows that 1922 properties could potentially be affected by 1 in 30 flood event, and 5312 properties are shown at risk from the 1 in 200 flood map for surface water. To date, the County Borough has received 383 flooding incidents.

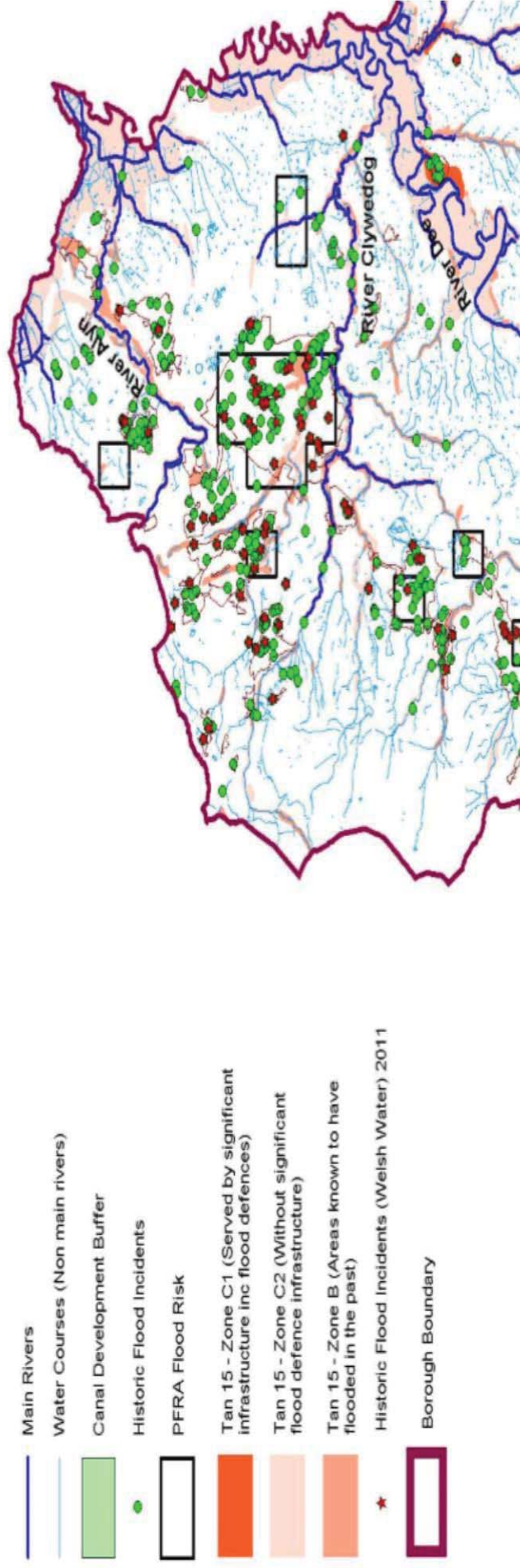
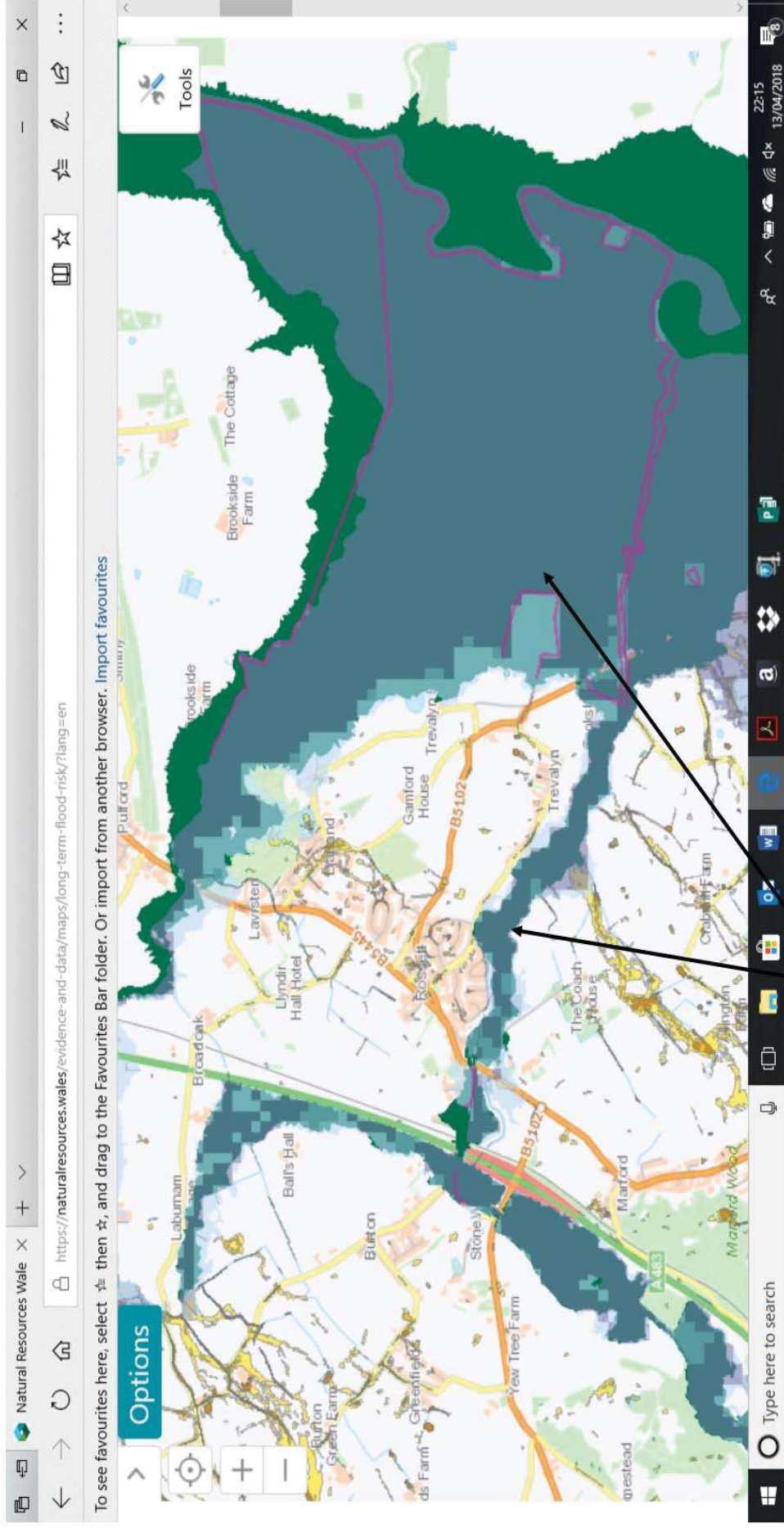


Figure 1.8 Flood Risk Assessment across Wrexham County Borough (Local Flood Risk Management Strategy 2012)

The following 4 slides have been produced using Natural Resources Wales (NRA) and are centred on Rossett

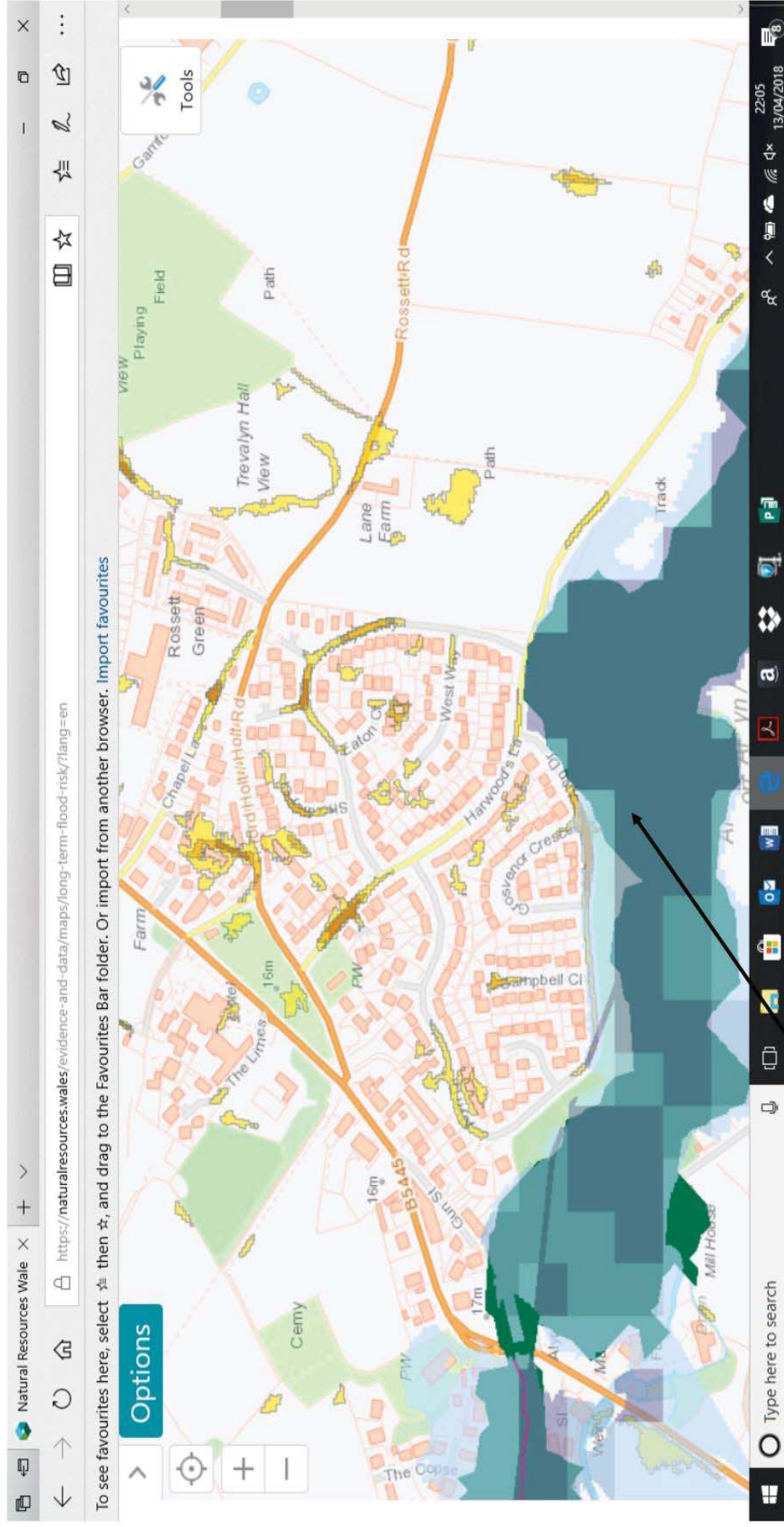
Careful examination of the maps shows

1. flood plain information for the River Alyn/River Dee
2. that they are not entirely accurate and do not display fully areas of flooding from the River Alyn in recent years.
3. they display areas of historic flooding on the suggested site(s)



River Flood Risk Area

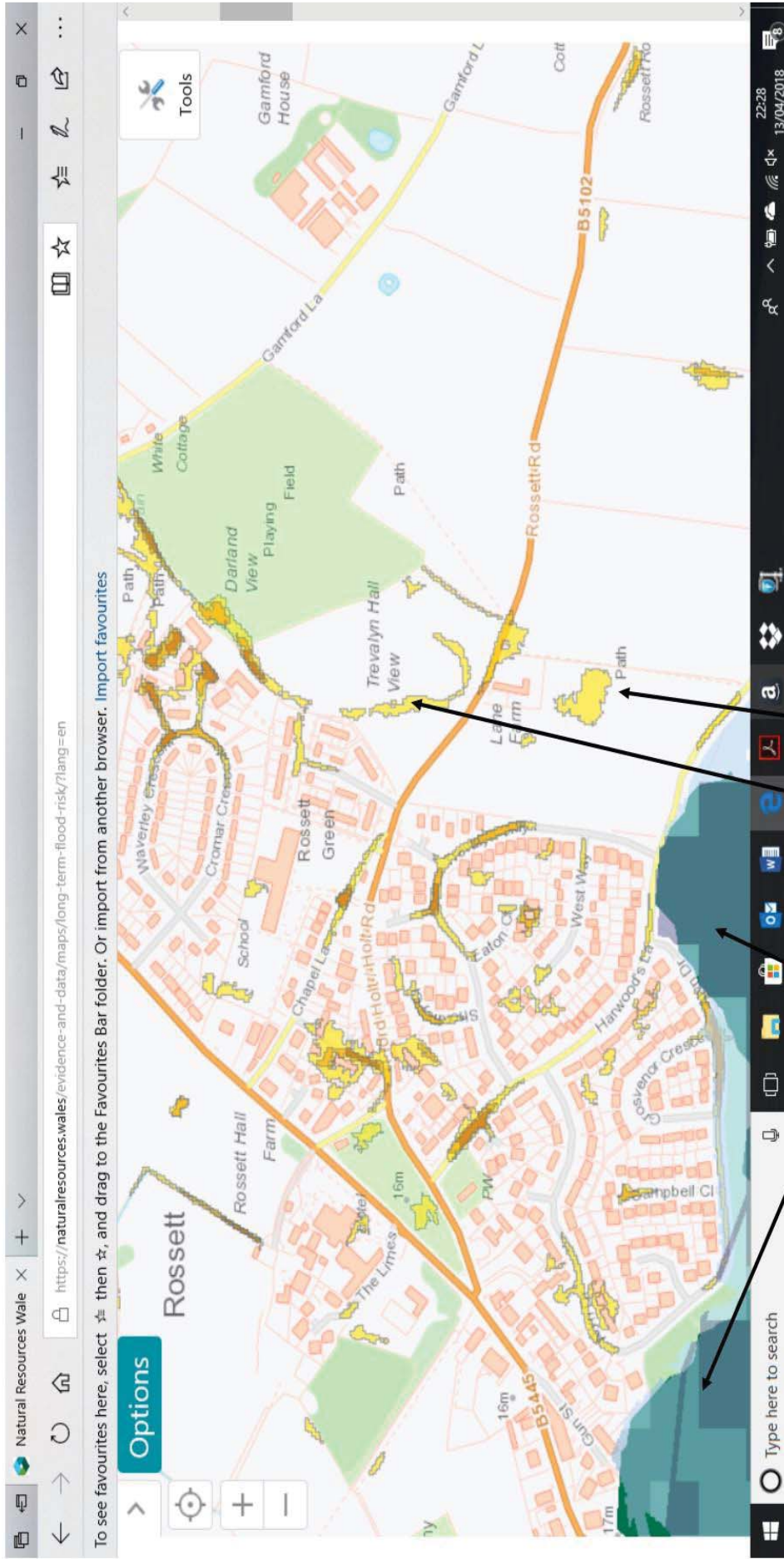
Information Source NRA Wales



Surface Water Flooding Risk :-

Flood Risk—River Alyn

Information Source NRA Wales



Surface Water Flooding Risk

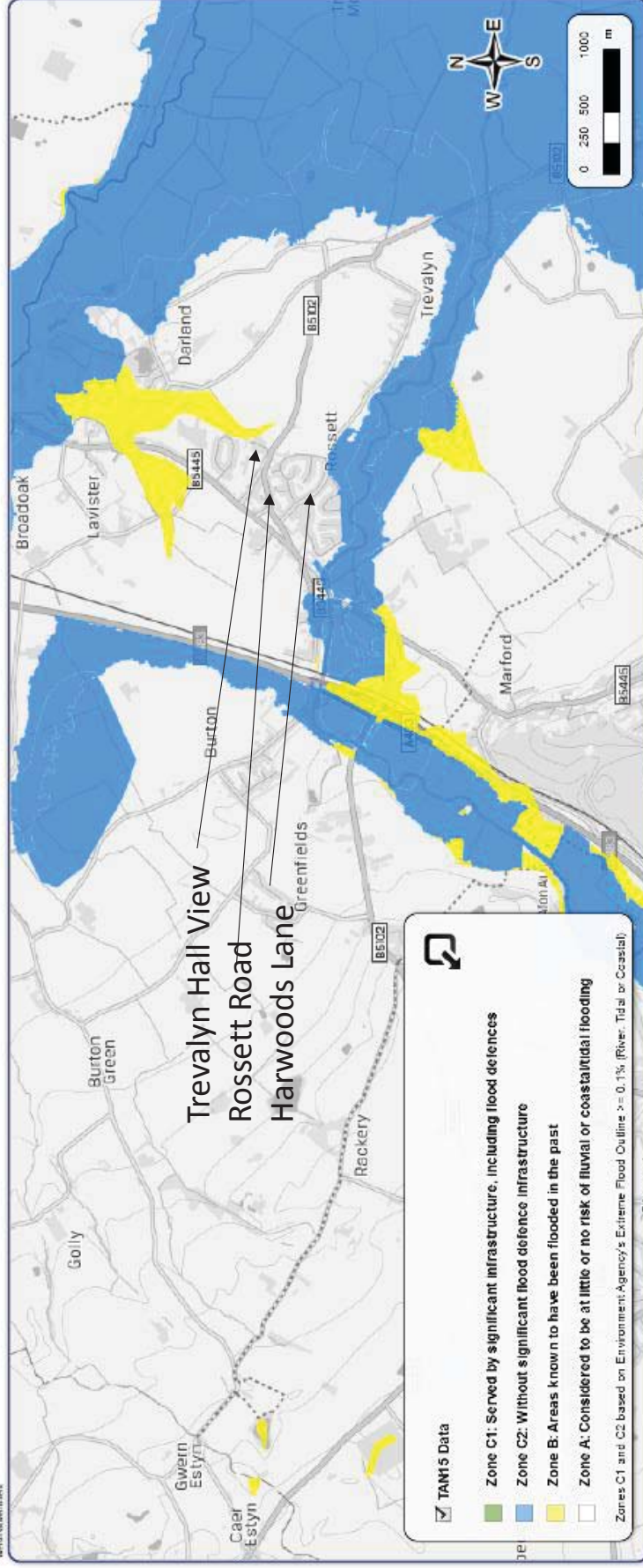
Flood Risk — River Alyn

Information Source NRA Wales



TAN 15 Development and Flood Risk
Development Advice Map

Flood Risk Map - Rossett



Green Barrier Designation

The following slide shows the Green Barrier around Rossett included the earlier UDP.

The inclusion of land North & South of Rossett Road clearly encroaches on this policy.

Special Landscape Area Policy (EC5).

The Wales Policy EC5 requires developments to conserve or enhance the existing landscape. The inclusion of the site(s) does not support this policy and encourage the creep of development into the countryside.

The next group of slides illustrate a typical example of development on the suggested inclusion site(s).

The LDP proposes to increase the number of units to 137 rather than the 132 illustrated below.

The following data and diagrams have been extracted from the consultants reports that were submitted with the draft scheme. Analysis has shown that there are some serious flaws in the proposals relating to increased flooding to the area but as we have seen this is dismissed in Slide 13 by Wrexham Council in their Local Flood Risk Management Strategy.

Where flaws have been detected in the example housing scheme appropriate commentary is offered.



Plan –Extracted
from J10 Planning
Statement Feb
2017

ILLUSTRATIVE MASTERPLAN

A Scheme By
Parkinson Inc
Urban Design &
Master Planning
Jan 2017 showing
132 Units





1st DRAFT ILLUSTRATIVE MASTERPLAN

By Parkinson Inc
Urban Design & Master
Planning
From Jan 2017 Design &
Access Statement

The accommodation schedule comprises the following:

	Parcel (north)	Parcel (south)	TOTAL
Site Area (ha)	2.8	3.4	6.21
Site Area (acres)	6.94	8.41	15.35
2 bed	10	2	12
3 bed	32	41	73
4 bed	19	28	47
Total dwellings	61	71	132
POS	1.17 acres	1.69 acres	2.86 acres
Affordable @ 25%	15	18	33
Density (dph)	21.8 dph	20.9 dph	21.2 dph

Schedule
Extracted from
J10 Planning
Statement Feb
2017



Note Waterlogged area

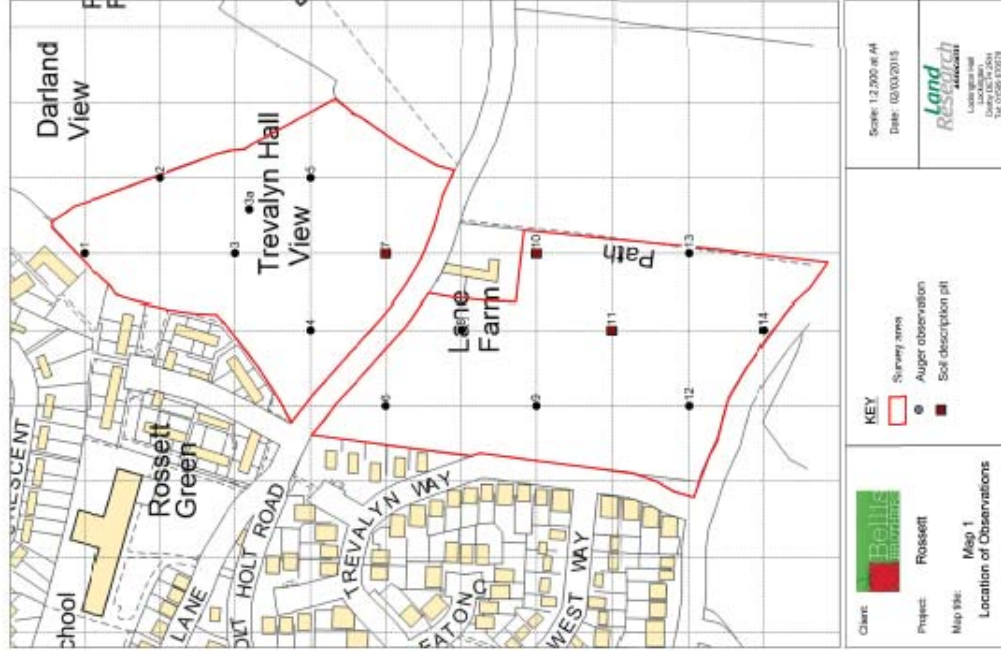
Details from Tigergeo Report
March 2016

Site Location Plan – Extracted
from J10 Planning Statement
Feb 2017



Test Pits & Auger Holes to assess land quality.

Work by Land Research Associates
March 2015



Land Quality.

Work by Land Research Associates
March 2015

Note Heavy & Poor
Draining Soils !
(Green Areas)



Drainage Trial Pit Locations

Tests carried out by
Waterco September
2015



Aerial Photograph
(Source: Google Maps)

Drainage Test Pit Results – Extracted from Waterco Report

Location	Test 3 Infiltration Time	Trial hole size LxWxD (Metres)
Trial Pit 1	15 Minutes	2.2 x 0.6x 1.03
Trial Pit 2	26 Minutes	2.2 x 0.7x 1.00
Trial Pit 3	53 Minutes	1.75 x 0.7x 0.93
Trial Pit 4	19 Minutes	1.2 x 0.7x 1.05
Trial Pit 5	Pit did not drain – abandoned trial	1.7 x 0.7x 1.00
Trial Pit 6	Pit did not drain – abandoned trial	1.8 x 0.7x 1.00
Trial Pit 7	13 Minutes	2.0 x 0.7x 1.01
Trial Pit 8	3 Minutes	1.7 x 0.6x 0.91
Trail Pit 9	14 Minutes	1.8 x 0.9x 0.97
Trial Pit 10	123 Minutes	1.8 x 0.9x 0.95
Trial Pit 11	36 Minutes	1.7 x 0.7x 1.04
Trial Pit 12	24 Minutes	1.3 x 0.65x 1.05

Trial Pit	Average Infiltration Rate (m/s)
1	1.28 x 10 ⁻⁴
2	7.71 x 10 ⁻⁵
3	4.67 x 10 ⁻⁵
4	1.26 x 10 ⁻⁴
5	No rate calculated*
6	No rate calculated*
7	7.83 x 10 ⁻⁵
8	6.33 x 10 ⁻⁴
9	1.42 x 10 ⁻⁵
10	1.69 x 10 ⁻⁵
11	4.66 x 10 ⁻⁵
12	8.01 x 10 ⁻⁵

Table 1 : Summary of Test Infiltration Rates

* No infiltration rate calculated for trial pits 5 and 6. The test was abandoned at trial pits 5 and 6 due to the underlying clay and resulting slow infiltration. Soakaways are not suitable in the location of trial pits 5 and 6.

Tests and calculations carried out by Waterco. Sept 2015

Location	Average Infiltration Rate (m/s)	Efficacy Comparison with Trial Pit 8
Trial Pit 1	1.28×10^{-4}	20.2%
Trial Pit 2	0.771×10^{-4}	12.2%
Trial Pit 3	0.467×10^{-4}	7.3%
Trial Pit 4	1.26×10^{-4}	20.0%
Trial Pit 5	Trial Abandoned	Pit did not drain
Trial Pit 6	Trial Abandoned	Pit did not drain
Trial Pit 7	0.783×10^{-4}	12.4%
Trial Pit 8	6.33×10^{-4}	100%
Trial Pit 9	0.142×10^{-4}	2.3%
Trial Pit 10	0.169×10^{-4}	2.7%
Trial Pit 11	0.466×10^{-4}	7.3%
Trial Pit 12	0.801×10^{-4}	12.7%

Table 1 Recalculated to show variation in infiltration rates when compared with the best - all infiltration rates now expressed to the same base 10^{-4} m/s.

Extract from WaterCo—Land off Holt Road Rossett.

Flood Consequences Assessment and Drainage Strategy

5 Surface Water – No Adverse Impact

- 5.1 The existing site is 100% permeable, and consists of agricultural land as shown on the aerial image in Appendix A. It is therefore assumed that there is currently no positive drainage and surface water is infiltrating into the ground.
- 5.2 The proposed development will increase the impermeable area of the site through the introduction of buildings and roads.
- 5.3 A comparison of the pre and post-development runoff rates and volumes is provided overleaf. The calculations are included in Appendix F. No development plans are currently available therefore an approximate impermeable area of 40% has been used for the post-development calculation. A 30% allowance for climate change has also been included in the post-development calculation.

- Analysis of the WaterCo report shows that the calculations are based on the whole of the site being 100% permeable. This assumption was based on a generalised map of the agricultural land in the area and took the land as category 4. The report goes on to estimate that post development the impermeable area would be 40% and allowed 30% climate change.
- From the work undertaken by Land Research Associates in 2015 (Slide 21) it can be seen that approximately 12% of the field adjacent to Trevalyn Hall View is not permeable and that of the remainder approximately only 50% of the field is satisfactory Gravely soil.
- Similarly the Field adjacent to West Way has approximately 25% soil that is not permeable and that of the remainder approximately only 50% of the field is satisfactory Gravely soil.
- The above therefore casts serious doubts on the assumptions made in Para 5.1 above and as a result the calculations regarding post development runoff appear to be seriously flawed.

- The work carried out by Tigergeo in 2016 also casts major doubts on the permeability of the field adjacent to Trevalyn Hall View.
- Much store is placed on flooding reports in the work by WaterCo in 2015 but the record research is imperfect, similarly the records of Natural Resources Wales. The records do not acknowledge the severe flooding that took place on 25/26 September 1976 when the River Alyn flooding crossed Harwoods Lane and lapped up to the field adjacent to West Way. If proper research had been undertaken it would have been established that the high water levels in 1976 were a combination of intense rainfall and exceptionally high tides on the River Dee. The 2000 floods did not rise to the same level as 1976.
- Similarly the NRA maps delineating the 2000 flood levels conveniently do not show the extent that the flood waters extended into Grosvenor Crescent and Alyn Drive nor does it show the flooding to 37 Alyn Drive.
- With the recent River Alyn flood prevention measures in Station Road it is likely that in the event of high flood water levels even more water will be directed to the designated flood plain adjacent to Alyn Drive increasing the flood risk to adjacent properties.

- Examination of the typical windfall development scheme suggested by Bellis for the site(s) shows that a SUDS scheme for the site will not be altogether effective due to the poor ground conditions. The implications are that there will be increased run off from the site (**Exceedance**), thus increasing the risk of localised flooding either to any new properties or existing properties in the area. In examining the typical outline scheme submitted by Bellis there appears to be no consideration of the earlier recorded flooding on the site(s) and the way this flood risk would be addressed.
- It is therefore essential that Wrexham Council provide full details of their Flood Risk Assessment for the Site(s). The local authority should provide full details of their staff who are actually qualified to carry out or check the Flood Risk Assessments together with all the associated calculations to support the inclusion of this site(s) in the Development Plan. If the Local Authority has relied on the work by Bellis to inform the Development Plan then the wisdom of this must be questioned before finalisation of the Development Plan or it is taken by us to Appeal with the Planning Inspectorate.

Flood risk within the development – SUDS National Standards Require amongst other things:-

- *“The drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design, flooding does not occur on any part of the site for a 3.3% Annual Exceedance Probability rainfall event.*
- *The drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design, flooding does not occur during a 1% Annual Exceedance Probability rainfall event in any part of: a building (including a basement); or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.*
- *The design of the site must ensure that, so far as is reasonably practicable, flows resulting from rainfall in excess of a 1% Annual Exceedance Probability rainfall event are managed in exceedance routes that minimise the risks to people and property”.*

The implications for everyone are that when the SUDS system is overburdened and this is recognised in National Guidance then the system must employ runoff for floodwater from the development:-

Exceedance Guidance Note

“To satisfy Good Design the LLFA (Wrexham Council) must expect exceedance flows, originating from both within and outside of the development site, must be directed through areas where the risks to both people and property are minimised.

When considering exceedance routes, particular attention should be paid to:

- 1. The position of walls, bunds and other obstructions that may direct water but must not cause ponding*
 - 2. The location and form of buildings (e.g. terraces and linked detached properties) that must not impede flows or cause ponding*
 - 3. The finished floor levels relative to surrounding ground*
- Submitted drawings and calculations must identify sources of water entering a site pre development, how flows will be routed through a site, where flows leave the site pre development and where they leave the site post development”.*

The Run off implications for the areas surrounding this site(s) are that there are only 4 places for the Exceedance (over burdening of the SUDS system) to go and they are:-

Trevalyn Hall View, Lane Farm, West Way or Harwoods Lane. This flooding risk conflicts directly Wrexham Council **Key Issues, Vision and Objectives 4** Para 3 (Page 25) and **SO5 :4.9** Para 3 (Page 27)

We will now go on to look at just some access and other issues already affecting the village. Adding another 137 houses in the village will add further to the present problems:-

- The proposed site is located where there is a distinct lack of footpaths from the Village along Rossett Road. – Safe pedestrian access is therefore already compromised so further location of properties in the area will place more pedestrians at risk.
- A regular bus route passing the site has been curtailed with its inherent problems for the less ambulant to travel by public transport to and from the area. With more properties the number of people without a convenient local bus route will increase substantially.
- Traffic congestion/parking in Holt Road/Rossett Road has reached unsatisfactory levels adjacent to the Primary School, The Green, the Park and Chester Road.

- Hitherto the doctor's practice in the village has been under pressure with the surgery only open restricted hours and days of the week. With the planned closure of Gresford Medical Centre the intention is to transfer many of Gresford and Marford's 5000 Residents to Rossett Surgery. Opening the Rossett Surgery for 5 days a week will most likely be inadequate for this total increase in prospective patients up to 8200.
- The primary school is already well subscribed and an additional 137 properties will inevitably require at least 1 or 2 form entry increase in the school capacity.
- The traffic hazard situation has worsened substantially since the opening of the Co-op in Holt Road and it is only a matter of time until a serious accident occurs in this location. More estate traffic will increase the risk.

- The secondary school already has an influx of pupils from Wrexham itself and again will inevitably require at least 1 or 2 form entry increase in the school capacity to accommodate local children.
- The road condition is very poor throughout the village and the possible addition of an estate adding approximately between 130 and 250 more cars to the area will increase congestion substantially and markedly increase road wear to already potholed roads.
- The village does not possess a permanent Bank or Post Office thus villagers have to travel out of the village for these facilities. Increasing the population will further focus on the lack of facilities in the village.

- All of the items create additional pressures on the existing infrastructure and community facilities in direct conflict with Wrexham Council Strategic Policy 5.20 (Page 38) not so to do.
- The typical scheme shown attached if forced through does not meet the requirements of SP1: Housing Provision (Page 36) in terms of the first 5 essential criteria for Housing Development.
- **Policy DM1: Development Management Considerations** (Page 94) The inclusion of this site(s) fails to satisfy:
 - e. *Be safely and conveniently accessible for all potential users/occupiers of the development on foot, bicycle, by public transport and by car;*
 - f. *Not give rise to parking or highway safety problems on site or in the locality;*
 - g. *Maximise sustainable travel choices first and then provides for car related needs.*

- i. *Not increase the risk of flooding but makes adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment;*
- j. *Consider the needs of a diverse population including those with protected characteristics such as age or disability.*

Policy SP19: Climate Change (Page 87) Section 5.120 Regarding Design Access Statements for Development - Bullet Point 4 asks “*How flood risk within areas susceptible to fluvial and surface water flooding has been considered in accordance with TAN15: Development and Flood Risk*”.

This key policy point appears to have been conveniently overlooked by the LPA (Wrexham Council) with the inclusion of the site(s) in its LDP.

Conclusions

As a result of all these concerns the site(s) inclusion in the development plan should be opposed on the grounds that:-

- a. it is an unwelcome intrusion into The Green Barrier (Policy EC1) and the Special Landscape Area Policy (EC5).
- b. is too large in scale representing approximately 11% increase in the village size,
- c. it will overburden the present village amenities and infrastructure
- d. it will place further strain on the local road network
- e. it will not provide the required degree of affordability but will result in an exclusive enclosed development,

Conclusions Continued

- f. it does not enhance the landscape when viewed from the existing village
- g. the initial economic benefits of the development do not exceed the longer term financial implications and investment required by the local authority and NHS etc. to support this major population influx
- h. it poses flood risks to the new properties by the suggested drainage methods in varying ground conditions and
- i. it is likely to add further to the water entering the flood plain bearing in mind the history of earlier flood waters breaching Harwoods Lane and lapping up to the area suggested for the SUDS pond.

Conclusions Continued

- j. Existing properties in the immediate surrounding areas have been refused insurance cover due to the flood risk potential and flooding history in the area, so the Local Authority being aware of the problems associated with the suitability or otherwise of this site(s) must be prepared to indemnify all the surrounding properties against flood risks increased by the flawed inclusion of the site(s) in the LDP or face the prospect of a class action against them for their decisions that make matters worse.
- k. **The simplest solution for the dilemma being created for and by the LPA is to completely remove the suggested site(s) from the Development Plan!**

Date : April 2018

Summary

It is clear that inclusion of this site(s) in the Development Plan should be opposed in its present form and the way forward should be to send this proposal back to the planners to present a revised development plan that does not contradict the Local Authority Commitment & their definition of Sustainable Development. The inclusion of this site(s) in the Plan will damage the village and its infrastructure and potentially increase the risk of flooding in the area contrary to the Local Authority stated policy.

At present the example application we have seen does not demonstrate this care and concern not withstanding all the nice sketches, plans and technical reports plus the enthusiastic words in the Design and Access Statement and the nice wording of the LDP.

END

WREXHAM DEVELOPMENT PLAN 2013 to 2028

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