

Summary of Consultation

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

AUGUST 2018



Introduction

This Summary of Consultation summarises Lidl's pre-application public consultation activity undertaken in relation to its proposed new Lidl store and drive-through coffee shop at Bodhyfryd, Wrexham. The document sets out the consultation activity, feedback received from statutory and other consultees and the local community, and the applicant's response to any issues raised.

Lidl places great importance on public consultation and engagement with the local community before submitting a formal planning application.

Consultation is key

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

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

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

Planning Policy

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

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

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

Statutory consultation

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

Site notices

As required by the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012 Schedule 1B: Publicity and consultation before applying for planning permission*

notice under articles 2c and 2d, site notices (in English and Welsh) were placed in selected locations on or close to the site for a minimum of 28 days (*see Appendix 1*).

In addition to the site notices, letters enclosing the notice and an invitation to a public exhibition of the proposals was issued to residential and business properties that share a boundary with the application site, as well neighbouring business and residents in the wider area. Letters and notices were bilingual, in both Welsh and English (*see Appendix 2*).

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

The planning application documents were made available to view, for a minimum of 28 days, online at www.lidl-wrexham.co.uk (*see Appendix 3*), and paper copies were made available at Wrexham Library. Documents were also available at the public exhibition for visitors to view.

Planning documentation included:

- Geo-Environmental Assessment Report
- Site location plan
- Existing site plan
- Demolition plan
- Proposed site plan
- Proposed building plan
- Proposed roof plan
- Proposed Lidl elevations
- Proposed boundary treatments
- Proposed site finishes
- Proposed landscape design and specification
- Proposed drive through coffee shop plan and elevations
- Arboricultural report
- Design and Access Statement
- Flood Consequence Assessment
- Noise Assessment
- Planning Heritage and Retail Statement
- Remada Phase 1
- Transport Assessment
- Statement of Community Involvement

The formal consultation period ran from 27 June until 5pm on 27 July 2018.

Specialist consultees

Specialist consultees, identified by the Local Planning Authority, include the Local Highways Authority. Specialist consultees were issued with a Schedule 1C notice under *Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012*. In addition to the Local Highways Authority, non-statutory consultees were also contacted via letter and invited to attend a public exhibition of the proposals (*see Appendix 4*). All correspondence was bilingual, in Welsh and English with Welsh language taking precedence over the English.

The full responses from specialist consultees can be seen at *Appendix 5*. A summary of the comments from Wrexham Borough County Council in relation to highways, and the applicant's response can be found below.

Existing Access

The proposed development site is located off the Asda / Bodhyfryd roundabout which is a busy, classified road subject to a 20mph speed limit. The existing access serving the development site is 6.4m wide and provides visibility splays compliant with current DMRB (Design Manual for Roads and Bridges) standards. The existing access currently provides access to the Wrexham Police Station. I assume that the existing access already accommodates a significant number of daily vehicle movements. There is an existing 2.9m wide footway / cycleway fronting the development site along Bodhyfryd. Any proposed widening of the access must accommodate this existing facility.

Proposed Access

The submitted layout plan (Drg. No. AD114) indicates the widening of the existing access to approximately 11m. Any proposed modified access will need to comply with current DMRB (Design Manual for Roads and Bridges) standards. Any proposed splitter island at the main access must be able to accommodate a mobility scooter / bicycle / pram. This may affect the swept paths of HGVs entering / exiting the site. As the proposed retail unit and drive-thru takeaway will significantly increase vehicle movements through this access compared with the existing use, I would recommend that consideration is given to modifying the existing cycleway / footway arrangement ie/so pedestrians / cyclists have to cross just inside the modified access at the narrowest point. The applicant will be required to enter into a s.38/278 agreement with the Council in order to carry out any works in the highway to modify the access. I would recommend that Stage 1 & Stage 2 Safety Audits are submitted for the proposed planning application to ensure that a suitable access can be provided off the existing roundabout.

Applicant response:

There will be no alteration to visibility out of the improved, widened access. There is therefore no threat to compliance with DMRB standards, such as they pertain to visibility out of an access onto a roundabout. The splitter island at the main access off the Asda roundabout is approximately 2.10m in width, which can easily accommodate a mobility scooter / bicycle / pram. The swept path analysis was carried out with the splitter island in place, showing that delivery vehicles will be able to safely access and egress the site without overhanging either the footways on either side or the refuge in the centre of the access. We do not agree that providing a crossing at the narrowest point of the modified access would be effective. Such a crossing would not be on the desire line and pedestrians/ cyclists may choose to disregard the crossing point and cross at the bellmouth instead. Better to design facilities to meet the demand to cross on the most efficient route for peds/cyclists.

A Stage 1 RSA will be commissioned.

Layout

I would raise concerns regarding the internal access serving the drive-thru facility just inside the main access and the potential for vehicles queuing in the drive-thru lane backing up onto the main access and impacting on the adjoining highway. I would recommend that this access is deleted and the additional access serving the drivethru closest to the foodstore is used to

access the drive-thru facility. This will inevitably impact on the submitted swept path movements of larger delivery vehicles and will potentially require the use of smaller delivery vehicles to service the drive-thru takeaway. This detail will need to be included in a suitable Service and Delivery Management Plan.

Applicant response:

Deleting the access proposed for the drive-thru and using instead the access closest to the foodstore for drive-thru traffic is likely to worsen safety through increasing passing traffic near the parent and child spaces. There is a policy against hot-food take-aways on this site and the proposed unit would be a coffee shop drive-thru. Such units are much lower generators than typical McDonalds/KFC drive-thrus and as such the concerns expressed here will not be realised. No alteration to the layout is therefore proposed.

The distance between the drive-thru window and the access road into the car park is sufficient for six cars to queue. Even if queuing did extend back onto the access road, the width of the road is such that inbound traffic can bypass the end of the queue. There is therefore no realistic prospect of traffic blocking back onto the roundabout and the current layout is considered perfectly suitable for the anticipated use.

Service Delivery Management Plan (SDMP)

I would recommend that the applicant submits an appropriate SDMP which includes details stating that any delivery vehicles will service the site outside of normal opening hours, frequency of deliveries and how deliveries will be staggered.

Applicant response:

Details of the proposed delivery arrangements have been made available in the Transport Assessment Paragraphs 3.11 to 3.14. It is expected that the site will receive one to two dedicated deliveries per average day, increasing to three during seasonal peak periods. Lidl and the drive-thru will try to avoid deliveries during normal opening times, but the swept path assessments provided demonstrate that nevertheless, such vehicles can enter, manoeuvre and leave the site safely even when the car park is fully occupied. A Delivery Management Plan (SDMP) will be provided if required by condition.

Parking and Turning Provision

LPGN 16 requires a maximum of 1 car space per 14m² gfa (Class A1 Retail Use) for the proposed foodstore. Based on a gross floor area of 1325 m², the proposed foodstore would require a maximum of 95 spaces. The submitted layout plan indicates that the provision of 91 spaces for the proposed foodstore which is considered adequate. This equates to a shortfall in parking provision compared with maximum standards of approximately 4%.

LPGN 16 requires a maximum of 1 car space per 4 m² public floor space (Class A3 Café / Takeaway Use) for the proposed drive-thru takeaway. Based on a floor area of 205 m², the proposed foodstore would require a maximum of 51 spaces. The submitted layout plan indicates the provision of 30 spaces for the proposed drive-thru takeaway which is considered inadequate. This equates to a shortfall in parking provision compared with maximum standards of approximately 41%. Some of the proposed parking spaces are only 4.7m deep and do not comply with LPGN 16 requirements.

Applicant response:

The drive-thru has a proposed floor area of 205m², however only 60% will be available as public floor space. As such, according to LPGN 16, a maximum of 31 car parking spaces would need to be provided. The submitted layout plan shows a provision of 30 spaces, meaning a shortfall of 3% compared with maximum standards. This is therefore considered adequate given that shared use of Lidl's car park is possible.

The proposed spaces which are specified as 4.7m deep are overhanging the landscaping boundary, meaning that a car will be able to sit within the parking space as if it was 5m deep. This is standard practice in car parking design across the UK.

Pedestrian Access

Pedestrian Access to the site is generally adequate. However, I would raise concerns regarding the location of the internal pedestrian crossing facility nearest to the proposed access. The location of this facility may well result in vehicles entering the site, stacking back onto the adjoining highway whilst pedestrians cross which would be unacceptable. I would recommend that this crossing facility is deleted. There is an existing pedestrian crossing point across the north western side of the Asda Roundabout. I would recommend that consideration is given to providing a pedestrian access point into the development site at this point which includes the re-location of the proposed internal crossing facility away from the main access. This detail has not been indicated on the submitted layout plan.

The submitted layout plan appears to indicate a pedestrian footpath link at the rear of the site leading towards Bodhyfryd (unclassified road). There is an existing footway / cycleway link at the rear of the site which leads to the subway under Bodhyfryd. I would recommend that a suitable pedestrian / cycleway link into the development site at this point.

Further details will be required indicating how such footways / cycleways will link into the existing infrastructure.

Applicant response:

The current peak demand for inbound vehicles in the Saturday midday peak is 184 cars per hour. This equates to 3 cars per minute. The distance between the crossing and the roundabout is 25m. There is therefore room for up to six cars to queue. The crossing distance is 9m. At an average walk speed of 1.33m/s, it would take 7 seconds for a pedestrian to cross in this location. There is therefore no realistic prospect of such activity causing sufficient delay to inbound vehicles that they would block back as far as the roundabout. The crossing point is therefore unchanged.

The existing subway and pedestrian / cycle infrastructure at the south and west of the proposed site will link with the current site. A pedestrian access directly onto the footway close to the subway entrance / exit has not been included as this would affect the western, treelined boundary of the site and would also put pedestrians and cyclists into the area used by HGVs to manoeuvre on and off the loading bay.

Transport Assessment (TA)

I previously recommended the submission of a Transport Assessment which includes anticipated daily vehicle movements, peak hour movements from the proposed development

and an ARCADY capacity analysis of the Chester Road / Bodhyfryd roundabout, Asda Roundabout and Holt Road / Tesco roundabout. However, the submitted TA only appears to include an analysis of the Asda roundabout. I await the requested information. The TA includes "Concluded Trip Type Proportions" in respect of new / pass-by trips for both the foodstore and drive-thru. It is stated that no new trips will be made in respect of the proposed drive-thru. I would not agree with this assessment as a new McDonalds outlet for example would inevitably attract a significant number of new trips.

A traffic survey appears to have been carried out by the applicant on Tuesday 20th March and Saturday 24th March. We would normally require a traffic survey to include the following:

- Minimum 7 day survey
- 12hr Monitoring Period: 7am - 7pm
- Neutral Monitoring Periods, typically March, Sept / Oct, when traffic is not influenced by Winter or School Holidays
- Classification of Vehicles ie/cars, HGVs, etc.
- Volume of traffic
- Speed of Traffic (85th percentile)

The TA includes maximum RFCs for the Asda roundabout (Base 2023 + Development) of 0.47 during the weekday PM Peak and queue lengths of up to 1 PCU. For the Saturday Peak, a maximum RFC of 0.48 and queue lengths of up to 1.0PCU are indicated. These queue lengths seem to be particularly low. I would recommend that a revised traffic survey is carried out over a 12-hour monitoring period / minimum 7-day survey and an ARCADY analysis carried out on all 3 roundabouts as detailed above. Any assessments would need to include baseline traffic plus development plus 15 years growth.

Applicant response:

It has been estimated that the traffic generated by the proposed development will be 80% pass-by given the proximity of the site to existing, well established A1 food stores and other retail facilities. 20% of Lidl trips will be new while it will be 100% pass-by for the drive-thru. The drive-thru outlet is not proposed to be a fast food outlet due to the proximity to Alexandra C.P. School. It is therefore proposed to be a coffee shop and at peak network times, the likelihood of drivers making a single-purpose trip to the coffee shop is extremely remote. These facilities draw their trade from pass-by traffic almost exclusively, hence the need for a prominent location against a busy highway. This estimation of pass-by traffic considers the number of existing supermarkets in the immediate vicinity of the site, for example Tesco and Asda. It is likely that current customers of these supermarkets will change their shopping habits to include a visit to Lidl once the foodstore opens. As a result, the trips already currently exist on the network and the impact of the proposed site will be negligible on junctions further afield such as Holt Road / Tesco roundabout and Chester Road / Bodhyfryd roundabout. To undertake 7-day, 12-hour turning counts as three separate large junctions would be a very expensive exercise that would not be an efficient use of resources. We have supported many Lidl developments across the UK over many years and the information provided within the TA is akin to what is accepted by LHAs uniformly at all other sites.

We have re-run the Arcady model and checked the geometry and input flows and cannot recreate the level of queuing observed. Such queuing was not excessive (typically 2 to 4 pcus, occasionally 7) and it may be that the way in which Arcady reports queuing differs from the

way in which the enumerator recorded queues. We are confident that the model is representative of both existing and future conditions.

Current guidelines state that future-year assessments need only take account of future conditions up to five years from the date of application. The suggestion to include baseline traffic growthed to a 15-year design horizon plus development traffic on top would place an unreasonable onus on any developer in terms of mitigating future impacts.

Stakeholder and community consultation

In addition to the above statutory consultation activity undertaken, Lidl consulted with other key stakeholders and the wider community.

Stakeholder engagement

In addition to the specialist consultees identified by the local planning authority, the following key stakeholders were contacted via letter on 26 June 2018 (*Appendix 6*) to invite them to a stakeholder preview event prior to the plans being on public display at the public exhibition. Stakeholders were offered the opportunity to arrange an informal meeting with the development team. Key stakeholders identified:

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

All correspondence was in both Welsh and English.

Community engagement

A letter inviting recipients to the public exhibition of the proposals was issued on 26 June 2018 to 321 neighbouring businesses and residents (*Appendix 7*).

Letters were bilingual and included a freephone telephone number and email address.

Public exhibition

The wider community was consulted on the proposals via a public exhibition at Wrexham Memorial Hall on Wednesday 4th July 2018. The drop-in exhibition ran between 3pm and 7.30pm. Members of the development team were available to discuss the proposals and answer questions. A preview of the exhibition will be held for stakeholders between 2pm and 3pm.



The proposals were displayed on A1 boards (*see Appendix 8*) and information leaflets, with tear-off freepost feedback forms were available (*see Appendix 9*). All materials were dual language and a Welsh translator was available at the event. The feedback form could be completed at the event and posted in the box or returned via the freepost address provided.

In addition to directly inviting neighbouring businesses and residents, and key stakeholders to the event, the exhibition was publicised via a media release (*see Appendix 10*). A set of planning application documents was also available to view on the day.

Further consultation

Following the event, the information leaflet with tear-off freepost feedback form was distributed door-to-door to over 3,000 properties (*see Appendix 11*).

Feedback and scheme amendments

To date, 14 feedback forms have been received. Of these, four agree with the proposals, disagree and three are not sure.

The comments received are below:

- Your presentation about the new site by your officials at the Memorial Hall was excellent. This shop, if it emulates the standard of the Lidl shop on Salop Road, will be a special one. Thank you for promoting your use of the Welsh language. Good luck.
- Please consider smooth ramp access via subway is retained/enhanced, to encourage pedestrians/cyclists from Park Avenue. Parking/trees = more valuable than yet another coffee shop!
- Very good.
- Much better than the hideous concrete police station and would be good competition for ASDA and Tesco. Get it built!
- Bad trade for Wrexham.
- Bad for local businesses. Insufficient security, concerns over just having a drop-down barrier. Should be fenced.
- I have a big issue with Lidl's proposal to fell some very large mature trees on site. These are the only screen between the development and the houses in Powell Road.
- I don't feel that this part of town would benefit by having another store/coffee drive through.
- Do not like the junction, concerned about traffic, there is no need for another Lidl and don't like the drive-through coffee shop.
- On behalf of Capel y Groes (chapel), Wrexham. I'm one of the chapel's members and also its Secretary. Is another supermarket necessary? We're worried about the traffic.
- Lidl already has two supermarkets in the Wrexham area - that should be more than enough. Also, the site is completely unsuitable for such a development - this should be at the edge of the town, should it ever proceed. Also, it would cause too many transport problems - it's bad enough as it is.

Summary of Consultation - Proposed Lidl store and drive-through coffee shop, Bodhyfryd, Wrexham

- I live on Park Avenue, the road opposite where you propose to building Lidl. I am concerned about increased traffic on an already busy, fast roundabout. Also, I am a magistrate at the Wrexham Court, adjacent to the site and I hope Lidl does everything in its power to accommodate the area where we need custody cells for our court. This is extremely important to the Wrexham public.
- I'm not sure about the drive-through coffee shop - America maybe, but Wrexham??? Having your entrance on that very busy ASDA roundabout - is an accident waiting to happen - I think this entrance is asking for trouble!
- We are concerned about your proposal to remove the bank and three cherry trees from the N.W aspect of the development. These trees provide protection for the houses along the side project from air, noise and light pollution. The tree report states that the trees have 40 years of life in them and we strongly oppose their removal.

A response from Acton Community Council has also been received, which can be found at *Appendix 12*.

Scheme amendments

A number of amendments have been made to the proposals as a result of feedback received during the consultation and comments from statutory consultees. These are summarised below.

Trees

Some people commented that they would prefer to see the Cherry Trees along the western boundary retained and a Tree Preservation Order application has since been submitted to the Council.

As a result, the scheme has been re-designed, moving the store further north to retain the existing trees adjacent to the access road to the Magistrates Court and rear of the Memorial Hall. The landscaping proposals have also been revised to retain as many existing trees as possible across the site. Nine well-established trees will be planted along the western boundary to replace the seven trees that need to be removed due to necessary reworking of the site levels in this area.

There will be 15 new trees will be planted across the site and seven existing trees will be retained.

Access

Access for pedestrians from Powell Road has been realigned to move it further away from the site access and the pedestrian crossing within the site has been moved closer to the store entrance.

The access road to the drive-through coffee shop has also been tweaked and a further pedestrian access point has been added, along with a second pedestrian crossing over the road leading to the drive-through window.

APPENDICES

Appendix 1: Site notices

Gorchymyn Cynllunio Gwlad a Thref

(Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Atodlen 1B: Hysbysiad cyhoedduswydd ac ymgynghori cyn gwneud cais am ganiatâd cynllunio o dan erthyglau 2c a 2d.

Archfarchnad Lidl Newydd Arfaethedig

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn cynnig y cyfle i wneud sylwadau uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i Gyngor Bwrdeistref Sirol Wrecsam. Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan Gyngor Bwrdeistref Sirol Wrecsam; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i Gyngor Bwrdeistref Sirol Wrecsam ar unrhyw gais cynllunio cysylltiedig. Cofiwch, gall unrhyw sylwadau a gyflwynir gael eu cadw yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn **safle Gorsaf Heddlu Wrecsam, Bodhyfryd, Wrecsam LL12 7BW**

Rhoddir hysbysiad fod **Lidl UK GmbH** yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer dymchwel yr adeiladau presennol a chodi siop Lidl newydd 1,325m² (Dosbarth A1) a siop goffi archebu o'r car (Dosbarth A1/A3).

Gellir gweld a llwytho i lawr gopi o'r cais arfaethedig; y cynlluniau; a dogfennau ategol eraill yn: www.lidl-wrexham.co.uk. Hefyd, gellir gweld y dogfennau yn Llyfrgell Gyfeirio Wrecsam, Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam, LL11 1AU, rhwng 9.30am a 6.00pm o ddydd Llun i ddydd Gwener, a rhwng 9.30am a 4.00pm ar ddydd Sadwrn.

Dylai unrhyw un sydd am wneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu atom yn:

E-bost:

Emily.parkin@resolvepublicaffairs.co.uk

Rhadffôn:

0800 089
0361

Rhadbost:

Freepost RTXS-JTKL-
UUJY
Resolve Public Affairs
Unit 204
JC Albyn Works
Burton Road
Sheffield
S3 8BZ

Erbyn **5pm ar 27 Gorffennaf 2018**

Llofnod:

Emily Parkin

Dyddiad: 27 Mehefin 2018

Town and Country Planning

(Development Management Procedure) (Wales) Order 2012

Schedule 1B: Publicity and consultation before applying for planning permission notice under articles 2c and 2d

Proposed New Lidl Supermarket

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 Wrexham County Borough Council. Any subsequent planning application will be publicised by Wrexham County Borough Council; any comments provided in response to this notice will not prejudice your ability to make representations to Wrexham County Borough Council on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at the **Wrexham Police Station site, Bodhyfryd, Wrexham, LL12 7BW**

Notice is given that **Lidl UK GmbH** is intending to apply for full planning permission for the demolition of existing buildings and the erection of a new 1,325sqm Lidl Store (Class A1) and a drive-through coffee shop (Class A1/A3).

A copy of the proposed application; plans; and other supporting documents can be viewed and downloaded at: www.lidl-wrexham.co.uk. The documentation can also be viewed at Wrexham Reference Library, Wrexham Library, Rhosddu Rd, Wrexham, LL11 1AU, between 9.30am and 6.00pm Monday – Friday and 9.30am and 4.00pm on Saturday.

Anyone who wishes to make representations about this proposed development must write to us at:

Email:

Emily.parkin@resolvepublicaffairs.co.uk

Freephone:

0800 089 0361

Freepost:

Freepost RTXS-JTKL-
UUJY
Resolve Public Affairs
Unit 204
JC Albyn Works
Burton Road
Sheffield
S3 8BZ

By **5pm on 27th July 2018**

Signed:

Emily Parkin

Date: 27 June 2018

Appendix 2: Boundary neighbour & businesses letter

RESOLVE
PUBLIC AFFAIRS



26 Mehefin 2018

Annwyl Gymydog,

Ymgynghoriad cyhoeddus ar gynigion ar gyfer siop Lidl newydd a siop goffi archebu o'r car, Bodhyfryd, Wrecsam

Rwy'n ysgrifennu ar ran Lidl i roi gwybod i chi am gynigion i adeiladu siop Lidl newydd a siop goffi archebu o'r car ar safle presennol Gorsaf yr Heddlu yn Wrecsam, Bodhyfryd.

Mae'r cwmni'n bwriadu cyflwyno cais cynllunio yn ystod yr wythnosau nesaf ond, cyn hynny, hoffem wybod beth yw barn y gymuned leol ar y cynigion.

Gan fod y cynigion yn cael eu hystyried yn ddatblygiad mawr, rydyn ni'n cynnal ymgynghoriad cyn ymgeisio ar y cynllun, yn unol â Deddf Cynllunio (Cymru) 2015. Cyflwynir yr hysbysiad hwn i chi fel perchennog neu feddiannwr tir cyfagos y mae'r cais arfaethedig yn berthnasol iddo, neu fel preswlydd/busnes cyfagos.

Mae'r hysbysiad sydd wedi'i atodi yn rhoi gwybodaeth am sut mae gweld dogfennau'r cais cynllunio drafft, sut mae gwneud sylwadau ar y datblygiad arfaethedig a phryd mae'r dyddiad cau ar gyfer derbyn eich sylwadau.

Byddwn ni hefyd yn cynnal digwyddiad ymgynghori cyhoeddus a hoffwn eich gwahodd i arddangosfa gyhoeddus ddydd **Mercher 4 Gorffennaf yn Neuadd Goffa, Bodhyfryd, Wrecsam, LL12 7AG**. Digwyddiad galw heibio fydd yr arddangosfa ac mae croeso i chi fynd yno unrhyw bryd rhwng 3pm a 7:30pm. Bydd aelodau o'r tîm datblygu yno i drafod y cynigion â chi.

Os bydd cais cynllunio yn cael ei roi, gallai'r siop Lidl newydd greu hyd at 40 o swyddi newydd i bobl leol, yn ogystal â'r swyddi ychwanegol fydd yn cael eu creu yn rhan o'r siop goffi archebu o'r car.

Bydd modd gweld y cais cynllunio arfaethedig ar wefan y prosiect www.lidl-wrexham.co.uk o 29 Mehefin 2018. Os oes gennych chi unrhyw gwestiynau am y cynigion, cysylltwch â mi ar 0800 089 0361 neu drwy anfon e-bost at emily.parkin@resolvepublicaffairs.co.uk. Yn y cyfamser, gobeithiwn eich gweld yn yr arddangosfa gyhoeddus.

I'n gywir

Emily Parkin

Tel 0112 335 0033 Email emily.parkin@resolvepublicaffairs.co.uk Web www.resolvepublicaffairs.co.uk
15 Queen Square, Leeds, LS1 3BJ
Registered Office: 15 Queen Square, Leeds LS1 3BJ. Registered in England and Wales. Company No. 08021538
Registered Address: 15 Queen Square, 15 King's Cross, Northcote, Sheffield, S10 1TA, UK

On behalf of



26 June 2018

Dear Neighbour,

Public consultation into proposals for a new Lidl store and drive-through coffee shop, Bodhyfryd, Wrexham

I am writing on behalf of Lidl to advise you of proposals to build a new Lidl store and drive-through coffee shop on the current site of Wrexham Police Station on Bodhyfryd.

The company intends to submit a planning application in the coming weeks, but before that happens we would like to know what the local community thinks of the proposals.

As the proposals are considered as major development we are therefore undertaking pre-application consultation on the scheme in line with the Planning (Wales) Act 2015. This notification is served upon you as an owner or occupier of adjoining land to which the proposed application relates, or as a neighbouring resident/business.

The enclosed notice provides information on how to view the draft planning application documents, how to make representations on the proposed development and the deadline for the receipt of your comments.

We will also be holding a public consultation event and I would like to invite you to a public exhibition on **Wednesday 4 July at The Memorial Hall, Bodhyfryd, Wrexham, LL12 7AG**. The exhibition is a drop-in event and you are welcome to attend anytime between 3pm – 7:30pm. Members of the development team will be on hand to discuss the proposals with you.

If planning permission is granted, the new Lidl store could create up to 40 new job opportunities for local people, plus additional jobs created as part of the drive-through coffee shop.

The proposed planning application will be available to view on our dedicated project website www.lidl-wrexham.co.uk by 29th June 2018. If you have any questions about the proposals, please contact me on 0800 089 0361 or by email at emily.parkin@resolvepublicaffairs.co.uk. In the meantime, we hope to see you at the public exhibition.

Yours sincerely

Emily Parkin
Resolve Public Affairs

Summary of Consultation - Proposed Lidl store and drive-through coffee shop, Bodhyfryd, Wrexham

Gorchymyn Cynllunio Gwlad a Thref

(Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Atodlen 1B: Hysbysiad cyhoeddus rwydd ac ymgynghori cyn gwneud cais am ganiatâd cynllunio o dan erthyglau 2c a 2d.

Archfarchnad Lidl Newydd Arfaethedig

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn cynnig y cyfle i wneud sylwadau uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i Gyngor Bwrdeistref Sirol Wrexham. Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan Gyngor Bwrdeistref Sirol Wrexham; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i Gyngor Bwrdeistref Sirol Wrexham ar unrhyw gais cynllunio cysylltiedig. Cofiwch, gall unrhyw sylwadau a gyflwynir gael eu cadw yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn **soffe Gorsaf Heddlu Wrexham, Bodhyfryd, Wrexham LL12 7BW**

Rhoddir hysbysiad fod **Lidl UK GmbH** yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer dymchwel yr adeiladau presennol a chodi siop Lidl newydd 1,325m² (Dosbarth A1) a siop goffi archebu o'r car (Dosbarth A1/A3).

Gellir gweld a llwytho i lawr gopi o'r cais arfaethedig; y cynlluniau; a dogfennau ategol eraill yn: www.lidl-wrexham.co.uk. Hefyd, gellir gweld y dogfennau yn **Llyfrgell Gyfeirio Wrexham, Llyfrgell Wrexham, Ffordd Rhosddu, Wrexham, LL11 1AU, rhwng 9.30am a 6.00pm o ddydd Llun i ddydd Gwener, a rhwng 9.30am a 4.00pm ar ddydd Sadwrn.**

Dylai unrhyw un sydd am wneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu atom yn:

E-bost:

Emily.parkin@resolvepublicaffairs.co.uk

Rhadffôn:

0800 089 0361

Rhadbost:

Freepost RTXS-JTKL-
UUJY
Resolve Public Affairs
Unit 204
JC Albyn Works
Burton Road
Sheffield
S3 8BZ

Erbyn **5pm ar 27 Gorffennaf 2018**

Llofnod:

Emily Parkin

Dyddiad: 27 Mehefin 2018

Town and Country Planning

(Development Management Procedure) (Wales) Order 2012

Schedule 1B: Publicity and consultation before applying for planning permission notice under articles 2c and 2d

Proposed New Lidl Supermarket

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 Wrexham County Borough Council. Any subsequent planning application will be publicised by Wrexham County Borough Council; any comments provided in response to this notice will not prejudice your ability to make representations to Wrexham County Borough Council on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at the **Wrexham Police Station site, Bodhyfryd, Wrexham, LL12 7BW**

Notice is given that **Lidl UK GmbH** is intending to apply for full planning permission for the demolition of existing buildings and the erection of a new 1,325sqm Lidl Store (Class A1) and a drive-through coffee shop (Class A1/A3).

A copy of the proposed application; plans; and other supporting documents can be viewed and downloaded at: www.lidl-wrexham.co.uk. The documentation can also be viewed at **Wrexham Reference Library, Wrexham Library, Rhosddu Rd, Wrexham, LL11 1AU, between 9.30am and 6.00pm Monday – Friday and 9.30am and 4.00pm on Saturday.**

Anyone who wishes to make representations about this proposed development must write to us at:

Email:

Emily.parkin@resolvepublicaffairs.co.uk

Freephone:

0800 089 0361

Freepost:

Freepost RTXS-JTKL-
UUJY
Resolve Public Affairs
Unit 204
JC Albyn Works
Burton Road
Sheffield
S3 8BZ

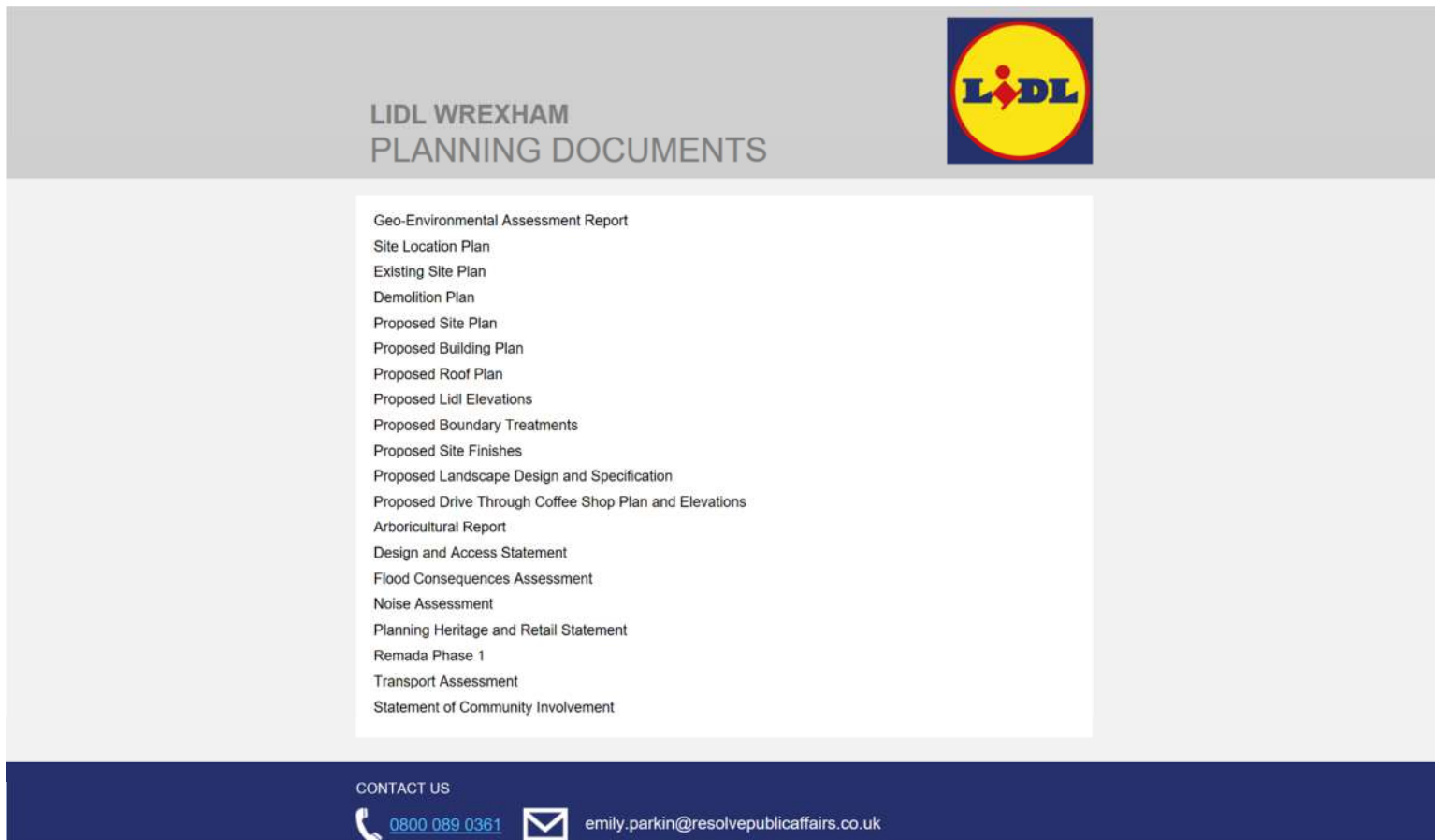
By **5pm on 27th July 2018**

Signed:

Emily Parkin

Date: 27 June 2018

Appendix 3: Website



Summary of Consultation - Proposed Lidl store and drive-through coffee shop, Bodhyfryd, Wrexham

Appendix 4: Non-Statutory consultees letter

RESOLVE
PUBLIC AFFAIRS



26 Mehefin 2018

Annwyl «Dear»,

Ymgynghoriad cyhoeddus ar gynigion ar gyfer siop Lidl newydd a siop goffi archebu o'r car, Bodhyfryd, Wrexham

Rwy'n ysgrifennu ar ran Lidl i roi gwybod i chi am gynigion i adeiladu siop Lidl newydd a siop goffi archebu o'r car ar safle presennol Gorsaf yr Heddlu yn Wrexham, Bodhyfryd.

Mae'r cwmni'n bwriadu cyflwyno cais cynllunio ar gyfer y safle yn yr wythnosau nesaf, ond hoffem wybod beth yw barn y gymuned leol ar y cynigion cyn hynny. Gan fod y cynigion yn cael eu hystyried yn ddatblygiad mawr, rydym felly'n cynnal ymgynghoriad cyn gwneud cais ar y cynllun yn unol â Deddf Cynllunio (Cymru) 2015.

Cyflwynir yr hysbysiad hwn i chi fel ymgynghorai y mae'r cais arfaethedig yn berthnasol iddo. Mae'r hysbysiad amguedd yn rhoi gwybodaeth am sut mae gweld dogfennau'r cais cynllunio drafft, sut mae gwneud sylwadau ar y datblygiad arfaethedig a phryd mae'r dyddiad cau ar gyfer derbyn eich sylwadau.

Fel rhan o'r ymgynghoriad, rydyn ni hefyd yn cynnal arddangosfa gyhoeddus o'r cynigion a hoffwn eich gwahodd chi i ddigwyddiad a fydd yn rhoi cip ymlaen llaw i randdeiliaid. Bydd y digwyddiad hwn yn cael ei gynnal ddydd Mercher 4 Gorffennaf yn Neuadd Goffa, Bodhyfryd, Wrexham, LL12 7AG. Bydd aelodau o'r tîm datblygu yno i drafod y cynigion a chi ac mae croeso i chi alw heibio unrhyw bryd rhwng 2pm a 3pm. Yna, byddwn ni'n agored i'r cyhoedd rhwng 3pm a 7.30pm.

Os bydd cais cynllunio yn cael ei roi, gallai'r siop Lidl newydd greu hyd at 40 o swyddi newydd i bobl leol.

Os oes gennych chi unrhyw gwestiynau am y cynigion, neu os hoffech chi drafnu cyfarfod, rysylltwch â mi ar 0800 089 0361 neu drwy anfon e-bost at emily.parkin@resolvepublicaffairs.co.uk.

Yn gywir

Emily Parkin - Resolve Public Affairs



26 June 2018

Dear «Dear»,

Public consultation into proposals for a new Lidl store and drive-through coffee shop, Bodhyfryd, Wrexham

I am writing on behalf of Lidl to advise you of proposals to build a new Lidl store and drive-through coffee shop on the current site of Wrexham Police Station on Bodhyfryd.

The company intends to submit a planning application for the site in the coming weeks, but before that happens we would like to know what the local community thinks of the proposals. As the proposals are considered as major development we are undertaking pre-application consultation on the scheme in line with Planning (Wales) Act 2015.

This notification is served upon you as a consultee to which the proposed application relates. The enclosed notice provides information on how to view the draft planning application documents, how to make representations on the proposed development and the deadline for the receipt of your comments.

As part of the consultation, we are also holding a public exhibition of the proposals and I would like to invite you to a stakeholder preview of the event. The preview will be held on Wednesday 4th July at the Memorial Hall, Bodhyfryd, Wrexham, LL12 7AG. Members of the development team will be on hand to discuss the proposals with you and you are free to drop-in anytime between 2pm and 3pm. We will then open to the public between 3pm and 7.30pm.

If planning permission is granted, the new Lidl store could create up to 40 new job opportunities for local people.

If you have any questions about the proposals, or would like to arrange a meeting, please contact me on 0800 089 0361 or by email at emily.parkin@resolvepublicaffairs.co.uk.

Yours sincerely

Emily Parkin - Resolve Public Affairs

Tel: 0113 325 0033 Email: emily.parkin@resolvepublicaffairs.co.uk Web: www.resolvepublicaffairs.co.uk

15 Queen Square, Leeds, LS2 8AJ

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Registered Address: 15 Queen Square, 15 Queen Square, Leeds, LS2 8AJ, United Kingdom

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PUBLIC AFFAIRS

Appendix 5: Wrexham County Borough Council comments with applicant response

TECHNICAL NOTE



Proposed Discount Foodstore Development

Wrexham Police Station, Wrexham

Ref: JW/18111/TN01

Author: Jeanne Watrin

Checked: Jim Budd

Date: 30 July 2018

1. This note addresses the comments received from Wrexham County Borough Council on the 12th July 2018.

Council Comments	SCP Response
Existing Access The proposed development site is located off the Asda / Bodhyfryd roundabout which is a busy, classified road subject to a 20mph speed limit. The existing access serving the development site is 6.4m wide and provides visibility splays compliant with current DMRB (Design Manual for Roads and Bridges) standards. The existing access currently provides access to the Wrexham Police Station. I assume that the existing access already accommodates a significant number of daily vehicle movements. There is an existing 2.9m wide footway / cycleway fronting the development site along Bodhyfryd. Any proposed widening of the access must accommodate this existing facility.	Proposed Access There will be no alteration to visibility out of the improved, widened access. There is therefore no threat to compliance with DMRB standards, such as they pertain to visibility out of an access onto a roundabout. The splitter island at the main access off the Asda roundabout is approximately 2.10m in width, which can easily accommodate a mobility scooter / bicycle / pram. The swept path analysis was carried out with the splitter island in place, showing that delivery vehicles will be able to safely access and egress the site without overhanging either the footways on either side or the refuge in the centre of the access.
Proposed Access The submitted layout plan (Drg. No. AD114) indicates the widening of the existing access to approximately 11m. Any proposed modified access will need to comply with current DMRB	We do not agree that providing a crossing at the narrowest point of the modified access would be effective. Such a crossing would not be on the desire line and pedestrians/ cyclists may choose to disregard the crossing point and cross at the

(Design Manual for Roads and Bridges) standards. Any proposed splitter island at the main access must be able to accommodate a mobility scooter / bicycle / pram. This may affect the swept paths of HGVs entering / exiting the site. As the proposed retail unit and drive-thru takeaway will significantly increase vehicle movements through this access compared with the existing use, I would recommend that consideration is given to modifying the existing cycleway / footway arrangement ie/so pedestrians / cyclists have to cross just inside the modified access at the narrowest point. The applicant will be required to enter into a s.38/278 agreement with the Council in order to carry out any works in the highway to modify the access. I would recommend that Stage 1 & Stage 2 Safety Audits are submitted for the proposed planning application to ensure that a suitable access can be provided off the existing roundabout.	bellmouth instead. Better to design facilities to meet the demand to cross on the most efficient route for peds/cyclists. A Stage 1 RSA will be commissioned.
Swept paths – HGVs I understand that the proposed development will be serviced by 16.5m HGVs. The submitted swept path analysis detail appear acceptable.	N/A
Layout I would raise concerns regarding the internal access serving the drive-thru facility just inside the main access and the potential for vehicles queuing in the drive-thru lane backing up onto the main access and impacting on the adjoining highway. I would recommend that this access is deleted	Deleting the access proposed for the drive-thru and using instead the access closest to the foodstore for drive-thru traffic is likely to worsen safety through increasing passing traffic near the parent and child spaces. There is a policy against hot-food take-aways on

and the additional access serving the drive-thru closest to the foodstore is used to access the drive-thru facility. This will inevitably impact on the submitted swept path movements of larger delivery vehicles and will potentially require the use of smaller delivery vehicles to service the drive-thru takeaway. This detail will need to be included in a suitable Service and Delivery Management Plan.	this site and the proposed unit would be a coffee shop drive-thru. Such units are much lower generators than typical MacDonalds/KFC drive-thrus and as such the concerns expressed here will not be realised. No alteration to the layout is therefore proposed. The distance between the drive-thru window and the access road into the car park is sufficient for six cars to queue. Even if queuing did extend back onto the access road, the width of the road is such that inbound traffic can bypass the end of the queue. There is therefore no realistic prospect of traffic blocking back onto the roundabout and the current layout is considered perfectly suitable for the anticipated use.
Service and Delivery Management Plan (SDMP) I would recommend that the applicant submits an appropriate SDMP which includes details stating that any delivery vehicles will service the site outside of normal opening hours, frequency of deliveries and how deliveries will be staggered.	Details of the proposed delivery arrangements have been made available in the Transport Assessment Paragraphs 3.11 to 3.14. It is expected that the site will receive one to two dedicated deliveries per average day, increasing to three during seasonal peak periods. Lidl and the drive-thru will try to avoid deliveries during normal opening times, but the swept path assessments provided demonstrate that nevertheless, such vehicles can enter, manoeuvre and leave the site safely even when the car park is fully occupied. A Delivery Management Plan (SDMP) will be provided if required by condition.
Parking & Turning Provision LPGN 16 requires a maximum of 1 car space per 14m² gfa (Class A1 Retail Use) for the proposed foodstore. Based on a gross floor area of 1325 m²,	The drive-thru has a proposed floor area of 205m², however only 60% will be available as public floor space. As such, according to LPGN

the proposed foodstore would require a maximum of 95 spaces. The submitted layout plan indicates that the provision of 91 spaces for the proposed foodstore which is considered adequate. This equates to a shortfall in parking provision compared with maximum standards of approximately 4%. LPGN 16 requires a maximum of 1 car space per 4 m² public floor space (Class A3 Café / Takeaway Use) for the proposed drive-thru takeaway. Based on a floor area of 205 m², the proposed foodstore would require a maximum of 51 spaces. The submitted layout plan indicates the provision of 30 spaces for the proposed drive-thru takeaway which is considered inadequate. This equates to a shortfall in parking provision compared with maximum standards of approximately 41%. Some of the proposed parking spaces are only 4.7m deep and do not comply with LPGN 16 requirements.	16, a maximum of 31 car parking spaces would need to be provided. The submitted layout plan shows a provision of 30 spaces, meaning a shortfall of 3% compared with maximum standards. This is therefore considered adequate given that shared use of Lidl's car park is possible. The proposed spaces which are specified as 4.7m deep are overhanging the landscaping boundary, meaning that a car will be able to sit within the parking space as if it was 5m deep. This is standard practice in car parking design across the UK.
Pedestrian Access Pedestrian Access to the site is generally adequate. However, I would raise concerns regarding the location of the internal pedestrian crossing facility nearest to the proposed access. The location of this facility may well result in vehicles entering the site, stacking back onto the adjoining highway whilst pedestrians cross which would be unacceptable. I would recommend that this crossing facility is deleted. There is an existing pedestrian crossing point across the north western side of the Asda Roundabout. I would recommend that consideration is given to providing a pedestrian	The current peak demand for inbound vehicles in the Saturday midday peak is 184 cars per hour. This equates to 3 cars per minute. The distance between the crossing and the roundabout is 25m. There is therefore room for up to six cars to queue. The crossing distance is 9m. At an average walk speed of 1.33m/s, it would take 7 seconds for a pedestrian to cross in this location. There is therefore no realistic prospect of such activity causing sufficient delay to inbound vehicles that they would block back as far as the roundabout. The crossing point is therefore

access point into the development site at this point which includes the re-location of the proposed internal crossing facility away from the main access. This detail has not been indicated on the submitted layout plan. The submitted layout plan appears to indicate a pedestrian footpath link at the rear of the site leading towards Bodhyfryd (unclassified road). There is an existing footway / cycleway link at the rear of the site which leads to the subway under Bodhyfryd. I would recommend that a suitable pedestrian / cycleway link into the development site at this point. Further details will be required indicating how such footways / cycleways will link into the existing infrastructure.	unchanged. The existing subway and pedestrian / cycle infrastructure at the south and west of the proposed site will link with the current site. A pedestrian access directly onto the footway close to the subway entrance / exit has not been included as this would affect the western, tree-lined boundary of the site and would also put pedestrians and cyclists into the area used by HGVs to manoeuvre on and off the loading bay.
Transport Assessment (TA) I previously recommended the submission of a Transport Assessment which includes anticipated daily vehicle movements, peak hour movements from the proposed development and an ARCADY capacity analysis of the Chester Road / Bodhyfryd roundabout, Asda Roundabout and Holt Road / Tesco roundabout. However, the submitted TA only appears to include an analysis of the Asda roundabout. I await the requested information. The TA includes "Concluded Trip Type Proportions" in respect of new / pass-by trips for both the foodstore and drive-thru. It is stated that no new trips will be made in respect of the proposed drive-thru. I would not agree with this assessment as a new McDonalds outlet for example would inevitably attract a significant number of new trips.	It has been estimated that the traffic generated by the proposed development will be 80% pass-by given the proximity of the site to existing, well-established A1 food stores and other retail facilities. 20% of Lidl trips will be new while it will be 100% pass-by for the drive-thru. The drive-thru outlet is not proposed to be a fast food outlet due to the proximity to Alexandra C.P. School. It is therefore proposed to be a coffee shop and at peak network times, the likelihood of drivers making a single-purpose trip to the coffee shop is extremely remote. These facilities draw their trade from pass-by traffic almost exclusively, hence the need for a prominent location against a busy highway. This estimation of pass-by traffic considers the number of existing supermarkets in the immediate vicinity of the site, for example Tesco and Asda. It

A traffic survey appears to have been carried out by the applicant on Tuesday 20th March and Saturday 24th March. We would normally require a traffic survey to include the following: - Minimum 7 day survey - 12hr Monitoring Period: 7am – 7pm - Neutral Monitoring Periods, typically March, Sept / Oct, when traffic is not influenced by Winter or School Holidays - Classification of Vehicles ie/cars, HGVs, etc. - Volume of traffic - Speed of Traffic (85th percentile) The TA includes maximum RFCs for the Asda roundabout (Base 2023 + Development) of 0.47 during the weekday PM Peak and queue lengths of up to 1 PCU. For the Saturday Peak, a maximum RFC of 0.48 and queue lengths of up to 1.0PCU are indicated. These queue lengths seem to be particularly low. I would recommend that a revised traffic survey is carried out over a 12-hour monitoring period / minimum 7-day survey and an ARCADY analysis carried out on all 3 roundabouts as detailed above. Any assessments would need to include baseline traffic plus development plus 15 years growth.	is likely that current customers of these supermarkets will change their shopping habits to include a visit to Lidl once the foodstore opens. As a result, the trips already currently exist on the network and the impact of the proposed site will be negligible on junctions further afield such as Holt Road / Tesco roundabout and Chester Road / Bodhyfryd roundabout. To undertake 7-day, 12-hour turning counts as three separate large junctions would be a very expensive exercise that would not be an efficient use of resources. We have supported many Lidl developments across the UK over many years and the information provided within the TA is akin to what is accepted by LHAs uniformly at all other sites. We have re-run the Arcady model and checked the geometry and input flows and cannot recreate the level of queuing observed. Such queuing was not excessive (typically 2 to 4 pcus, occasionally 7) and it may be that the way in which Arcady reports queuing differs from the way in which the enumerator recorded queues. We are confident that the model is representative of both existing and future conditions. Current guidelines state that future-year assessments need only take account of future conditions up to five years from the date of application. The suggestion to include baseline traffic growthed to a 15-year design horizon plus development traffic on top would place an unreasonable onus on any developer in terms of
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	mitigating future impacts.
Car Park Lighting	To be addressed by others
Construction Traffic Management Plan No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented. I would recommend that the applicant liaises with our Traffic Section (contact Darren Green on Tel:01978 729643) to discuss any required traffic management measures.	Accepted
Scheme for Surface Water Drainage A scheme of surface water drainage will need to be submitted for approval. I would recommend that the applicant contacts our Flood Management Officer – Nel Taunt (Tel:01978 729734) to discuss.	To be addressed by others.

- As a result of our consideration of Wrexham BC's comments, we consider that no further action is required in terms of development layout, access provision, or traffic assessment. A Stage 1 RSA will however be commissioned and forwarded for consideration.

Summary of Consultation - Proposed Lidl store and drive-through coffee shop, Bodhyfryd, Wrexham

Appendix 6: Stakeholders letter

RESOLVE
PUBLIC AFFAIRS



26 Mehefin 2018

Annwyl «Dear»,

Ymgynghoriad cyhoeddus ar gynigion ar gyfer siop Lidl newydd a siop goffi archebu o'r car, Bodhyfryd, Wrexham

Rwy'n ysgrifennu ar ran Lidl i roi gwybod i chi am gynigion i adeiladu siop Lidl newydd a siop goffi archebu o'r car ar safle presennol Gorsaf yr Heddlu yn Wrexham, Bodhyfryd.

Mae'r cwmni'n bwriadu cyflwyno cais cynllunio ar gyfer y safle yn yr wythnosau nesaf, ond hoffem wybod beth yw barn y gymuned leol ar y cynigion cyn hynny. Gan fod y cynigion yn cael eu hystyried yn ddatblygiad mawr, rydym felly'n cynnal ymgynghoriad cyn gwneud cais ar y cynllun yn unol â Deddf Cynllunio (Cymru) 2015.

Cyflwynir y hysbysiad hwn i chi fel ymgynghorol y mae'r cais arfaethedig yn berthnasol iddo. Mae'r hysbysiad amgueddig yn rhoi gwybodaeth am sut mae gweld dogfennau'r cais cynllunio drafft, sut mae gwneud sylwadau ar y datblygiad arfaethedig a phryd mae'r dyddiad cau ar gyfer derbyn eich sylwadau.

Fel rhan o'r ymgynghoriad, rydyn ni hefyd yn cynnal arddangosfa gyhoeddus o'r cynigion a hoffwn eich gwahoddi chi i ddigwyddiad a fydd yn rhoi cip ymlaen llaw i randdeiliaid. Bydd y digwyddiad hwn yn cael ei gynnal ddydd Mercher 4 Gorffennaf yn Neuadd Goffa, Bodhyfryd, Wrexham, LL12 7AG. Bydd aelodau o'r tîm datblygu yno i drafod y cynigion a chi ac mae croeso i chi alw heibio unrhyw bryd rhwng 2pm a 3pm. Yna, byddwn ni'n agored i'r cyhoedd rhwng 3pm a 7.30pm.

Os bydd cais cynllunio yn cael ei roi, gallai'r siop Lidl newydd greu hyd at 40 o swyddi newydd i bobl leol.

Os oes gennych chi unrhyw gwestiynau am y cynigion, neu os hoffech chi drefnu cyfarfod, cysylltwch â mi ar 0800 089 0361 neu drwy anfon e-bost at emily.parkin@resolvepublicaffairs.co.uk.

Yn gywir

Emily Parkin - Resolve Public Affairs



26 June 2018

Dear «Dear»,

Public consultation into proposals for a new Lidl store and drive-through coffee shop, Bodhyfryd, Wrexham

I am writing on behalf of Lidl to advise you of proposals to build a new Lidl store and drive-through coffee shop on the current site of Wrexham Police Station on Bodhyfryd.

The company intends to submit a planning application for the site in the coming weeks, but before that happens we would like to know what the local community thinks of the proposals. As the proposals are considered as major development we are undertaking pre-application consultation on the scheme in line with Planning (Wales) Act 2015.

This notification is served upon you as a consultee to which the proposed application relates. The enclosed notice provides information on how to view the draft planning application documents, how to make representations on the proposed development and the deadline for the receipt of your comments.

As part of the consultation, we are also holding a public exhibition of the proposals and I would like to invite you to a stakeholder preview of the event. The preview will be held on **Wednesday 4th July at the Memorial Hall, Bodhyfryd, Wrexham, LL12 7AG**. Members of the development team will be on hand to discuss the proposals with you and you are free to **drop-in anytime between 2pm and 3pm**. We will then open to the public between 3pm and 7.30pm.

If planning permission is granted, the new Lidl store could create up to 40 new job opportunities for local people.

If you have any questions about the proposals, or would like to arrange a meeting, please contact me on 0800 089 0361 or by email at emily.parkin@resolvepublicaffairs.co.uk.

Yours sincerely

Emily Parkin - Resolve Public Affairs

Summary of Consultation - Proposed Lidl store and drive-through coffee shop, Bodhyfryd, Wrexham



Gorchymyn Cynllunio Gwlad a Thref

(Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Atodlen 1C: Erthygl 2D - ymgynghori cyn gwneud cais am ganiatâd cynllunio

Archfarchnad Lidl Newydd Arfaethedig

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn cynnwys cais ffurfiol am ymateb i'r ymgynghoriad cyn-ymgaisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig ar **safle Gorsaf Heddlu Wrecsam, Bodhyfryd, Wrecsam, LL12 7BW**

Rhoddir hysbysiad fod **Lidl UK GmbH** yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer dymchwel yr adeiladau presennol a chodi siop Lidl newydd 1,325m² (Dosbarth A1) a siop goffi archebu o'r car (Dosbarth A1/A3).

Gellir gweld a llwytho i lawr gopi o'r cais arfaethedig; cynlluniau; a dogfennau ategol eraill yn: www.lidl-wrexham.co.uk. Hefyd, gellir gweld y dogfennau yn Llyfrgell Gyfeirio Wrecsam, Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam, LL11 1AU, rhwng 9.30am a 6.00pm o ddydd Llun i ddydd Gwener, a rhwng 9.30am a 4.00pm ar ddydd Sadwrn.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon yr ymatebion i'r ymgynghoriad at Emily.parkin@resolvepublicaffairs.co.uk erbyn **5pm ar 27 Gorffennaf 2018**.

Llofnod: *EParkin*

Emily Parkin

Dyddiad: 27 Mehefin 2018

Town and Country Planning

(Development Management Procedure) (Wales) Order 2012

Schedule 1C: Article 2D - consultation before applying for planning permission

Proposed New Lidl Supermarket

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 the **Wrexham Police Station site, Bodhyfryd, Wrexham, LL12 7BW**

Notice is given that **Lidl UK GmbH** is intending to apply for full planning permission for the demolition of existing buildings and the erection of a new 1,325sqm Lidl Store (Class A1) and a drive-through coffee shop (Class A1/A3).

A copy of the proposed application; plans; and other supporting documents can be viewed and downloaded at: www.lidl-wrexham.co.uk. The documentation can also be viewed at Wrexham Reference Library, Wrexham Library, Rhosddu Rd, Wrexham, LL11 1AU, between 9.30am and 6.00pm Monday – Friday and 9.30am and 4.00pm on Saturday.

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 Emily.parkin@resolvepublicaffairs.co.uk by **5pm on 27th July 2018**.

Signed: *EParkin*

Emily Parkin

Date: 27 June 2018

Appendix 7: Neighbour & Businesses letter



26 Mehefin 2018

Annwyl Gymydog,

Ymgynghoriad cyhoeddus ar gyfer siop Lidl newydd a siop goffi archebu o'r car, Bodhyfryd, Wrecsam

Rwy'n ysgrifennu ar ran Lidl i roi gwybod i chi am ymgynghoriad i adeiladu siop Lidl newydd a siop goffi archebu o'r car ar safle presennol Gorsaf yr Heddlu yn Wrecsam, Bodhyfryd.

Mae'r cwmni'n bwriadu cyflwyno cais cynllunio yn ystod yr wythnosau nesaf ond, cyn hynny, hoffem wybod beth yw barn y gymuned leol ar y cynghoriad.

Gan fod y cynghoriad yn cael eu hystyried yn ddatblygiad mawr, rydyn ni'n cynnal ymgynghoriad cyn ymgaisio ar y cynllun, yn unol â Deddf Cynllunio (Cymru) 2015. Cyflwynir yr hysbysiad hwn i chi fel perchennog neu feddiannwr tir cyfagos y mae'r cais arfaethedig yn berthnasol iddo, neu fel preswlydd/busnes cyfagos.

Mae'r hysbysiad sydd wedi'i atodi yn rhoi gwybodaeth am sut mae gweld dogfennau'r cais cynllunio drafft, sut mae gwneud sylwadau ar y datblygiad arfaethedig a phryd mae'r dyddiad cau ar gyfer derbyn eich sylwadau.

Byddwn ni hefyd yn cynnal digwyddiad ymgynghori cyhoeddus a hoffwn eich gwahodd i arddangosfa gyhoeddus ddydd **Mercher 4 Gorffennaf yn Neuadd Goffa, Bodhyfryd, Wrecsam, LL12 7AG**. Digwyddiad galw heibio fydd yr arddangosfa ac mae croeso i chi fynd yno unrhyw bryd rhwng 3pm a 7:30pm. Bydd aelodau o'r tîm datblygu yno i drafod y cynghoriad â chi.

Os bydd cais cynllunio yn cael ei roi, gallai'r siop Lidl newydd greu hyd at 40 o swyddi newydd i bobl leol, yn ogystal â'r swyddi ychwanegol fydd yn cael eu creu yn rhan o'r siop goffi archebu o'r car.

Bydd modd gweld y cais cynllunio arfaethedig ar wefan y prosiect www.lidl-wrexham.co.uk o 29 Mehefin 2018. Os oes gennych chi unrhyw gwestiynau am y cynghoriad, cysylltwch â mi ar 0800 089 0361 neu drwy anfon e-bost at emily.parkin@resolvepublicaffairs.co.uk. Yn y cyfamser, gobeithiwn eich gweld yn yr arddangosfa gyhoeddus.

I'n gywir

Emily Parkin

Tel 0113 335 0033 Email emily.parkin@resolvepublicaffairs.co.uk Web www.resolvepublicaffairs.co.uk

15 Queen Square, Leeds, LS2 8AJ

Resolve Public Affairs Ltd. A firm limited by guarantee in England and Wales. Company No. 08027338

Registered Address: Darke House, 40 Atterington Rd, Northwood, Cheshire, England, CH64 5JG

On behalf of



26 June 2018

Dear Neighbour,

Public consultation into proposals for a new Lidl store and drive-through coffee shop, Bodhyfryd, Wrexham

I am writing on behalf of Lidl to advise you of proposals to build a new Lidl store and drive-through coffee shop on the current site of Wrexham Police Station on Bodhyfryd.

The company intends to submit a planning application in the coming weeks, but before that happens we would like to know what the local community thinks of the proposals.

As the proposals are considered as major development we are therefore undertaking pre-application consultation on the scheme in line with the Planning (Wales) Act 2015. This notification is served upon you as an owner or occupier of adjoining land to which the proposed application relates, or as a neighbouring resident/business.

The enclosed notice provides information on how to view the draft planning application documents, how to make representations on the proposed development and the deadline for the receipt of your comments.

We will also be holding a public consultation event and I would like to invite you to a public exhibition on **Wednesday 4 July at The Memorial Hall, Bodhyfryd, Wrexham, LL12 7AG**. The exhibition is a drop-in event and you are welcome to attend anytime between 3pm – 7:30pm. Members of the development team will be on hand to discuss the proposals with you.

If planning permission is granted, the new Lidl store could create up to 40 new job opportunities for local people, plus additional jobs created as part of the drive-through coffee shop.

The proposed planning application will be available to view on our dedicated project website www.lidl-wrexham.co.uk by 29th June 2018. If you have any questions about the proposals, please contact me on 0800 089 0361 or by email at emily.parkin@resolvepublicaffairs.co.uk. In the meantime, we hope to see you at the public exhibition.

Yours sincerely

Emily Parkin
Resolve Public Affairs

Summary of Consultation - Proposed Lidl store and drive-through coffee shop, Bodhyfryd, Wrexham

Gorchymyn Cynllunio Gwlad a Thref

(Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Atodlen 1B: Hysbysiad cyhoeddusrwydd ac ymgynghori cyn gwneud cais am ganiatâd cynllunio o dan erthyglau 2c a 2d.

Archfarchnad Lidl Newydd Arfaethedig

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn cynnig y cyfle i wneud sylwadau uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i Gyngor Bwrdeistref Sirol Wrecsam. Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan Gyngor Bwrdeistref Sirol Wrecsam; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i Gyngor Bwrdeistref Sirol Wrecsam ar unrhyw gais cynllunio cysylltiedig. Cofiwch, gall unrhyw sylwadau a gyflwynir gael eu cadw yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn **safle Gorsaf Heddlu Wrecsam, Bodhyfryd, Wrecsam LL12 7BW**

Rhoddir hysbysiad fod **Lidl UK GmbH** yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer dymchwel yr adeiladau presennol a chodi siop Lidl newydd 1,325m² (Dosbarth A1) a siop goffi archebu o'r car (Dosbarth A1/A3).

Gellir gweld a llwytho i lawr gopi o'r cais arfaethedig; y cynlluniau; a dogfennau ategol eraill yn: www.lidl-wrexham.co.uk. Hefyd, gellir gweld y dogfennau yn Llyfrgell Cyfeirio Wrecsam, Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam, LL11 1AU, rhwng 9.30am a 6.00pm o ddydd Llun i ddydd Gwener, a rhwng 9.30am a 4.00pm ar ddydd Sadwrn.

Dylai unrhyw un sydd am wneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu atom yn:

E-bost:

Emily.parkin@resolvepublicaffairs.co.uk

Rhadffôn:

0800 089 0361

Rhadbost:

Freepost RTXS-JTKL-
UUJY
Resolve Public Affairs
Unit 204
JC Albyn Works
Burton Road
Sheffield
S3 8BZ

Erbyn 5pm ar 27 Gorffennaf 2018

Llofnod:

Emily Parkin

Dyddiad: 27 Mehefin 2018

Town and Country Planning

(Development Management Procedure) (Wales) Order 2012

Schedule 1B: Publicity and consultation before applying for planning permission notice under articles 2c and 2d

Proposed New Lidl Supermarket

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 Wrexham County Borough Council. Any subsequent planning application will be publicised by Wrexham County Borough Council; any comments provided in response to this notice will not prejudice your ability to make representations to Wrexham County Borough Council on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at the **Wrexham Police Station site, Bodhyfryd, Wrexham, LL12 7BW**

Notice is given that **Lidl UK GmbH** is intending to apply for full planning permission for the demolition of existing buildings and the erection of a new 1,325sqm Lidl Store (Class A1) and a drive-through coffee shop (Class A1/A3).

A copy of the proposed application; plans; and other supporting documents can be viewed and downloaded at: www.lidl-wrexham.co.uk. The documentation can also be viewed at Wrexham Reference Library, Wrexham Library, Rhosddu Rd, Wrexham, LL11 1AU, between 9.30am and 6.00pm Monday – Friday and 9.30am and 4.00pm on Saturday.

Anyone who wishes to make representations about this proposed development must write to us at:

Email:

Emily.parkin@resolvepublicaffairs.co.uk

Freephone:

0800 089 0361

Freepost:

Freepost RTXS-JTKL-
UUJY
Resolve Public Affairs
Unit 204
JC Albyn Works
Burton Road
Sheffield
S3 8BZ

By 5pm on 27th July 2018

Signed:

Emily Parkin

Date: 27 June 2018

Appendix 8: Public exhibition boards

A NEW LIDL FOR WREXHAM A NEW LIDL FOR WREXHAM



We are preparing a planning application to build a new Lidl store on the site of Wrexham Police Station, Bodhyfryd. Also part of the proposals is a drive-through coffee shop, the operator of which is yet to be confirmed.

Before we submit a planning application to Wrexham County Borough Council, we would like to know what you think. To have your say on the proposals, please take a leaflet, complete the feedback form and return it to the FREEPOST address provided.

CONTACT US

0800 089 0361
emily.parkin@resolvepublicaffairs.co.uk

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CONTACT US

0800 089 0361
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Example of a similar Lidl store
Example of a similar Lidl store

THE PROPOSALS THE PROPOSALS



The proposals include:

- A new 1,325 sq. m net sales Lidl supermarket with 121 car parking spaces including disabled and parent & child parking
- A drive-through coffee shop with 30 car parking spaces including disabled parking
- Up to 25 full time equivalent Lidl jobs for local people, with further jobs created at the drive-through coffee shop and during the construction phase
- Dedicated in-store bakery
- Lidl customer toilets

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WWW.LIDL-WREXHAM.CO.UK

WWW.LIDL-WREXHAM.CO.UK

Summary of Consultation - Proposed Lidl store and drive-through coffee shop, Bodhyfryd, Wrexham

ACCESS ACCESS



Vehicular access to the new Lidl store would be from the current Wrexham Police Station access off the Powell Road roundabout.

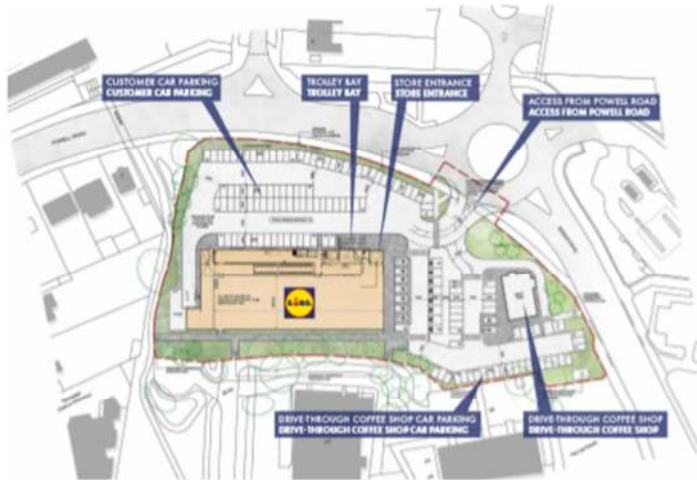
Pedestrian access to the Lidl store would be from existing footpaths on Powell Road, Bodhyfryd and from Chester Street, linking to new pedestrian routes through the site.

The drive-through coffee shop is also proposed to share the same vehicular access as the Lidl store with a pedestrian access off Powell Road.

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Pedestrian access to the Lidl store would be from existing footpaths on Powell Road, Bodhyfryd and from Chester Street, linking to new pedestrian routes through the site.

The drive-through coffee shop is also proposed to share the same vehicular access as the Lidl store with a pedestrian access off Powell Road.



DRIVE-THROUGH COFFEE SHOP DRIVE-THROUGH COFFEE SHOP



The drive-through coffee shop which is proposed as part of this development will create new jobs for local people.

An operator is yet to be confirmed, but we have received interest from well-known coffee shop/café operators.

There are 30 dedicated car parking spaces for the drive-through coffee shop, including two disabled spaces.

The drive-through coffee shop would be accessed from the main Lidl store site vehicle entrance with a proposed pedestrian link from Powell Road.

The drive-through coffee shop which is proposed as part of this development will create new jobs for local people.

An operator is yet to be confirmed, but we have received interest from well-known coffee shop/café operators.

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The drive-through coffee shop would be accessed from the main Lidl store site vehicle entrance with a proposed pedestrian link from Powell Road.

WWW.LIDL-WREXHAM.CO.UK

WWW.LIDL-WREXHAM.CO.UK

Summary of Consultation - Proposed Lidl store and drive-through coffee shop, Bodhyfryd, Wrexham

NEW JOB OPPORTUNITIES FOR LOCAL PEOPLE

NEW JOB OPPORTUNITIES FOR LOCAL PEOPLE



The new Lidl store would create up to 40 full and part-time job opportunities (25 full time equivalent jobs), which are expected to be filled by local people. Lidl pays employees the Government Living Wage which is £8.75. Lidl does not operate zero hour contracts.

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The drive-through coffee shop is expected to create a further 20 to 35 full and part time jobs (20 full time equivalent jobs).

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WWW.LIDL-WREXHAM.CO.UK

ABOUT LIDL ABOUT LIDL



Since establishing itself in the UK in 1994, Lidl has experienced continuous growth in Great Britain and today has over 20,500 employees, 710 stores and 12 distribution centres in England, Scotland and Wales.

Lidl takes pride in providing top quality products at the lowest prices. Our stores are operated by a network of dedicated store staff, helping to establish and develop the success of the company.

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Lidl takes pride in providing top quality products at the lowest prices. Our stores are operated by a network of dedicated store staff, helping to establish and develop the success of the company.



WWW.LIDL-WREXHAM.CO.UK

SUSTAINABILITY



- Each year, our UK stores collectively recycle around 40,000 tons of cardboard and plastic. Over 92% of our waste is recycled.
- Heating and lighting functions in our stores are controlled by an intelligent Building Management System (BMS) which ensure energy is used efficiently.
- All lighting in warehouses and colleague areas are motion sensitive and outside of trading hours, the number of lights used is reduced.
- Our state of the art refrigeration systems are more efficient and after the store closes 'night blinds' contain the cold air within the chiller cabinets to reduce unnecessary energy consumption.

- Each year, our UK stores collectively recycle around 40,000 tons of cardboard and plastic. Over 92% of our waste is recycled.
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- Our state of the art refrigeration systems are more efficient and after the store closes 'night blinds' contain the cold air within the chiller cabinets to reduce unnecessary energy consumption.



WWW.LIDL-WREXHAM.CO.UK

Appendix 9: Consultation leaflet with feedback form

Lidl newydd i Wrecsam

A new Lidl for Wrexham

Rydyn ni'n paratoi cais cynllunio i adeiladu siop Lidl newydd ar safle Gorsaf Heddlu Wrecsam, Bodhyfryd. Mae'r cynigion hefyd yn cynnwys siop goffi archebu o'r car, nid ydy gweithredwr y siop goffi wedi cael ei gadarnhau eto.

Cyn i ni gyflwyno cais cynllunio i Gyngor Bwrdeistref Sirol Wrecsam, rydyn ni eisiau clywed eich barn chi. I gael dweud eich dweud ar y cynigion, llenwch y ffurflen adborth sydd yn y daflen hon a'i dychwelyd i'r cyfeiriad RHADBOST.

We are preparing a planning application to build a new Lidl store on the site of Wrexham Police Station, Bodhyfryd. Also part of the proposals is a drive-through coffee shop, the operator of which is yet to be confirmed.

Before we submit a planning application to Wrexham County Borough Council, we would like to know what you think. To have your say on the proposals, please complete and return the FREEPOST feedback form in this leaflet.



WWW.LIDL-WREXHAM.CO.UK

CYFLWYNIAD

Yn amodol ar gael caniatâd cynllunio, mae Lidl wedi cytuno i brynu Gorsaf Heddlu Wrecsam, Bodhyfryd, Wrecsam i godi Siop Lidl newydd a siop goffi archebu o'r car.

INTRODUCTION

Subject to planning permission, Lidl has agreed to purchase Wrexham Police Station, Bodhyfryd, Wrexham to deliver a new Lidl Store and drive-through coffee shop.



Y CYNIGION

Mae'r cynigion yn cynnwys:

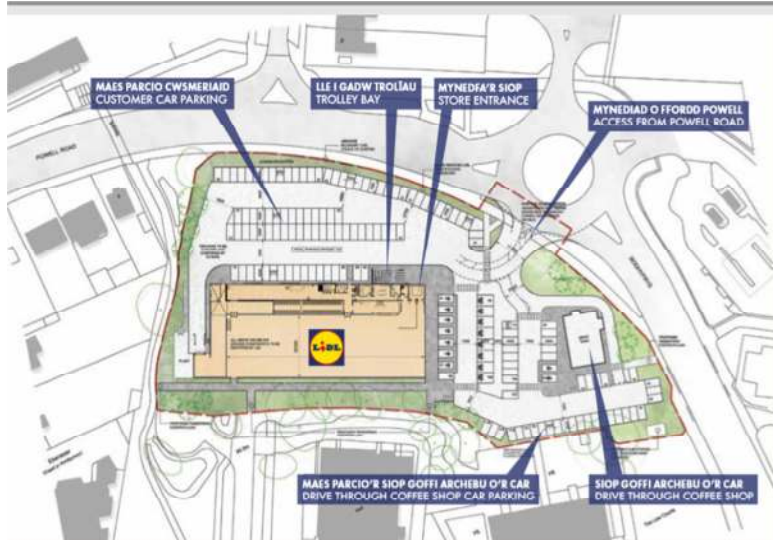
- Archfarchnad Lidl newydd gyda 1325 metr sgwâr net o arwynebedd siopa gyda 121 lle parcio, gan gynnwys llefydd parcio anabl a riant a phlentyn
- Siop goffi archebu o'r car gyda 30 lle parcio gan gynnwys llefydd parcio anabl
- Hyd at 25 o swyddi Lidl cyfwerth ag amser llawn i bobl leol, gyda rhagor o swyddi'n cael eu creu yn y siop goffi archebu o'r car ac yn ystod y cam adeiladu
- Becws Lidl yn y siop
- Toiledau i gwmerydd Lidl

THE PROPOSALS

The proposals include:

- A new 1325 sq. m net sales Lidl supermarket with 121 car parking spaces including disabled and parent & child parking
- A drive-through coffee shop with 30 car parking spaces including disabled parking
- Up to 25 full time equivalent Lidl jobs for local people, with further jobs created at the drive-through coffee shop and during the construction phase
- Dedicated Lidl in-store bakery
- Lidl customer toilets

Summary of Consultation - Proposed Lidl store and drive-through coffee shop, Bodhyfryd, Wrexham



MYNEDIAD

Byddai cerbydau'n cyrraedd y siop Lidl newydd drwy'r fynedfa bresennol i Orsaf Heddlu Wrecsam oddi ar gylchfan Ffordd Powell.

Byddai cerddwyr yn cyrraedd siop Lidl o'r llwybrau troed presennol ar Ffordd Powell, Boddyfryd ac o Stryd Caer, gan gysylltu â'r llwybrau newydd i gerddwyr drwy'r safle.

Cynigir y bydd y siop goffi archebu o'r car hefyd yn rhannu'r un fynedfa ar gyfer cerbydau a'r siop Lidl gyda mynedfa ar gyfer cerddwyr oddi ar Ffordd Powell.

ACCESS

Vehicular access to the new Lidl store would be from the current Wrexham Police Station access off the Powell Road roundabout.

Pedestrian access to the Lidl store would be from existing footpaths on Powell Road, Bodhyfryd and from Chester Street, linking to new pedestrian routes through the site.

The drive through is also proposed to share the same vehicular access as the Lidl store with a pedestrian access off Powell Road.

**CYFLEOEDD GWAITH
NEWYDD I BOBL LEOL**

Byddai'r siop Lidl newydd yn creu hyd at 40 o swyddi amser llawn a rhan amser (25 swydd gyfwerth ag amser llawn), ac mae disgwyl i'r swyddi yma gael eu llenwi gan bobl leol. Mae Lidl yn talu Cyflog Byw y Llywodraeth i'w weithwyr sef £8.75. Nid oes gan Lidl contractau dim oriau.

Mae disgwyl i'r siop goffi archebu o'r car greu 20 i 35 o swyddi amser llawn a rhan amser eraill (20 swydd gyfwerth ag amser llawn).

**NEW JOB OPPORTUNITIES
FOR LOCAL PEOPLE**

The new Lidl store would create up to 40 full and part-time job opportunities (25 full time equivalent jobs), which are expected to be filled by local people. Lidl pays employees the Government Living Wage which is £8.75. Lidl does not operate zero hour contracts.

The drive-through coffee shop is expected to create a further 20 to 35 full and part time jobs (20 full time equivalent jobs).

GWYBODAETH AM LIDL

Ers iddo sefydlu ei hun yn y DU yn 1994, mae Lidi wedi mynd o nerth i nerth ym Mhrydain ac erbyn heddiw mae'n cyflogi dros 20,500 o bobl, mewn 710 o siopau a 12 o ganolfannau dosbarthu yng Nghymru, Lloegr a'r Alban.

Mae Lidl yn falch o gynnis cynnyrch o'r ansawdd uchaf am y prisiau isaf. Mae ein siopau'n cael eu rhedeg gan rwydwaith o staff ymroddedig, sy'n helpu i sefydlu a datblygu llwyddiant y cwmni.

ABOUT LIDL

Since establishing itself in the UK in 1994, Lidl has experienced continuous growth in Great Britain and today has over 20,500 employees, 710 stores and 12 distribution centres in England, Scotland and Wales.

Lidl takes pride in providing top quality products at the lowest prices. Our stores are operated by a network of dedicated store staff, helping to establish and develop the success of the company.

DWEUD EICH DWEUD

Cyn i ni gyflwyno cais cynllunio i Gyngor Bwrdeistref Sirol Wrecsam, byddwn yn ystyried yr holl adborth a gawn. Byddwn yn newid y cynigion pan fydd hynny'n bosibl ac yn briodol.

Rhowch eich barn drwy lenwi'r ffurflen adborth dros y dudalen a'i dychwelyd i'r cyfeiriad RHADBOST a roddir. Rhaid cyflwyno eich ymateb erbyn 5pm ar 27 Gorffennaf.

Os oes gennych chi unrhyw ymholiadau, cofiwch gysylltu â ni:

HAVE YOUR SAY

Before we submit a planning application to Wrexham County Borough Council, we will consider all feedback we receive. Changes will be made to the proposals where possible and appropriate.

Please tell us what you think by completing the feedback form overleaf and returning it to the FREEPOST address provided. Please let us have your comments by 27th July at 5pm.

If you have any queries, please contact us:

0800 089 0361 • emily.parkin@resolvepublicaffairs.co.uk

FFURFLEN ADBORTH FEEDBACK FORM

Llenwch y ffurflen isod a'i dychwelyd i'r cyfeiriad rhadbost dros y dudalen os gwelwch yn dda.
Please complete the form below and return it to the freepost address overleaf.

Enw/Name Cyfeiriad e-bost/Email
 Cyfeiriad/Address Codi post/Postcode

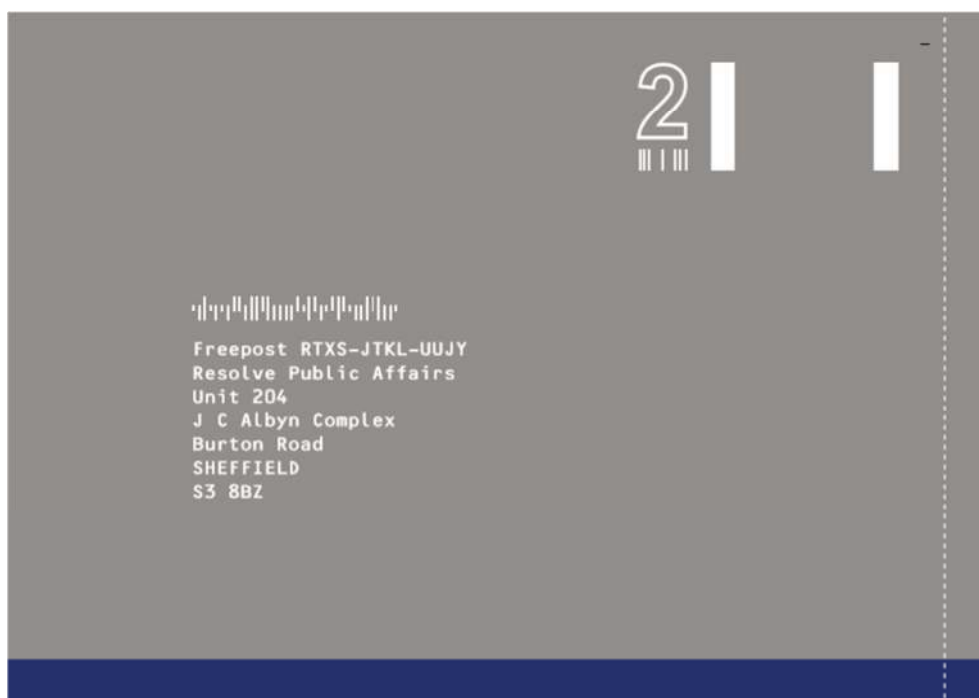
☐ Yn gyffredinol rwyf i blaid y cynigion i ddod â siop Lidl a siop goffi archebu o'r car i Wrexham.
I am generally in favour of the proposals to bring a new Lidl store and drive-through coffee shop to Wrexham.

☐ Cytundd / Agree ☐ Anghytundd / Disagree ☐ Dim vn siŵr / Not sure

■ **Sylwadau/Comments:**[illegible]

The data you provide is being collected by Keaton Public Affairs (who can be contacted at 012 332 0303 or only contact@keatonpublicaffairs.co.uk). We hold this data for processing this data is legitimate interests for the purposes of this consultation, to gather your opinion on the proposal and to enable us to contact you regarding the project in the future. You do not opt out of any contact by ticking the box below or by clicking on at any time. You do not have to provide any information to us. We will not publish or share your personal data with any third parties. A copy of this document and the information you provide will be provided to the local planning authority as part of the proposal. Your personal data will be held for a period of 12 months. Your personal data will be shared, other than any personal data you choose to put in the comments box. You have the right to be aware of the lawful basis for the processing of your personal data and will be aware of the lawful basis for the processing of your personal data and will be aware of the lawful basis for the processing of your personal data. You have the right to access, amend, object and remove the data we hold of you at any time. If you have a complaint, you can contact us or the Information Commissioner, whose contact details are available on their website www.ico.org.uk.

2 Please tick if you do not wish to be contacted about the project.



Appendix 10: Media release

LIDL TO REVEAL PLANS FOR A NEW STORE IN WREXHAM

Lidl is to showcase their plans for a new store and drive through coffee shop on the site of Wrexham Police Station, Bodhyfryd, on Wednesday 4th July.

The planning application for the site will be submitted in the coming weeks following the public consultation.

The public are invited to attend a public consultation event, which will take place between 3pm – 7.30pm on Wednesday 4th July at The Memorial Hall, Bodhyfryd, Wrexham, LL12 7AG. Members of the development team will be on hand to answer any questions people may have.

The multimillion pound investment will see Lidl commit to building a sustainable 1325 sq. m net sales Lidl store and a drive through coffee shop. The plans will create up to 45 full time equivalent jobs for the local economy, increasing the employment offering in the area. The supermarket will also boast facilities such as an in-store bakery, longer style tills with dual packing, customer toilets, and ample parking.

Stuart Jardine, Lidl UK's Regional Head of Property said: 'We are excited at the prospect of bringing a brand-new Lidl store to Wrexham and I am aware of the demand from local people for a new supermarket. We have been looking at options for a new Lidl store at Wrexham for some time and the Bodhyfryd site presents us with a great opportunity to bring a Lidl store to the area.

"I would encourage and welcome members of the community to come and see the plans at our public consultation on Wednesday and let us know what they think of the proposals, before we submit a planning application."

The consultation period will run until 5pm on Friday 27th July and the planning application documents will be available to view at the public exhibition, online at www.lidl-wrexham.co.uk and at Wrexham Library on Rhosddu Road.

Lidl UK has experienced continued growth over the years as consumers flock to the supermarket to discover its great value products – more than two thirds of which are British sourced - ranging from

quality fruit and vegetables, to premium wines from its much coveted Wine Tour collections. Its on-going success shows no signs of slowing, with the latest Kantar Worldpanel results highlighting Lidl as the fastest growing supermarket in the UK with 10.0% increase in sales year on year and market share of 5.4%.

The planned store in Wrexham will add to Lidl's existing store portfolio of 710, and will form part of the company's growth plans which will see it open up to 50 new stores a year.

Anyone wanting to find out more information can call 0800 089 0361.

ENDS

Notes to Editors

For more information please contact: pressoffice@lidl.co.uk / 020 8971 6897
emily.parkin@resolvepublicaffairs.co.uk / 0113 335 0033

About Lidl UK GmbH

Since establishing itself in the UK in 1994, Lidl has experienced continuous growth in Great Britain and today has over 22,000 employees, 710 stores and 12 distribution centres in England, Scotland and Wales. As part of the Schwarz retail group, Lidl is one of Europe's leading organisations in the food retail industry. With a presence in 30 countries around the world, the supermarket, which has more than 260,000 employees globally, currently operates approximately 10,500 stores and more than 150 distribution centres in 28 countries globally. The family supermarket takes pride in providing its customers with the highest quality products at the lowest possible prices throughout Great Britain, from Kirkwall to the Isle of Wight. Social responsibility and sustainability are at the core of the company's daily operations, with the company placing a strong emphasis on its responsibility for people, society and the environment. Lidl UK is passionate about working with British producers and sources two thirds of its products from the UK, working with suppliers across the British Isles wherever possible.

The Schwarz Group (Kaufland, Lidl) has been Europe's largest food retailer since 2014 and generated a turnover of €96.9 billion in financial year 2017. For more information about Lidl UK visit www.lidl.co.uk.



PRESS RELEASE



PRESS RELEASE

Appendix 11: Distribution area



Appendix 12: Acton Community Council response

**CYNGOR
CYMUNED**

ACTON

**COMMUNITY
COUNCIL**

MRS CAROLE ROBERTS
Clerc/Clerk

c/o Acton Community Resource Centre
Overton Way, Wrexham
LL12 7LB

Ffôn/Telephone : 07913 071470

Ebost/Email: actoncommunitycouncil@gmail.com

Ref: 50.4.18/CR

25 July 2018

Emily Parkin
Resolve Public Affairs
15 Queen Square
Leeds
LS2 8AJ

Dear Madam

Public Consultation into proposals for a new Lidl store and drive through coffee shop Bodhyfryd, Wrexham

The Council at its last meeting considered details of your letter dated 26 June 2018 giving the Community Council opportunity to make comments on this proposal which will enable the Developer to receive and consider any concerns neighbours may have and to allow for consideration of whether to amend the scheme before submitting a full planning application to Wrexham County Borough Council.

The Community Council has no objection to the proposed demolition of the Police HQ buildings and erection of a new Lidl store at this site. However the Community Council does object strongly to the proposed drive through Coffee shop as it is very concerned about the increase in applications in the town for drive through facilities in Wrexham.

There is strong scientific evidence that shows an increase in ground level ozone pollution at these drive through sites. Given that the proposed Lidl drive through is within 1/4 mile of two primary schools (Alexander and St. Mary's on the Groves site) any increase in pollution levels and traffic is unacceptable.

In particular, the open design of the classrooms within the Alexander School encourages the doors to be open during teaching, is of particular concern given its susceptibility to the impact of increased traffic pollution from the vehicles using the drive through. There are presently a handful of houses at the edge of the site and more flats to be built on the former Ebenezer Church site. The resulting noise, vibration, light pollution and air pollution so close to homes is unacceptable.

I should be obliged if you would note these comments and confirm that they have been received within the Consultation period that ends at 5pm on 27 July 2018.

Yours faithfully

Carole Roberts

Clerk to Acton Community Council