



LAND OFF BRIDGE ROAD NORTH, WREXHAM INDUSTRIAL ESTATE

Pre Application Consultation Report

for and on behalf of

Andrews Investment Limited.

APRIL 2018



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Version control

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Issue	Revision No.	Date Issued	Purpose of Issue	Signed	Reviewed by:
1 (One)	-	16-Apr-18	Final Draft	T.Ahmed	DH

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1.0 Introduction

- 1.1** This Pre-Application Consultation Report has been prepared and submitted by C4 Consulting Ltd on behalf of Andrews Investment Ltd. It forms part of a suite of documents in support of an application which seeks 'full' planning permission for the build of a single industrial building, suitable for B1, B2 or B8 class use, with associated parking, landscaping and infrastructure ('the Site').
- 1.2** The Planning (Wales) Act 2015 introduced a mandatory requirement to undertake pre-application consultation for certain type of development. This is to be carried out by the applicant/developer in accordance with the requirements of Section 61Z of the Town and Country Planning Act 1990 (As Amended).
- 1.3** This Report outlines the approach taken to the pre-application consultation process and sets out how it has complied with the mandatory requirements to undertake a pre-application consultation. The Report also includes details of those who have been consulted as part of the process, the responses that have been received and how the main points/issues raised have been addressed.

DOCUMENTS issued at pre-application stage

- Design and Access Statement prepared by C4 Consulting;

PLANS issued at pre-application stage

- Bridge Road North _Location Plan.
- Bridge Road North _Topographical Survey
- 18-001-C4C-BB-ZZ-A1-01-P2-00-001-A _Site Plan as Proposed
- 18-001-C4C-B1-ZZ-A1-20-P2-00-001-A _General Arrangement - Level 00
- 18-001-C4C-B1-ZZ-A1-19-E2-LL-001-A _Proposed Elevations (Sheet 1)
- 18-001-C4C-B1-ZZ-A1-19-E2-LL-002-A _Proposed Elevations (Sheet 2)

2.0 Planning (Wales) Act 2015

- 2.1.** The Planning (Wales) Act 2015 came into force in July 2015 and makes provisions for development planning and development management in Wales. Section 17 of the Planning (Wales) Act 2015 introduces a requirement for applicants seeking planning permission for certain forms of development, to carry out pre-application consultation. Section 17 amends the Town and Country Planning Act 1990 (TCPA) to include Section 61Z which sets out the specific requirement of the pre-application consultation.
- 2.2.** In short, it requires applicants to publicise the proposed application prior to its submission to the Local Planning Authority and consult with persons specified in a 'development order' about the proposed application. The 'development order' relevant in this case is the Town and Country Planning (Development Management Procedure) Order 2012 (As Amended). This builds on the requirements for the pre-application consultation. Section 62 of the TCPA is amended to require applications which are subject to pre-application consultation, to be accompanied by a pre-application consultation report.

3.0 Consultation Process and Responses

- 3.1** This section seeks to demonstrate compliance with Article 2D by setting out how each members of the public, owners of adjacent land and neighbouring properties were consulted and how the proposals have been amended to take consultation responses received.

SITE NOTICE

- 3.2** A photograph of the site notices has been attached at **Appendix 3**. The dated photograph demonstrates that the site notices were displayed from **28/02/2018** in both English and Welsh.
- 3.3** As can be seen from the notices appended, the site notice included all information required by Schedule 1B of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

MAKING INFORMATION AVAILABLE

- 3.4** All supporting draft reports (excluding this statement) and plans were provided electronically via email upon request and were made available for the entire consultation period.

NOTIFICATION OF OWNERS OF ADJOINING LAND

- 3.5** A consultation letter was also sent to 3 neighbouring Commercial Units in both English and Welsh.

The neighbouring tenants are as follows:

- Coolpoint HQ
- Lloyds Animal Feeds
- Bridge Business Centre
 - Erlas Developments Ltd
 - Conren
 - Direct-Health

Additional consultees notified are:

- National Resources Wales
- The Coal Authority
- North and Mid Wales Development Control
- Abenbury Community Council (Clerk /Responsible Financial Officer)
- Councillor Michael Morris
- Wrexham County Borough Council Biodiversity Department
- Wrexham County Borough Council Highways Department

- 3.6** A copy of letters sent to adjacent owners is provided at **Appendix 2**. As can be seen, the letter contained all information required by Schedule 2C & 2D of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. In accordance with guidance, the letter also set out that the developer was required to consult on the proposals for a minimum of 28 days.

RESPONSES RECEIVED

- 3.8** We received responses from:

- | | |
|--|----------------------|
| • Natural Resources Wales | <i>Issues raised</i> |
| • North and Mid Wales Development Control | <i>No Issue</i> |
| • The Coal Authority | <i>No Issue</i> |
| • Wrexham County Borough Council Highways Department | <i>Issues raised</i> |
| • Conren Ltd (Unit 1, Bridge Business Centre) | <i>Issues raised</i> |

The responses are included in **Appendix 3** of this report

ACTIONS TAKEN

The Ecological Assessment was completed after the initial start of consultation and not included in the original distribution of information. The issues raised by Natural Resources have been mitigated in part by the Assessment, which recognised the biodiversity issues relating to the site and highlighted a management procedure that would be put in place.

We have included an Ecology report, re-evaluated the access, boundary arrangements and elevations within the planning application to answer the queries raised.

We have changed the orientation of the building, amended the access/egress arrangements and reduced the footprint of proposed building

The approach taken to consultation, as outlined above, is robust and fully compliant with the requirements to carry out pre-application consultation.

4.0 Conclusion

- 4.1** This Pre-Application Consultation Report demonstrates compliance with Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. We trust that this report includes all sufficient information to ensure that the planning application can be validated and determined in a timely manner.

APPENDIX 1: Site Notice**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: Vacant Land, Bridge Road North, Wrexham Industrial Estate, Wrexham LL13 9UG

I give notice that: Andrews Investment Ltd

is intending to apply for planning permission to: Build a single industrial building, suitable for B1, B2 or B8 class use, with associated parking, landscaping and infrastructure.

See attached plan proposed site for development online

Any further information about the planned development can be requested at info@c4consulting.co.uk

Anyone who wishes to make representations about this proposed development must respond by email to: info@c4consulting.co.uk

by: 28th March 2018

Signed: C4 Consulting

Date: 28th February 2018

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 ymgylngoreion 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 gallir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig yn: Vacant Land, Bridge Road North, Wrexham Industrial Estate, Wrexham LL13 9UG

Rwyf yn hysbysu bod: Andrews Investment Ltd

yn bwriadu gwneud cais am ganiatâd cynllunio i: Adeiladu un adeilad diwydiannol, sy'n addas ar gyfer defnydd dosbarth B1, B2 neu B8, gyda pharcio, tirlunio a seilwaith cysylltiedig.

Gweler cynllun amgaeedig safle arfaethedig ar gyfer datblyguar-lein yn.

Gellir gofyn am ragor o wybodaeth am y datblygiad arfaethedig ar info@c4consulting.co.uk

Unrhyw un sy'n dymuno cyflwyno sylwadau ynghylch hyn arfaethedig rhaid datblygu ymateb drwy e-bost at: info@c4consulting.co.uk

erbyn: 28 Mawrth 2018

Llofnod: C4 Consulting

Dyddiad: 28 Chwefror 2018

APPENDIX 2: Notice for Special Consultees**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: Vacant Land, Bridge Road North, Wrexham Industrial Estate, Wrexham LL13 9UG

I give notice that: Andrews Investment Ltd

is intending to apply for planning permission to: Build a single industrial building, suitable for B1, B2 or B8 class use, with associated parking, landscaping and infrastructure.

A copy of the proposed application; plans; and other supporting documents are attached to this email.

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 info@c4consulting.co.uk

by 28th March 2018

Signed: C4 Consulting

Date: 28th March 2018

Hysbysiad i Ymgynghoreion Arbennig

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.

Datbylgriad arfaethedig yn: Vacant Land, Bridge Road North, Wrexham Industrial Estate, Wrexham LL13 9UG

Rwyf yn hysbysu bod: Andrews Investment Ltd

yn bwriadu gwneud cais am ganiatâd cynllunio i: Adeiladu un adeilad diwydiannol, sy'n addas ar gyfer defnydd dosbarth B1, B2 neu B8, gyda pharcio, tirlunio a seilwaith cysylltiedig.

Copi o'r cais arfaethedig; cynlluniau; a dogfennau ategol eraill ynghlwm wrth e-bost hwn.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at info@c4consulting.co.uk

erbyn: 28 Mawrth 2018

Llofnod: C4 Consulting

Dyddiad: 28 Chwefror 2018

***APPENDIX 3: Photographic Evidence of Sign Placement – Placed on site 27th
February 2018***

Photograph 1.

Photograph 2.

Photograph 3.

Photograph 4.

PHOTOS TO BE ADDED

APPENDIX 4: Responses Received from Statutory Consultees.

• Natural Resources Wales	<i>Issues raised</i>
• North and Mid Wales Development Control	<i>No Issue</i>
• The Coal Authority	<i>No Issue</i>
• Wrexham County Borough Council Highways Department	<i>Issues raised</i>
• Conren Ltd (Unit 1, Bridge Business Centre)	<i>Issues raised</i>