

## Cerys Jones

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**From:** Matthew Phillips  
**Sent:** 23 February 2018 15:41  
**To:** planning\_admin  
**Subject:** FW: Planning application P/2017/0927 - Low Secure Unit Mold Road Gwersyllt

Please add attached as Consultation Response

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**From:** Williams, Mark L (Ch Insp 2202) [mailto:Mark.Williams5@nthwales.pnn.police.uk]  
**Sent:** 22 February 2018 16:37  
**To:** Matthew Phillips  
**Cc:** NPCC ACC Richard Debicki; Pierce, Mark (Supt 1430)  
**Subject:** RE: Planning application P/2017/0927 - Low Secure Unit Mold Road Gwersyllt

Matthew

Sorry for the delay in my response.

I have discussed the plans with ACC Richard Debicki and Eastern Area Superintendent Mark Pierce and we have decided it is not appropriate for us to object to the planning application per se but would like our concerns recorded regarding the future effective management of the facility and the potential impact this would have on the demands on NWP and our partners. If these concerns could be discussed and considered by the planning committee we would be grateful:

- Requirement for effective checks, balances and safeguards by the provider – to minimise risk to patients and wider community, and the risk of absconders
- An understanding of the intended use of the housing development – will this be sold off for development into private housing or will sections of it be utilised by the facility as a stepping stone back into community living?
- The planning application refers to patients coming from North Wales and 'wider community' – What does this refer to? Is this the north west region? Liverpool, Manchester etc... What will be the plans to re-house patients on completion of their treatment?
- We would like the developer to apply for the 'Secure by design' accreditation during the design and build of the facility. This seeks to engineer out criminality and minimise the impact on the community and demand on professional services.

Finally, if the application is successful, NWP would like to meet with the developer and the operator to build a working relationship from the outset. Open communication and strong working relationships will assist in the smooth running of the development and the ongoing management of the facility.

I hope this is in order.

Kind regards

Mark

Mark Williams,  
Prif Arolygydd Sir Wrexham / Wrexham County Chief Inspector  
Estyniad / Extension : 48646  
Llinell Union / Direct Line : 01978 348646  
E-bost / E-mail : [mark.williams5@nthwales.pnn.police.uk](mailto:mark.williams5@nthwales.pnn.police.uk)

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**From:** Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]  
**Sent:** 20 February 2018 11:00  
**To:** Williams, Mark L (Ch Insp 2202)  
**Subject:** FW: Planning application P/2017/0927 - Low Secure Unit Mold Road Gwersyllt

Mark,

I am in the process of completing my committee report for this development. Can you confirm the comments that you'd like me to report to Members?

Regards

**Matthew Phillips**

Planning Control Lead/Arweinydd Rheoli Cynllunio  
Environment and Planning/Amgylchedd a Chynllunio  
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam  
Telephone/Ffôn: 01978 298780

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**From:** Matthew Phillips  
**Sent:** 12 February 2018 09:01  
**To:** 'Williams, Mark L (Ch Insp 2202)'  
**Subject:** RE: Planning application P/2017/0927 - Low Secure Unit Mold Road Gwersyllt

Mark,

The operating model is outside of our control, as is the number of staff and whether the doors are locked or not. We are only considering the plans as proposed and the use of the land. The operation of the site would, in the first instance, be the responsibility of the site operator. It would also be for the Health Board and the Health Inspectorate to ensure that the site operator was suitable for the job and operated the site in an appropriate manner.

We have no control over who the applicants sell or let the houses to. However there is nothing in the application to suggest that the houses would be used by residents leaving the unit. The application proposes 25% affordable housing, with the remainder being market housing. The former would be secured by a planning obligation that would specify they would need to go to local people in housing need – i.e. people needing low cost rental or owner occupied housing. The latter would be sold by the developer as they see fit.

Regards

**Matthew Phillips**

Planning Control Lead/Arweinydd Rheoli Cynllunio  
Environment and Planning/Amgylchedd a Chynllunio  
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam  
Telephone/Ffôn: 01978 298780

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**From:** Williams, Mark L (Ch Insp 2202) [<mailto:Mark.Williams5@nthwales.pnn.police.uk>]  
**Sent:** 10 February 2018 14:17  
**To:** Matthew Phillips  
**Subject:** RE: Planning application P/2017/0927 - Low Secure Unit Mold Road Gwersyllt

Thanks Matthew.

In terms of the operating model, is this something that affects the permission? For example if they decided to have far fewer staff members and didn't lock the 'air-lock' doors would it be a breach of planning? Also if they utilised the housing development as 'halfway housing' for residents leaving the unit, would this require a further application.

I'm just trying to work out what additional demand it might cause if any.

Regards

Mark

Mark Williams,  
Prif Arolygydd Sir Wrexham / Wrexham County Chief Inspector  
Estyniad / Extension : 48646  
Llinell Union / Direct Line : 01978 348646  
E-bost / E-mail : [mark.williams5@nthwales.pnn.police.uk](mailto:mark.williams5@nthwales.pnn.police.uk)

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**From:** Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]  
**Sent:** 08 February 2018 13:24  
**To:** Williams, Mark L (Ch Insp 2202)  
**Subject:** RE: Planning application P/2017/0927 - Low Secure Unit Mold Road Gwersyllt

Mark,

The development makes provision for access improvements – these are shown on the attached plan. My colleagues in Highways are generally happy with the proposals, subject to conditions. The access improvements would be secured by condition, although it'd probably be prior to occupation rather than prior to commencement.

In terms of the site operator, it isn't information we need from a planning perspective because it isn't a material planning consideration. Planning permission runs with the land so we are not judging the operator in terms of any past performance elsewhere, indeed even if we had the details of who the operator was, it would have no impact upon the outcome of the application. From a planning perspective, the site could be operated by anyone – we cannot impose any control over that, so even if the applicants indicated that Operator A was likely to run the site, once built there would be nothing to stop them using Operator B instead. The suitability of the operators would be a matter for the Health Board to assessment (a copy of their comments is attached) as well as the Health Inspectorate for Wales.

Regards

**Matthew Phillips**

Planning Control Lead/Arweinydd Rheoli Cynllunio  
Environment and Planning/Amgylchedd a Chynllunio  
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam  
Telephone/Ffôn: 01978 298780

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**From:** Williams, Mark L (Ch Insp 2202) [<mailto:Mark.Williams5@nthwales.pnn.police.uk>]  
**Sent:** 07 February 2018 13:56  
**To:** Matthew Phillips  
**Subject:** FW: Planning application P/2017/0927 - Low Secure Unit Mold Road Gwersyllt

Matthew

I am happy to comment but it might be worth us having a chat about this beforehand.

I think we will struggle to evidence any increased demand but there may be a requirement to improve the entrance and exit. This will primarily sit with highways but we may be able to assist them with evidence of the problems we already have with the main road at this point. There may need to be a 106 application around road improvements.

There is no mention on the application who the operators will be. This seems odd to me that the only name on the application is the architect. I cannot assess their suitability and what impact they may cause without knowing who they are.

Regards

Mark

Mark Williams,  
Prif Arolygydd Sir Wrexham / Wrexham County Chief Inspector  
Estyniad / Extension : 48646  
Llinell Union / Direct Line : 01978 348646  
E-bost / E-mail : [mark.williams5@nthwales.pnn.police.uk](mailto:mark.williams5@nthwales.pnn.police.uk)

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**From:** Owens, Steven (Insp 1426)  
**Sent:** 07 February 2018 13:29  
**To:** Williams, Mark L (Ch Insp 2202)  
**Subject:** Fwd: Planning application P/2017/0927 - Low Secure Unit Mold Road Gwersyllt

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Matthew Phillips <[Matthew.Phillips@wrexham.gov.uk](mailto:Matthew.Phillips@wrexham.gov.uk)>  
Date: 07/02/2018 13:02 (GMT+00:00)  
To: "Owens, Steven (Insp 1426)" <[Steven.Owens@nthwales.pnn.police.uk](mailto:Steven.Owens@nthwales.pnn.police.uk)>, "Reed, Kelsey" <[Kelsey.Reed@nthwales.pnn.police.uk](mailto:Kelsey.Reed@nthwales.pnn.police.uk)>  
Subject: RE: Planning application P/2017/0927 - Low Secure Unit Mold Road Gwersyllt

Steve/Kelsey,

Just to follow up my consultation, can you confirm whether North Wales Police will be commenting on the planning application?

Regards

**Matthew Phillips**

Planning Control Lead/Arweinydd Rheoli Cynllunio  
Environment and Planning/Amgylchedd a Chynllunio  
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam  
Telephone/Ffôn: 01978 298780

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**From:** Owens, Steven (Insp 1426) [<mailto:Steven.Owens@nthwales.pnn.police.uk>]  
**Sent:** 18 January 2018 09:55  
**To:** Matthew Phillips  
**Cc:** Reed, Kelsey; [gwersylltcommunitycouncil@outlook.com](mailto:gwersylltcommunitycouncil@outlook.com); Jones, Arfon (Police & Crime Commissioner)  
**Subject:** FW: Planning application P/2017/0927 - Low Secure Unit Mold Road Gwersyllt

Matthew,

Kelsey Reed has taken over from Hazel Goss and is our Crime Reduction and Architectural Liaison Officer. Her e-mail address is [Kelsey.Reed@nthwales.pnn.police.uk](mailto:Kelsey.Reed@nthwales.pnn.police.uk), for all future correspondence

Thanks Steve

**Arolygydd 1426** Inspector 1426 Steven Owens  
**Arolygydd Ardal Wrecsam Wledig** District Inspector Wrexham Rural  
**Llinell Uniongyrchol** Direct Dial 01978 348839  
**Llinell Fewnol** Internal Telephone 48839  
**Symudol** Mobile 07896171648

[steven.owens@nthwales.pnn.police.uk](mailto:steven.owens@nthwales.pnn.police.uk)



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**From:** Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]  
**Sent:** 18 January 2018 09:19  
**To:** Owens, Steven (Insp 1426)  
**Subject:** Planning application P/2017/0927 - Low Secure Unit Mold Road Gwersyllt

Steven,

Firstly, I apologies for the error in sending the initial consultation for the above. If we do need a police consultation response for any planning application in future can you confirm who the contact would be?

I attach some details of the application – the Design and Access Statement plus some correspondence received from the agent as well as the Health Board response.

I would be grateful for any comments you wish to make on the application.

Regards

**Matthew Phillips**

Planning Control Lead/Arweinydd Rheoli Cynllunio  
Environment and Planning/Amgylchedd a Chynllunio  
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam  
Telephone/Ffôn: 01978 298780

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defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at [www.wreccsam.gov.uk/top\\_navigation/disclaimersw.htm](http://www.wreccsam.gov.uk/top_navigation/disclaimersw.htm)

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