

Planning Pre-Application Consultation Report.



Site	Land at Ty Nos, Holt Road Wrexham
Proposal	Redevelopment of existing "homeless shelter" and pods to form 19 no shelter apartments with ancillary office and support worker space and all associated works
For	Clwyd Alyn Housing Ltd.
Date	February 2021.



PLPLANNING

1.0 Introduction

- 1.1 Welsh Government considers sustainable development can be delivered better, with more certain outcomes, reduced processing and delay at application stage by front loading aspects of the process. The intention is that through meaningful engagement and improved overall community and consultee engagement and consultation in the preliminary pre-application planning phases, prior to submitting a planning application should ensure that views and issues are considered earlier in the design through “frontloading”.
- 1.2 When subsequently submitting an application for *major*¹ development to the Local Planning Authority, applicants must, as a minimum, show that consultation with Community and Statutory consultees has been carried out. This report must also show how any responses to the exercise have been considered in the planning application as presented.

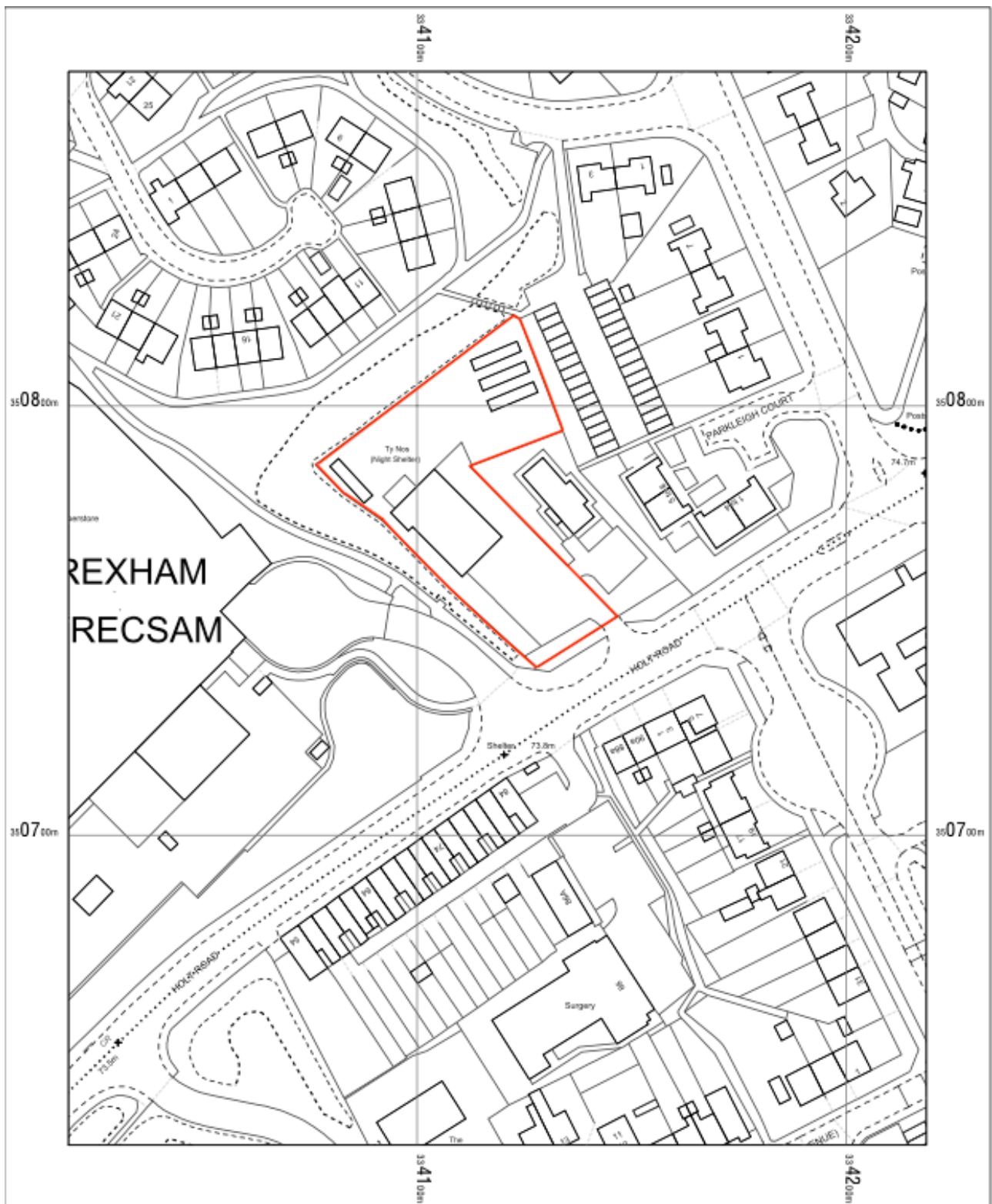
In summary and as a minimum for that exercise, prior to submitting, the developer **must**²:

- publicise a draft of the application
- consult community and specialist consultees
- write a report about the pre-application consultation undertaken

- 1.3 This report provides details of the Statutory and any additional actions carried out as part of the consultation and sets out developer responses in respect of the development of land at Ty Nos, Holt Road, Wrexham The location of the site is shown edged red below.

¹ “Major” development, as defined in article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO).

² In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020.



1.4 This report sets out the consultation strategy, consultation actions and how the applicant responds to them in developing the proposal to planning application stage.

2.0 Consultation Requirements and Consultation Strategy.

2.1 The statutory requirements for consultation are set out in the Order³. **I confirm that the Consultation carried out met with the requirements of the Order.** Further Best Practice Guidance was published in 2017⁴. The guidance sets out:

The public is an essential stakeholder in the planning process. It is important that public views are seen as integral to the process. When done well engagement frontloads the planning process, increases community buy-in, improves the quality of the built environment and creates efficiency and certainty of the planning process for all. the community and In summary the following actions should, as a minimum, be carried out:

The basic requirements of the Order set out that the development must:

- ✓ Display a site notice in at least one place on or near the land to which the proposed application relates for a period of 28 days before submitting an application for the proposed development.
- ✓ Write to “any owner or occupier of any land adjoining the land to which the proposed application relates”.
- ✓ Make the draft planning application Information available publicly.
- ✓ Consult community and specialist consultees before applying for planning permission.

³ In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020.

⁴ Pre-application Community Consultation: Best Practice Guidance for Developers. Welsh Government November 2017.

✓Submit a pre-application consultation report (PAC) as part of the planning application.

2.2. Welsh Government Guidance⁵ states the developer has flexibility to determine the most effective way to present this pre-application community consultation report so long as the report contains the requisite information.

2.3. It is also open for a prospective developer to undertake additional publicity or consultation which exceeds the minimum requirements. In such cases the Welsh Government encourages that developers report the outcome of this pre-application engagement in the pre-application consultation report.

2.4 Clwyd Alyn Housing Ltd is a development partner with Wrexham CBC in the delivery of this project. There has been liaison with officers and members prior to proceeding to statutory phases. The applicants assessment of the 6 questions set out in section 3 of the Guidance on how to “add value” to the consultation process are summarised in the table below.

Q1. How significant is the scheme and what is the perceived level of community interest?	The proposal comprises major development within the urban area of Wrexham. The site is presently used as a night shelter and received previous planning permissions for “container” type accommodation. Shelter use is therefore established in principle on the site. The site is bounded by existing dwellings, the Quaker Meeting house and a supermarket delivery access. Adjacent uses are not unusually sensitive. It is locally significant and seeks to address a national problem. The development raises no unusual or novel planning issues and is of 2 storey scale and would not be unusually large, tall
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⁵ <http://gov.wales/docs/desh/publications/160129annex-1-pre-application-consultation-en.pdf>

Q2. When is the right time to consult?	The scheme has funding and applicant has agreements to proceed to and deliver an application. Consultation timeframes were driven by those matters and lead-in periods for carrying out of research, reporting and documentation sufficient for a draft application. The pandemic also meant public buildings were and would remain likely to be closed for any drop-in event. Online only consultation requirements have been extended to October 2021 A single phase consultation was considered appropriate. No responses were received from matters that might require further consultation.
Q3. What is the community make-up and how can I engage with the whole community	The community make up surrounding the site is predominately residential in nature. Capturing "neighbours" through hand delivery of letters, was considered practical and achievable. The methods of site notices placed around the site, hand delivered letter and accessible website with further contact information through direct telephone means along the details if required to discuss the proposals were considered suitable and appropriate.
Q4. Who do I need to consult?	The Order sets out the necessary requirements for statutory consultees and community consultees all of whom must be consulted. The applicant considered consultation within the community to those close to the site sufficiently captured interested parties.
Q5. What tools and techniques can be added to the statutory requirements to gain more value through the consultation process?	No additional measures were considered necessary.
Q6. How will comments be recorded, reported and considered?	Comments were to be sent to the managing Planning Consultant. Issues then discussed within the team and where relevant additional updated reports and responses provided.

2.5 The Consultation Strategy therefore envisaged a single phased approach with direct contact via post and site visit. The Strategy sought to:

- A) Engage residents and council members (where appropriate) informing them of key stages and actions.
- B). Carry out Mandatory PAC.
- C) If necessary PAC feedback with Wrexham CBC officers via Clwyd Alyn Housing in response to queries raised and within team to ensure issues reviewed and responses to in application submission.

2.6 In summary the following actions have been carried out:

Mandatory PAC Stage:

In summary the Legislation requires that the following mandatory actions must, as a minimum, be carried out:

✓ **Display a site notice in at least one place on or near the land to which the proposed application relates for a period of 28 days before submitting an application for the proposed development.** *This commenced on 25 January 2021 and ran until 22 February. The plan and images below shows the area within which notices were hand delivered and where consultation site notices were placed in and around the site. The positions where chosen to be visible, prominent using street furniture and in order to capture as wide an audience as practicable.*

✓ **Write to “any owner or occupier of any land adjoining the land to which the proposed application relates”.** *The applicant served notices by hand as described above addressed to the “owner/occupier”. The Land Owner (Wrexham County Borough Council) was notified by email on the same day.*

✓ **Make the draft planning application Information available online publicly and during the temporary period of the Covid Pandemic to provide, where requested, hard copies of documents.** *A scheme specific website (<https://www.plplanning.co.uk/tynos>) was developed and was available for the*

duration of the consultation event. A copy of the website has been printed and provided in the appendices for reference.

The website made the following draft documents available for view:

• Draft OS Location Plan • Draft Planning Application Forms • Location Plan • Existing Site Plan • Proposed Site Plan • Existing 3D Views • Existing Site Elevations • 3D-Visuals 01 • 3D-Visuals 02 • Proposed Site Elevations • Proposed 3D View - From ASDA Service Yard • Draft Turning Circles Sheet 1 • Draft Turning Circles Sheet 2 • Proposed 3D View - From Rear of Site • Proposed 3D View - From Holt Road	• Proposed 3D View - From North East • Proposed Site Plan A1 (Note Large Format). • Proposed Apartment Floor Plans - Office & Units 1-5 • Proposed Apartment Floor Plans - Units 6-11 • Proposed Apartment Floor Plans - Unit 12-19 • Draft Arboricultural Report • Draft Ecology Report • Draft Planning Statement • Draft Design and Access Statement • Draft Drainage Scheme (Drawing SK501) • Ty Nos Prelim Drainage Statement.
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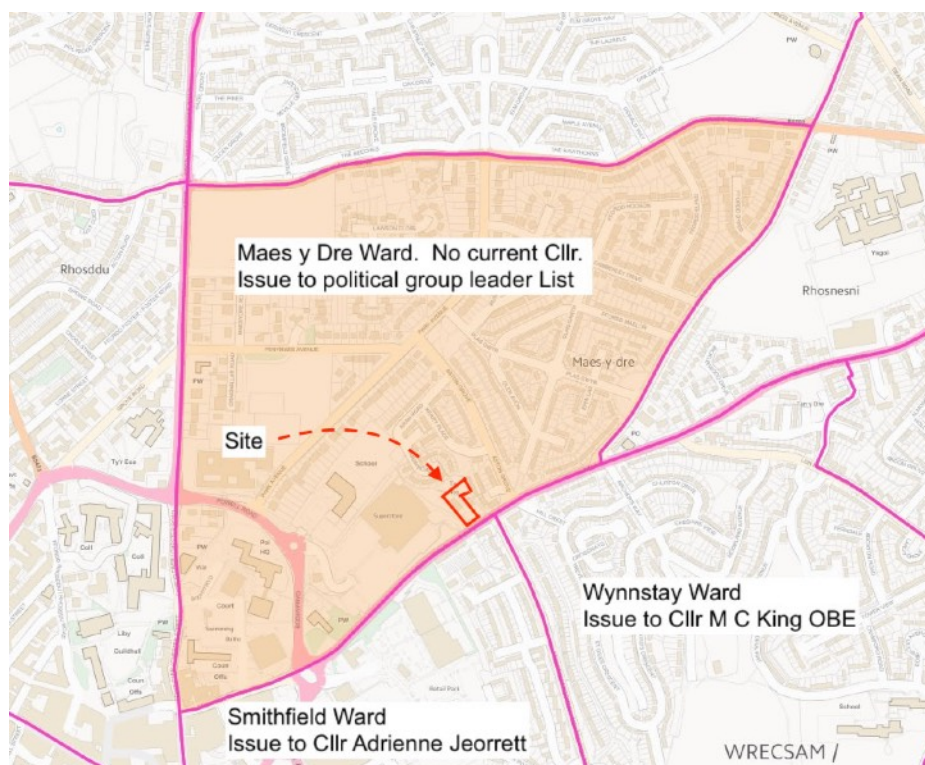
✓ **Consult community and specialist consultees.** *Letter and notices were sent out by email on 25 January 2020. Copies are provided in the appendices.*

✓ **Prepare a pre-application consultation (PAC) report to accompany the application for planning permission.** *This report and appendices concludes that element of the requirements.*

3.0 Consultation Actions.

Community Consultees.

- 3.1 Immediate neighbours were identified initially using OS mapping. Although now cancelled, the advice in Circular 32/92 (Publicity for Planning Applications) was a useful starting point in identifying them. Consultation notices were issued marked to “the owner/occupier” by hand delivery to all those addresses identified in solid red line on the map overleaf on 25 January 2021 following additional identification on site. A total of 49 properties were consulted.
- 3.2 The site lies in Maes y Dre Ward. There is currently no Councillor for that ward with duties being shared amongst a political group. The site lies very close to the boundary of Wynnstay and Smithfield Wards. In order to capture the wider view, County Councillors for both all three wards were consulted. The site lies in Acton Community Council Area with Caia Park Community Council area to the south south of Holt Road. Both Community Councils were notified.





Plan and Images of displayed site notices and properties notified.

Specialist Consultees.

- 3.3 Statutory consultees were initially identified using a combination of local knowledge, online mapping (including lle.gov.wales, historicwales.gov.uk). A wider interpretation of the legislation was taken to ensure that consultees were captured as extensively as practical.
- 3.4. Statutory consultees were cross checked against these online mapping resources and other local online records including the Wrexham UDP.
- 3.5 Statutory consultees were notified by published email addresses on 31 July 2020. Copy of all notices issued are provided in the appendices.

Other Consultees.

- 3.6 The applicant was not aware of any local interested resident or community groups and no others were identified.
- 3.7 All consultation notices set out the online location where draft documents could be reviewed and provided provided details including phone number, email and postal addresses where comments should be sent. A direct comments form was also provided on the website.

4.0 Responses

- 4.1. No requests for a hard copy of the draft application were received.
- 4.2 Analytic tracking shows that *in total* 70 unique views of the development website between 25 January and 22 February 2020.
- 4.3 1 phone call was received seeking a brief general discussion. No further contact was received. A single response from the Quaker Meeting House was received. This set out comments summarised as follows:

A). Support the development of the Ty Nos site for the purpose of housing people with acute housing needs.

B) Concerns development will unduly inhibit access to Quaker car park. In particular, access for emergency vehicles. Happier if the block adjacent to Quaker property were moved further into the site and parking spaces adjacent to the main driveway be sited instead between that block and Holt Road.

C) Quakers need continued access to our premises during the development of the site. Also Quakers gather for worship in silence and there is an existing planning condition limiting deliveries to Asda Store during our usual hours of worship, 10.30 am to 11.30 am on each Sunday morning. We would welcome a planning condition which would similarly limit working times during the development.

Developer Response. Craig Sparrow (Executive Director of Development) And Stuart Hughes (Development Project Manager) at Clwyd Alyn Housing met (via Zoom) representative of the Quaker Meeting House. The meeting went well and confirmed their support of the proposal.

Potential revisions to the scheme were discussed to address concerns. Clwyd Alyn Housing Ltd confirmed the scheme was to be staffed and they could sort any issues, should for for example park take place that affected use of the Quaker Meeting House.

The developer has further considered whether the development could be amended to address the concerns. Relocating two apartments to the rear of the site to make space at the front would reduce the number of flats and parking spaces that could be provided. The resultant loss of two apartments would reduce the amount of much needed provision within

the scheme. Clwyd Alyn Housing Ltd has, in response to the comment of Wrexham Highways Department made some further (minor) adjustments to the access. CAHL will continue to liaise with the Quaker Meeting House throughout the development phase to ensure access to its site is facilitated throughout and will present and agree a Construction Traffic Management Plan to the Council (to be prior agreed) .

Caia Park Community Council responded:

Caia Park Community Council considered this pre application advice at their meeting held on 11th February. Members had concerns over the potential increase in vehicular traffic and movement and would ask that you consider this. The comments were made in relation to the access and how there is potential conflict with the Quaker meeting house, the service entrance for Adsa, Hillcrest surgery directly opposite as well as the signalised crossing and two busy junctions (Aston Grove and Montgomery Road). It is appreciated that the existing use has a traffic generation. Members wondered if thought could be given to a left out only traffic flow so that vehicles are going in the direction of the flow of traffic. They have no issues with the proposed use.

Developer Response. The level of car parking provides a maximum of 1 space per unit plus staff space. Wrexham Highways officers have not raised any objection to the scale of use but have requested a minor alteration to the access design which has been accommodated in the submitted proposals. It is not expected that clients will be significant car users or that substantial levels of customer traffic will be created. Staff will be present 24 hours a day and can manage any specific on-site issue were they to occur.

4.4 No Ward or adjacent ward councillors responded. Wrexham County Borough Council (in its capacity as landowner) made no response.

4.5 Responses were received from the following statutory consultees.

Coal Authority

Dwr Cymru Welsh Water

Wrexham CBC Highways.

4.6 In accordance with the requirements of the Order, copies of the consultee responses are reproduced in the appendices. At the end of this section is a summary of the developers response to each of the responses.

TY NOS, WREXHAM - CLWYD ALYN HOUSING LTD	CONSULTEE	DEVELOPER SUMMARY RESPONSE.
DEVELOPMENT TYPE		REQUIRED
(f) Development likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road or proposed highway (g) Development likely to prejudice the improvement or construction of a classified road or proposed highway (h) Development involving— (i) the formation, laying out or alteration of any means of access to a highway (other than a trunk road); or (ii) the construction of a highway or private means of access to premises affording access to a road in relation to which a toll order is in force	The local highway authority concerned	WCBC Response: Access The development site is located on Holt Road which is a busy, classified road subject to a 30mph speed limit. Any proposed / existing access along this section would normally require visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway. It would appear that the existing access is to be retained subject to modifications to serve the proposed development site. Visibility from the existing / proposed access is adequate providing splays in excess of the above requirements. I would recommend that the proposed access is widened to a minimum of 4.8m. Consideration of the proximity of any proposed access in respect of the existing signalised crossing facility must be given. I would suggest that a rumble strip is installed just inside the access (private) as the access road will take the form of a shared surface. The internal estate roads, footways, parking areas will need to be managed in perpetuity by a private management company. Improvements to the existing access (in the existing adopted highway) eg/ kerbing, tactiles, re- surfacing, drainage will require a s.278 agreement. Parking and Turning Provision Parking for the proposed development will need to comply with LPGN 16 requirements. The submitted layout plan indicates the provision of 20 spaces which is considered adequate given the nature of the development and the sustainable location of the site. In terms of turning provision, I comment as follows:- It is not clear as to the maximum size of vehicle likely to visit the site. I assume that a refuse vehicle (typically 11.2m in length) would be used to service the site. I would recommend that swept path details of such a vehicle are provided indicating how such a vehicle will access / exit via any modified access and turn within the site in the proposed turning head.)

	FCC Highways cont	Construction Traffic Management Plan -CTMP (including provision for contractor parking) <i>I would recommend that a Construction Traffic Management Plan is submitted / approved prior to commencement of works.</i> <i>I have no objections in principle to the proposed development.</i> <i>You are advised that the above comments are those of an officer of the council and do not commit the Council in any way with regard to the determination of any formal planning application that may be submitted. You are also advised that the above comments take account of policies and guidance adopted by the Council at the present time and which remain open to continuous review.</i> Developer Response to key points. Datrys Consulting Engineers have fully reviewed the the Highways Officer response and has advised on a number of points including incorporating the suggested adjustments into the layout. • Visibility Splays are shown illustrated on dwg 20269/403. • The entrance is not shared with a separate footway access provided to the side of the 4.9m access. This will involve removing a segment of the existing wall to facilitate this. As such we do not believe a rumble strip is required. Is however shown indicatively for now. • Swept Path Analysis: Please refer to drawings 20269/401 & 40 • This requirement for CMTP is noted and will be prepared by appointed Contractor in due course.
(j) Development, other than householder development, within an area which has been notified for the purpose of this provision to the local planning authority by the Coal Authority because of the presence of land instability risks from coal mining	The Coal Authority	<i>I have checked the site location plan against our coal mining information and can confirm that, whilst the proposed development site falls within the coalfield, it is located outside the defined Development High Risk Area meaning that there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability.</i> <i>Accordingly, there is no requirement to submit a Coal Mining Risk Assessment in support of a planning application for the redevelopment of this site and / or for the Local Planning Authority to consult the Coal Authority on any planning application for this site.</i> Developer Response: CAHL notes the Coal Authority response. No further action required.

(y) Development— (i) involving new residential development (including single units); and (ii) which is major development not falling within paragraph (i).	The water and sewerage undertaker concerned	The key elements of Dwr-Cymru welsh Water are summarised below: <i>Having reviewed the details submitted I would advise there is no objection to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development.</i> <i>We can accept foul water only flows from the development site into the public sewerage network.</i> Developer Response. CAHL note the response. No further action is required. It is clarified that an application for SAB approval will be made.
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5.0 Conclusions

- 5.1 The applicant has undertaken substantial, meaningful and productive consultation prior to submitting the application, engaging officers, Ward Councillors, community and specialist consultees between 25 January and 22 February 2021. This PAC report documents that exercise has been carried out to meet the aspiration of Welsh Government and in accordance with the requirements of Order. All responses have been considered and where appropriate reporting and drawings have been revised, renewed and updated to ensure comments received have been fully and meaningfully considered and resolved.
- 5.2 It is considered the application fully meets the requirements of the Order in respect of meaningful consultation and as presented responds to comments made in that exercise. It is now for the Council to formally determine.

Appendix 1. List of Community and Specialist Consultees

TY NOS WREXHAM- CLWYD ALYN HOUSING LTD			
DEVELOPMENT TYPE	CONSULTEE	REQUIRED	ISSUED
(a) Development likely to affect land in the area of another local planning authority	The local planning authority concerned	No	
(b) Development, in relation to which an application for planning permission has been made to the Welsh Ministers under section 293A of the 1990 Act (urgent Crown development: application), where that development is likely to affect land in the area of a community council	The community council	No	
© Development within an area which has been notified to the local planning authority by the Health and Safety Executive for the purpose of this provision because of the presence within the vicinity of toxic, highly reactive, explosive or inflammable substances (otherwise than on a relevant nuclear site) and which involves the provision of— (i) residential accommodation; (ii) more than 250 square metres of retail floor space; (iii) more than 500 square metres of office floor space; or (iv) more than 750 square metres of floor space to be used for an industrial process, or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area	The Health and Safety Executive	No	
(d) Development within an area which has been notified to the local planning authority by the Office for Nuclear Regulation for the purpose of this provision because of the presence within the vicinity of toxic, highly reactive, explosive or inflammable substances on a relevant nuclear site and which involves the provision of— (i) residential accommodation; (ii) more than 250 square metres of retail floor space; (iii) more than 500 square metres of office floor space; or (iv) more than 750 square metres of floor space to be used for an industrial process, or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area	The Office for Nuclear Regulation	No	
(e) Development likely to result in a material increase in the volume or a material change in the character of traffic— (i) entering or leaving a trunk road; or (ii) using a level crossing over a railway	The Welsh Ministers. The operator of the network and the Welsh Ministers	No	
(f) Development likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road or proposed highway	The local highway authority concerned	Yes	rachel.penman@wrexham.gov.uk darren.williams@wrexham.gov.uk
(g) Development likely to prejudice the improvement or construction of a classified road or proposed highway	The local highway authority concerned	Yes	as above

(h) Development involving— (i) the formation, laying out or alteration of any means of access to a highway (other than a trunk road); or (ii) the construction of a highway or private means of access to premises affording access to a road in relation to which a toll order is in force	The local highway authority concerned The local highway authority concerned, and in the case of a road subject to a concession, the concessionaire	YES	as above
(i) Development which consists of or includes the laying out or construction of a new street	The local highway authority.	No	
(j) Development, other than householder development, within an area which has been notified for the purpose of this provision to the local planning authority by the Coal Authority because of the presence of land instability risks from coal mining	The Coal Authority	Yes	planningconsultation@coal.gov.uk
(k) Development involving or including mining operations	Natural Resources Wales	No	
(l) (i) Development which has a direct physical impact on a scheduled monument. (ii) Development likely to be visible from a scheduled monument and which meets one of the following criteria-- a) it is within a distance of 0.5 kilometres from any point of the perimeter of a scheduled monument; b) it is within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres or more in height, or has an area of 0.2 hectares or more; c) it is within a distance of 2 kilometres from the perimeter of a scheduled monument and is 50 metres or more in height, or has an area of 0.5 hectares or more; d) it is within a distance of 3 kilometres from the perimeter of a scheduled monument and is 75 metres or more in height, or has an area of 1 hectare or more; or e) it is within a distance of 5 kilometres from the perimeter of a scheduled monument and is 100 metres or more in height, or has an area of 1 hectare or more. (iii) Development likely to affect the site of a registered historic park or garden or its setting; (iv) Development within a registered historic landscape that requires an Environmental Impact Assessment; or (v) Development likely to have an impact on the outstanding universal value of a World Heritage Site	The Welsh Ministers	No	
(m) Development involving the carrying out of works or operations in the bed of or on the banks of a river or stream	The Natural Resources Body for Wales	No	
(n) Development for the purpose of refining or storing mineral oils and their derivatives	The Natural Resources Body for Wales	No	

(p) Development relating to the use of land as a cemetery	The Natural Resources Body for Wales The water and sewerage undertaker concerned	No	
(q) Development— (i) in or likely to affect a site of special scientific interest; or (ii) within an area which has been notified to the local planning authority by the Natural Resources Body for Wales and which is within two kilometres, of a site of special scientific interest, of which notification has been given, or has effect as if given, to the local planning authority by the Natural Resources Body for Wales, in accordance with section 28 of the Wildlife and Countryside Act 1981 (sites of special scientific interest) as applied in Wales by section 27AA of that Act.	The Natural Resources Body for Wales	No	
(r) Development involving – (i) any land on which there is a theatre; (ii) residential development (excluding householder development) within 50 metres of a theatre (not falling within paragraph (i)); or (iii) a proposed theatre.	The Theatres Trust	No	
(s) Development which is not for agricultural purposes, is not in accordance with the provisions of a development plan and involves— (i) the loss of not less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes; or (ii) the loss of less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes, in circumstances in which the development is likely to lead to a further loss of agricultural land amounting cumulatively to 20 hectares or more	The Welsh Ministers	No	
(t) Development within 250 metres of land which— (i) is or has, at any time in the 30 years before the relevant application, been used for the deposit of refuse or waste; and (ii) has been notified to the local planning authority by the Natural Resources Body for Wales for the purposes of this provision	The Natural Resources Body for Wales	No	

(u) Development which— (i) is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field; or (ii) is on land which has been: (aa) used as a playing field at any time in the 5 years before the making of the relevant application and which remains undeveloped; or (bb) allocated for use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement; or (iii) involves the replacement of the grass surface of a playing pitch on a playing field with an artificial, man-made or composite surface	The Sports Council for Wales	No	
(v) Development likely to affect— (i) any inland waterway (whether natural or artificial) or reservoir owned or managed by the Canal & River Trust; or (ii) any canal feeder channel, watercourse, let off or culvert, which is within an area which has been notified for the purposes of this provision to the local planning authority by the Canal & River Trust	The Canal & River Trust	No	
(w) Development— (i) involving the siting of new establishments; (ii) consisting of modifications to existing establishments covered by Article 11 of Directive 2012/18/EU; or (iii) which is new, including transport routes, locations of public use and residential areas in the vicinity of existing establishments, where the siting or development may be the source of or increase the risk or consequences of a major accident	The control of major accident hazards competent authority, and in relation to development falling within paragraph (iii), any person who is, according to the register held by the hazardous substances authority under regulation 22 of the Planning (Hazardous Substances) (Wales) Regulations 2015, the person who is in control of the land on which any existing establishment in question is located	No	
(x) Development – (i) on land designated as Flood Zone C2; (ii) involving or including emergency services development or highly vulnerable development on land designated as Flood Zone C1 or on land that has been notified to the local planning authority by the Natural Resources Body for Wales for the purpose of this provision.	The Natural Resources Body for Wales	No	
(y) Development— (i) involving new residential development (including single units); and (ii) which is major development not falling within paragraph (i).	The water and sewerage undertaker concerned	Yes	developer.services@dwrcymru.com

OTHER CONSULTATION REQUIREMENTS			
Site Notice		Y	X 3
Community Council	Acton CC Caia Park (adjacent cc)	Y	clerk@actoncommunitycouncil.gov.uk clerk@caiapark.gov.uk
Local County Councillors.	Maes y Dre Wynnstay (adjacent) Smithfield (adjacent)	Y	Mark.pritchard@wrexham.gov.uk Davida.bithell@wrexham.gov.uk Marc1.jones@wrexham.gov.uk Dana.davies@wrexham.gov.uk Alun.jenkins@wrexham.gov.uk Hugh.jones@wrexham.gov.uk malcolm.king@wrexham.gov.uk Adrienne.Jeorrett@wrexham.gov.uk
Adjoining Landowners/ Occupiers			TBC - By Hand See Marked Plan
	Quaker Meeting House (access)		gerry.craddock165@gmail.com
Land Owner	Wrexham CBC		steve.Bayley@wrexham.gov.uk nicholas.Adamson@wrexham.gov.uk
Neighbour Hard Copy Requests	Post or email	Date	None requested.

Appendix 1a. Community Consultee letter and notices.

From: Pete Lloyd info@plplanning.co.uk 

Subject: Ty Nos, Holt Road, Wrexham. Pre-Planning Application Consultation. Clwyd Alyn Housing Ltd

Date: 25 January 2021 at 16:25

To: clerk@actoncommunitycouncil.gov.uk, clerk@caiapark.gov.uk, Mark.pritchard@wrexham.gov.uk,
David.bithell@wrexham.gov.uk, Marc1.jones@wrexham.gov.uk, Dana.davies@wrexham.gov.uk,
Alun.jenkins@wrexham.gov.uk, Hugh.jones@wrexham.gov.uk, malcolm.king@wrexham.gov.uk,
Adrienne.Jeorrett@wrexham.gov.uk

Cc: Stuart Hughes (Development) Stuart.Hughes@clwydalyn.co.uk, Craig Sparrow (Craig.Sparrow@clwydalyn.co.uk)
Craig.Sparrow@clwydalyn.co.uk, Arwyn Evans Arwyn.Evans@clwydalyn.co.uk



On behalf of Clwyd Alyn Housing Ltd, I am instructed to commence the Pre-Planning Application Consultation exercise in respect of re-development of Ty Nos Shelter.

I attach a cover letter and statutory notice as required under the legislation.

The draft application is available for you to view at www.plplanning.co.uk/tynos.

As you will know Ty Nos lies within Maes-y-Dre Ward (Acton Community Council) with Smithfield and Wynnstay Wards (Caia Park Community Council) on the opposite side of Holt Road. Clwyd Alyn Housing Ltd clearly wishes to extend the opportunity to engage to all.

If you have any queries do not hesitate to contact me.

P Lloyd BA Hons MRTPI
6 Rhyd Drive, Rhos on Sea, LL28 4NE

07480 067325
info@plplanning.co.uk

plplanning.co.uk
@plplanning

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P Lloyd BA Hons MRTPI.
PLPlanning - Chartered Town Planning Consultants
6 Rhyd Drive
Rhos on Sea
LL28 4NE

0 7 4 8 0 0 6 7 3 2 5

info@plplanning.co.uk
www.plplanning.co.uk

Please note my normal office hours are 0830-1430 Monday-Friday



Community
Consul...ed.pdf

From: Pete Lloyd info@plplanning.co.uk 

Subject: Ty Nos, Holt Road, Wrexham. Pre-Planning Application Consultation. Clwyd Alyn Housing Ltd

Date: 25 January 2021 at 16:24

To: Steve.Bayley@wrexham.gov.uk, Nicholas Adamson Nicholas.Adamson@wrexham.gov.uk, gerry.craddock165@gmail.com

Cc: Stuart Hughes (Development) Stuart.Hughes@clwydalyn.co.uk, Craig Sparrow (Craig.Sparrow@clwydalyn.co.uk)

Craig.Sparrow@clwydalyn.co.uk, Arwyn Evans Arwyn.Evans@clwydalyn.co.uk



I am instructed by Clwyd Alyn Housing Ltd to commence the community and statutory pre-planning application consultation exercise in respect of the above.

Please see details attached setting out where you can view and comment the proposals.

Do not hesitate to contact me if you require anything further.

P Lloyd BA Hons MRTPI
6 Rhyd Drive, Rhos on Sea, LL28 4NE

07480 067325
info@plplanning.co.uk

plplanning.co.uk
@plplanning

--

P Lloyd BA Hons MRTPI.
PLPlanning - Chartered Town Planning Consultants
6 Rhyd Drive
Rhos on Sea
LL28 4NE

0 7 4 8 0 0 6 7 3 2 5

info@plplanning.co.uk
www.plplanning.co.uk

Please note my normal office hours are 0830-1430 Monday-Friday



Community
Consul...ed.pdf

P Lloyd BA Hons MRTPI
6 Rhyd Drive, Rhos on Sea, LL28 4NE

PLPLANNING

www.plplanning.co.uk/tynos

25 January 2021

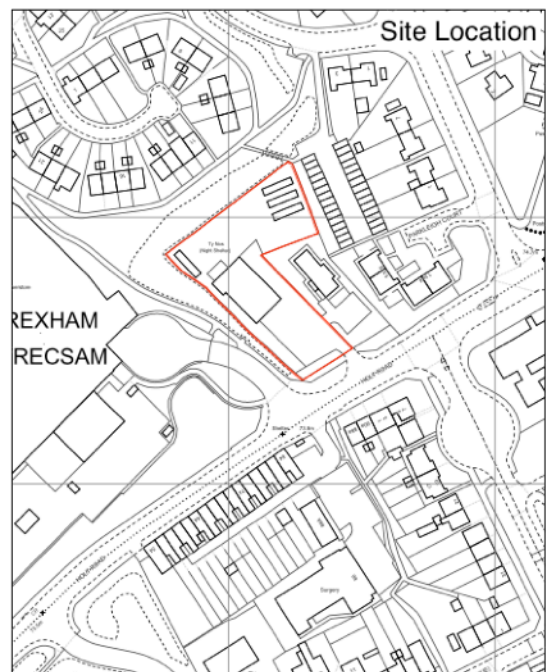
To; County Councillors (Maes y Dre, Smithfield and Wynnstay Wards), Clerk (Caia Park Community Council), land owners and neighbours.

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D and 2G.

Clwyd Alyn Housing Ltd (CAHL) intends to apply to Wrexham County Borough Council for planning permission for *Redevelopment of existing "homeless shelter" and pods to form 19 no shelter apartments with ancillary office and support worker space and all associated works.*

This cover letter and attached Notice explains where you can:

- view draft plans and documents.
- request hard copies if you cannot access the internet
- comment directly to Clwyd Alyn Housing Ltd on the proposed development prior to submitting the planning application.



Your views are important and can help shape and inform the future of the places where you live. Comments received by 22 February 2021 will be reviewed and responded to in the Pre-Application Consultation (PAC) report to accompany a planning application.

Any subsequent planning application will be publicised separately by the Council.

Signed: PG LLOYD BA Hons MRTPI (Planning agent)

Date: 25 January 2021.

SCHEDULE Article 2(3)

Pre-application notice for emergency period

“SCHEDULE 1D Article 2G

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION: NOTICE TO BE GIVEN DURING EMERGENCY PERIOD

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLES 2C AND 2D AS MODIFIED BY ARTICLE 2G

(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 (a) ...Ty Nos, Holt Road, Wrexham, LL13 8NE

I give notice that (b)Clwyd Alyn Housing Ltd.

is intending to apply for planning permission to (c): **Redevelopment of existing "homeless shelter" and pods to form 19 no shelter apartments with ancillary office and support worker space and all associated works.**

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at (d) . www.planning.co.uk/tynos

If you are unable to access the documents electronically you may request copies of this information by emailing (e).....info@planning.co.uk .. or by telephoning the applicant on (f)..07480 067325

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at (e) info@planning.co.uk or (g) .6, Rhyd Drive, Rhos on Sea, LL28 4NE by (h)22 February 2021

Signed:PG Lloyd (Agent)

Date: 25 January 2021

Appendix 1b. Specialist Consultees Notices

From: Pete Lloyd info@planning.co.uk 
Subject: Ty Nos, Holt Road, Wrexham. Request for Pre Application Consultation. Development Management Procedure Wales Order 2012, as amended
Date: 25 January 2021 at 16:25
To: developer.services@dwrcymru.com, rachel.penman@wrexham.gov.uk, darren.williams@wrexham.gov.uk, planningconsultation@coal.gov.uk
Cc: Stuart Hughes (Development) Stuart.Hughes@clwydalyn.co.uk, Arwyn Evans Arwyn.Evans@clwydalyn.co.uk, Craig Sparrow (Craig.Sparrow@clwydalyn.co.uk) Craig.Sparrow@clwydalyn.co.uk



Please see attached notice etc in respect of Statutory Pre-App PAC exercise for the above on behalf of Clwyn Alyn Housing Ltd

Dont hesitate to contact if you have any queries.

Peter Lloyd

P Lloyd BA Hons MRTPI
6 Rhyd Drive, Rhos on Sea, LL28 4NE

07480 067325
info@planning.co.uk

planning.co.uk
@planning

--

P Lloyd BA Hons MRTPI.
PLPlanning - Chartered Town Planning Consultants
6 Rhyd Drive
Rhos on Sea
LL28 4NE

0 7 4 8 0 0 6 7 3 2 5

info@planning.co.uk
www.planning.co.uk

Please note my normal office hours are 0830-1430 Monday-Friday



Specialist
Consul...OS.pdf

PLPLANNING
6, Rhyd Drive
Rhos on Sea
Colwyn Bay
LL28 4NE

PLPLANNING

07480 067325

plplanning.co.uk/tynos
info@plplanning.co.uk

25 January 2021

Dear Sir/Madam

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended): Notice under Article 2d

Clwyd Alyn Housing Ltd. Ty Nos, Holt Road, Wrexham Consultation before applying for planning permission

I enclose for your attention, notice of a request for your response to this pre-planning application consultation in respect of an application for planning permission for *major development* on land at Ty Nos, Holt Road, Wrexham.

Your organisation has been identified as a specialist consultee under “the Order”.

Details of how to review the draft application documents, response dates and contact arrangements are provided on the Notice overleaf.

Yours Sincerely.

PG Lloyd

For and behalf of PLPlanning.

sent to:

Dwr Cymru/Welsh Water.
Wrexham CBC Highways
Coal Authority.



artered Town Planning Consultant - Mr P G Lloyd BA (Hons) MRTPI



Town and Country Planning (Development Management Procedure) (Wales) Order 2012

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLE 2D

(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 Ty Nos Well Street, Wrexham, LL13 8NE

I give notice that Clwyd Alyn Housing Ltd

is intending to apply for *redevelopment of existing "homeless shelter" and pods to form 19 no shelter apartments with ancillary office and support worker space and all associated works*

A copy of the proposed application; plans; and other supporting documents can be viewed online at www.plplanning.co.uk/tynos

In accordance with the requirement of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to **info@plplanning.co.uk**

by 22 February 2021

Signed: PG Lloyd BA Hons, MRTPI.

Date issued: 25 January 2021.

Appendix 2.Copy of Site Notice and Web Site.

SCHEDULE Article 2(3)

Pre-application notice for emergency period

“SCHEDULE 1D Article 2G

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION: NOTICE TO BE GIVEN DURING EMERGENCY PERIOD**

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLES 2C AND 2D AS MODIFIED BY ARTICLE 2G

(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 (a) ...Ty Nos, Holt Road, Wrexham, LL13 8NE

I give notice that (b)Clwyd Alyn Housing Ltd.

is intending to apply for planning permission to (c): **Redevelopment of existing "homeless shelter" and pods to form 19 no shelter apartments with ancillary office and support worker space and all associated works.**

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at (d) . www.planning.co.uk/tynos

If you are unable to access the documents electronically you may request copies of this information by emailing (e).....info@planning.co.uk .. or by telephoning the applicant on (f)..07480 067325

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at (e) info@planning.co.uk or (g) .6, Rhyd Drive, Rhos on Sea, LL28 4NE by (h)22 February 2021

Signed:PG Lloyd (Agent)

Date: 25 January 2021

PLANNING

6 RHYD DRIVE

COLWYN BAY, WALES, LL28

07480 067325

4 NE

BLOG/NEWS

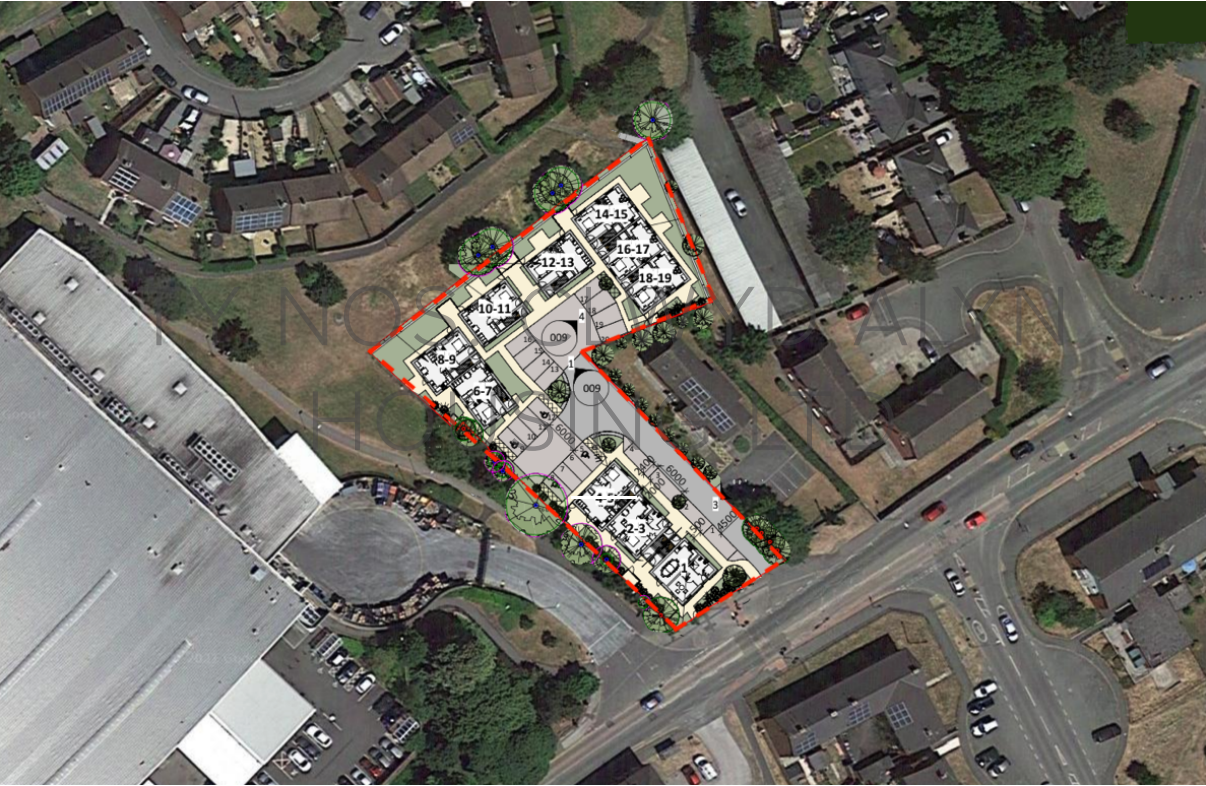
CONSULTATION

ABOUT

CONTACT

COVID 19

OPPORTUNITIES



TY NOS: HOLT ROAD, WREXHAM LL13 8NE.



PLEASE NOTE THIS CONSULTATION EXERCISE IS CARRIED OUT AS REQUIRED BY THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AMENDED IN RESPONSE TO THE ONGOING CORONAVIRUS PANDEMIC). IT IS NECESSARY TO CARRY OUT

CONSULTATION ONLINE ONLY GIVEN CONTINUED CLOSURE OF PUBLIC BUILDINGS.

I give notice that Clwyd Alyn Housing Ltd intend to apply the Wrexham County Borough Council for planning permission for redevelopment of existing "homeless shelter" and pods to form 19 no shelter apartments with ancillary office and support worker space and all associated works.

The land, identified in red on the plan alongside lies



homelessness triage hub and 19 no.1 bedroom apartments involves partnership of Welsh Government, Clwyd Alyn Housing Ltd and Wrexham County Borough Council.



Location Plan

Before formally submitting proposals to the Local Planning Authority and in accordance with the requirements set out in the the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (as further amended), the proposal must be subject of pre-application consultation.



Proposed Draft Site Plan

The application would be supported by a suit of plans and reports and deliver significant benefits

- Triage and support targeting and addressing homelessness.
- Accessible, high quality accommodation for temporary needs.
- Enabling people facing homelessness to find safe and stable accommodation in a dignified way.
- DeVelopment constructed to Lifetime Homes Standards, Welsh Government Development Quality Requirements and Secure By Design Gold principles.
- Delivering a shift to nearly low carbon buildings and supporting national housing and planning objectives the Build a Better Wales.

The draft proposals are now available to review and for comments until 22 February 2021, after which a planning application will be finalised for submission to Wrexham County BoroughCouncil.



Copies of draft plans, forms and documents which will form part of the application can be viewed and downloaded via the links below.

DRAFT FORM, PLANS and REPORTS

- Draft OS Location Plan
 - Draft Planning Application Forms
 - Location Plan
 - Existing Site Plan
 - Proposed Site Plan
 - Existing 3D Views
 - Existing Site Elevations
 - 3D-Visuals 01
 - 3D-Visuals 02
 - Proposed Site Elevations
 - Proposed 3D View - From ASDA Service Yard
 - Draft Turning Circles Sheet 1
 - Draft Turning Circles Sheet 2
- Proposed 3D View - From Rear of Site
 - Proposed 3D View - From Holt Road
 - Proposed 3D View - From North East
 - Proposed Site Plan A1 (Note Large Format).
 - Proposed Apartment Floor Plans - Office & Units 1-5
 - Proposed Apartment Floor Plans - Units 6-11
 - Proposed Apartment Floor Plans - Unit 12-19
 - Draft Arboricultural Report
 - Draft Ecology Report
 - Draft Planning, Design and Access Statement
 - Draft Drainage Scheme (Drawing SK501)
 - Ty Nos Prelim Drainage Statement.

Hard copies documents can also be made available and sent out where requested.

Please email info@plplanning.co.uk or phone 07840 067325 to discuss and make arrangements.

Tell us your views

If you wish to comment about this proposed development please do so by close of business on 22 February 2021. Your comments* will be considered and responses made in the PAC report presented with a planning application issued to Wrexham County Borough Council.

We encourage you to use e-mail to send comments to: info@plplanning.co.uk

Alternatively, send them in writing to: PLPlanning, 6 Rhyd Drive, Rhos on Sea, LL28 4NE. You can also send your views directly to us using the form below.

Name *

First Name

Last Name

Email *

Subject *

Land at Ty Nos, Holt Road, Wrexham

Ty Nos, Holt Road, Wrexham

Message *

SEND COMMENTS

** Please note if sending your comments as a local resident or neighbour, they may be referred to or summarised in the Pre-Application Consultation report prepared to accompany a future planning application. Your name and contact details will not be provided in that report unless you give your formal agreement in your reply for that. We will not use your information for any other purpose not will retain it for any reason after of the planning application to the Council.*

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Squarespace



Appendix 3.Copy of Consultee Responses:

From: Phil Palmer Phil.Palmer@wrexham.gov.uk
Subject: Emailing: PRE 2021 -003 Letter - To PLPLANNING re- Proposed Residential Dvlpt @ Ty Nos Holt Road Wrexham.pdf
Date: 17 February 2021 at 10:46
To: info@plplanning.co.uk

PP

FAO: PG Lloyd

Response attached. Could you please confirm receipt of email.

Regards, Phil

Your message is ready to be sent with the following file or link attachments:

PRE 2021 -003 Letter - To PLPLANNING re- Proposed Residential Dvlpt @ Ty Nos Holt Road Wrexham.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

<html><body>

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n ? chynnwys a defnyddio?r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

</body>

</html>



PRE 2021 -003
Letter...am.pdf



Dŵr Cymru
Welsh Water

PO Box 3146
Cardiff
CF30 0EH

Developer Services

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com
Blwch Post 3146
Caerdydd
CF30 0EH

Gwasanaethau Datblygu

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

Na

PLPLANNING

6, Rhyd Drive

Rhos on Sea

Colwyn Bay

LL28 4NE

Date: 15/02/2021

Our Ref: PPA0005484

Dear Na

Grid Ref: SJ340507 334113 350780

Site: Ty Nos Well Street, Wrexham

Development: 2D-redevelopment of existing "homeless shelter" and pods to form 19 no shelter apartments with ancillary office and support worker space and all associated works

We refer to the pre-planning enquiry received on [DATE OF RECEIPT] relating to the above site, and we can provide the following comments in respect to the proposed development.

We trust the above information is helpful. Our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.
We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY
Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

If you have any queries please contact Developer Services on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully

Owain George

Consultation Details

[CONSULTATION_OUTCOME1]

[CONSULTATION_OUTCOME2]

[CONSULTATION_OUTCOME3]

[CONSULTATION_OUTCOME4]

[CONSULTATION_OUTCOME5]

[CONSULTATION_OUTCOME6]

[CONSULTATION_OUTCOME7]

[CONSULTATION_OUTCOME8]

[CONSULTATION_OUTCOME9]

[CONSULTATION_OUTCOME10]



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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

[CONSULTATION_OUTCOME11]

[CONSULTATION_OUTCOME12]



Welsh Water is owned by Glas Cymru – a ‘not-for-profit’ company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni ‘nid-er-elw’.
We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
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Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Cyngor Bwrdeistref Sirol Wrexham/ Wrexham County Borough Council
Neuadd y Dref, Wrexham. LL11 1AY
Guildhall, Wrexham. LL11 1AY
DX: 721924 - Wrexham 4
www.wrexham.gov.uk www.wrexham.gov.uk



PLANNING

6 Rhyd Drive
Rhos on Sea
Colwyn Bay
LL28 4NE

Eich Cyf/Your Ref
Ein Cyf/Our ref
Dyddiad/Date
Gofynner am/Ask for
Rhif Cyswllt/Contact No
E-bost/E-mail

ET/DC/PRE/2021/003
17th February 2021
Mr P Palmer
01978 729688
phil.palmer@wrexham.gov.uk

Dear Sir / Madam

Proposed Residential Development @ Ty Nos, Holt Road, Wrexham.

Pre-application Consultation – Article 2(1) of the Town and Country Planning (Development Management Procedure – Wales) Order 2012.

I refer to your email / consultation dated 25/01/2021 in respect of the above and comment as follows:-

Access

The development site is located on Holt Road which is a busy, classified road subject to a 30mph speed limit.

Any proposed / existing access along this section would normally require visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

It would appear that the existing access is to be retained subject to modifications to serve the proposed development site. Visibility from the existing / proposed access is adequate providing splays in excess of the above requirements.

I would recommend that the proposed access is widened to a minimum of 4.8m. Consideration of the proximity of any proposed access in respect of the existing signalised crossing facility must be given.

I would suggest that a rumble strip is installed just inside the access (private) as the access road will take the form of a shared surface. The internal estate roads, footways, parking areas will need to be managed in perpetuity by a private management company.

Improvements to the existing access (in the existing adopted highway) eg/ kerbing, tactiles, re-surfacing, drainage will require a s.278 agreement.



Parking and Turning Provision

Parking for the proposed development will need to comply with LPGN 16 requirements. The submitted layout plan indicates the provision of 20 spaces which is considered adequate given the nature of the development and the sustainable location of the site.

In terms of turning provision, I comment as follows:-

It is not clear as to the maximum size of vehicle likely to visit the site. I assume that a refuse vehicle (typically 11.2m in length) would be used to service the site. I would recommend that swept path details of such a vehicle are provided indicating how such a vehicle will access / exit via any modified access and turn within the site in the proposed turning head.

Construction Traffic Management Plan -CTMP (including provision for contractor parking)

I would recommend that a Construction Traffic Management Plan is submitted / approved prior to commencement of works.

I have no objections in principle to the proposed development.

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

Yours faithfully



Chief Officer, Environment & Technical

From: The Coal Authority-Planning TheCoalAuthority-Planning@coal.gov.uk 
Subject: Ty Nos Well Street, Wrexham, LL13 8NE
Date: 26 January 2021 at 09:08
To: info@planning.co.uk

TA

For the attention of: Mr P G Lloyd - Chartered Town Planning Consultant

Dear Mr Lloyd

Please find attached as requested, our comments on the above pre-application enquiry.

Kind regards

Deb Roberts



Deb Roberts *M.Sc. MRTPI*

Planning & Development Manager – Planning & Development Team

T : (01623) 637 281

M: 07769 876 387

E : planningconsultation@coal.gov.uk

W: gov.uk/government/organisations/the-coal-authority

Making a better future for people and the environment in mining areas. Like us on [Facebook](#) or follow us on [Twitter](#) and [LinkedIn](#).

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>



Ty Nos Well
Street,...E.docx

For the attention of: Mr P G Lloyd - Chartered Town Planning Consultant
PLPLANNING

[By email: info@planning.co.uk]

26 January 2021

Dear Mr Lloyd

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

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020

Proposed development at Ty Nos Well Street, Wrexham, LL13 8NE

Thank you for your notification of 25 January 2021 seeking the pre-application views of the Coal Authority for the above.

I have checked the site location plan against our coal mining information and can confirm that, whilst the proposed development site falls within the coalfield, it is located outside the defined Development High Risk Area meaning that there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability.

Accordingly, there is no requirement to submit a Coal Mining Risk Assessment in support of a planning application for the redevelopment of this site and / or for the Local Planning Authority to consult the Coal Authority on any planning application for this site.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

D Roberts

Deb Roberts *M.Sc. MRTPI*

Planning & Development Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.