



PLANNING STATEMENT APPENDICES

Prepared on behalf of Cefn Park Developments Ltd

in support of an

Outline Planning Application

for the

Proposed development of land for B1 (light) industrial and B8 (storage and distribution) industrial units including means of access, scale and layout; illustrative strategic landscaping; with ecological, heritage and amenity (mitigation) zones : resubmission of P/2019/0877

to Wrexham County Borough Council

The Oaks, Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG

April 2021

Ref. J10-CPDL/PSA/RevB

APPENDIX A

Planning History

(1996 to 1998)

In pursuance of its powers under the Acts and Orders referred to below, the Borough Council, as District Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application.

THE GUILDHALL,
WREXHAM,
CLWYD,
LL11 1AY.

01.04.
38600
49300
F CC
-

Applicant

Mr J.M. Price

Code Number

ISY CB00031

Agent

Mr J.M. Price,
2 Penllwyn,
Nant Parc,
Johnstown,
Wrexham, LL14 1YG.

Date received

5th February 1996

Decision date

7th May 1996

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

REFUSAL OF PLANNING PERMISSION

LOCATION AND DESCRIPTION

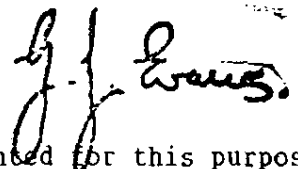
LAND ADJACENT TO REDWITHER ROAD, WREXHAM INDUSTRIAL
ESTATE, WREXHAM

CHANGE OF USE TO OFF-ROAD MOTORCYCLE PRACTICE TRACK

PARTICULARS OF DECISION

PERMISSION REFUSED FOR THE REASON(S) STATED BELOW

- 01 The proposed use would, having regard to the proximity of residential and industrial premises adjoining two boundaries of the site adversely affect to an unreasonable extent the amenities of those occupying the properties by reason of noise nuisance and disturbance which would be contrary to Proposal S4 of the Wrexham Maelor Local Plan.



Officer appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information enclosed.

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application.

LAMPIT STREET,
P.O. BOX 1290,
WREXHAM,
LL11 1WL.

21.12.
38800
49220
O MA
I

Applicant Cefn Developments Limited

Code Number ISY CB02691

Agent Strutt & Parker,
19 Grosvenor Street,
Chester,
CH1 2DD.

Date received 26th October 1998

Decision date 12th April 1999

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Refusal of Outline Planning Permission

LOCATION AND DESCRIPTION

OAK SITE, REDWITHER ROAD, WREXHAM INDUSTRIAL ESTATE,
WREXHAM.

INDUSTRIAL DEVELOPMENT.

PARTICULARS OF DECISION

OUTLINE PERMISSION REFUSED FOR THE REASON(S) STATED BELOW

- 01 Insufficient information has been submitted to enable the Local Planning Authority to fully assess the impact of the development upon the ecological amenities of the locality. As such the development will be likely to adversely affect flora and fauna in the area.

Officer appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information enclosed.

APPENDIX B

Planning History

(2000)

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Expiry Date:
07/03/2000
Grid Reference:
E 338800
N 349220



Applicant Cefn Developments Ltd

Agent Strutt & Parker
19 Grosvenor Street
Chester
CH1 2DD

Code ISY P/2000/0019

Number

Date 11/01/2000

Received

Decision 10/07/2000
Date

Town and Country Planning Act, 1990

Location of application

Oak Site Redwither Road Wrexham Industrial Estate Wrexham

Description of application

Industrial development

**Particulars of decision that Outline Planning Permission be GRANTED
Subject to the following:-**

Condition(s)

1 .

Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:-

- a) the design of the buildings;
- b) the siting of the buildings;
- c) the external appearance of the buildings;
- d) the landscaping of the site.

2 .

Plans and particulars of the reserved matters referred to in condition 01 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are thereby approved.

3 .

The development hereby permitted shall be begun before the expiry of five years from the date of this permission or two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.

COPY

Applicant	Cefn Developments Ltd	Code	ISY P/2000/0019
Agent	Strutt & Parker 19 Grosvenor Street Chester CH1 2DD	Number Date Received Decision Date	11/01/2000 10/07/2000



4 .
The area shown "hatched" on the approved plan, (drawing number "⁵~~1~~128/03") is specifically excluded from this grant of planning permission and no development shall take place within the area.

5 .
Details to be approved as part of the reserved matters shall show distribution, protection and enhancement measures of the species and habitats referred to in the Young Associates report dated May 2000. Development shall be carried out in strict conformity with such details as are thereby approved.

6 .
No development shall commence until a management plan has been produced which sets out the management of the exclusion zone for a period of no less than 25 years.

7 .
No part of the development shall be commenced until the results of a full investigation and assesment of contamination on the site has been submitted to and approved in writing by the Local Planning Authority. The assessment shall include full details of any remediation necessary to avoid risk when the site is developed. Development shall only be carried out in full accordance with the scheme as approved.

8 .
No development shall commence until a scheme to deal with contamination on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public/buildings/environment when the site is developed.

9 .
The erection of fencing for the protection of trees and shrubs shall be undertaken before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. The above mentioned fencing shall consist of 1.5 metre high chestnut paling fence or other approved fence erected at full extent of each tree and shrub. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written permission of the Local Planning Authority.

10.
No development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition

Applicant	Cefn Developments Ltd	Code	ISY P/2000/0019
Agent	Strutt & Parker 19 Grosvenor Street Chester CH1 2DD	Number Date Received Decision Date	11/01/2000 10/07/2000



works, soil moving, temporary access construction or any operations involving the use of motorised vehicles or construction machinery) until a detailed levels survey which includes the location of existing trees, shrubs and hedges on or immediately adjacent to the site, has been carried out and submitted to the Local Planning Authority. No alterations in site levels shall take place except in accordance with a scheme approved in writing by the Local Planning Authority showing the existing and proposed levels.

11.

No development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction or any operations involving the use of motorised vehicles or construction machinery) until a detailed surface and foul and surface water drainage layout has been submitted to and approved by the Local Planning Authority. Such layout shall provide for the long term retention of trees/hedges/key landscape features/archaeological features. No development shall take place except in accordance with the approved service/drainage layout.

12.

No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed and showing the relationship of proposed mounding to existing vegetation and surrounding landform. Details of soil stripping, storage and replacement shall be included where appropriate. Development shall be carried out in accordance with the approved details.

13.

No works to trees shall be undertaken except by a qualified arboriculturalist.

14.

Prior to any work on site commencing, the contractor shall contact the Council's Arboricultural Officer giving him seven days notice of a meeting on site to review all work procedures, access routes, storage areas and tree protection measures. Development shall only be carried out in strict accordance with the agreed measures.

15.

Development shall not commence until a photographic survey (comprising photographs in 35mm print) showing each internal and external elevation of all existing buildings and structures to be demolished has been carried out. The resultant photographs shall be deposited with the Local Planning Authority.

16.

No part of the development on site shall be commenced until the road works approved under Code No. CB01935 have been completed to a standard suitable for adoption by the Highway Authority.

Applicant	Cefn Developments Ltd	Code	ISY P/2000/0019
Agent	Strutt & Parker 19 Grosvenor Street Chester CH1 2DD	Number	
		Date	11/01/2000
		Received	10/07/2000
		Decision	
		Date	



Reason(s)

- 1 .
To comply with Section 92 of the Town and Country Planning, 1990.
- 2 .
To comply with Section 92 of the Town and Country Planning, 1990.
- 3 .
To comply with Section 92 of the Town and Country Planning, 1990.
- 4 .
To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
- 5 .
To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
- 6 .
To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
- 7 .
To prevent pollution of the water environment.
- 8 .
To prevent pollution of the water environment.
- 9 .
To protect trees which are of significant amenity value to the area.
10.
To ensure that the works on the site properly take account of the future health of the trees.
11.
To ensure that the works on the site properly take account of the future health of the trees.
12.
To ensure that the works on the site properly take account of the future health of the trees.

Applicant	Cefn Developments Ltd	Code	ISY P/2000/0019
Agent	Strutt & Parker 19 Grosvenor Street Chester CH1 2DD	Number	
		Date	11/01/2000
		Received	10/07/2000
		Decision	
		Date	



13.

To ensure the work is carried out to accepted arboricultural practices for the long term well being of the tree(s).

14.

To ensure that the works on the site properly take account of the future health of the trees.

15.

To ensure a record is retained of the built development on site which is considered of regional and national significance.

16.

To ensure a safe and convenient means of gaining access to the site in the interest of highway safety.

Note(s) to applicant

1.

Your attention is drawn to the observations of the Environment Agency attached to this decision.

2.

You are advised that dependant upon the traffic patterns associated with any further detail design application and the timing of any application, especially with respect to the proposed Industrial Estate Link Road construction, further site works or commuted sum payments may be applicable. A further assessment will be required, based on the current TIA, at the time of submission of a detailed application.

3.

Your attention is drawn to the observations of the Coal Authority attached to this decision.

4.

You are advised that the Council's Arboricultural Officer may be contacted on Wrexham 01978 292529.

5.

You are reminded of the presence of houses near to the site and any development must take account of the amenities of residents.

Applicant Cefn Developments Ltd

Code

ISY P/2000/0019

Agent

Strutt & Parker
19 Grosvenor Street
Chester
CH1 2DD

Number

Date

11/01/2000

Received

10/07/2000

Decision

Date

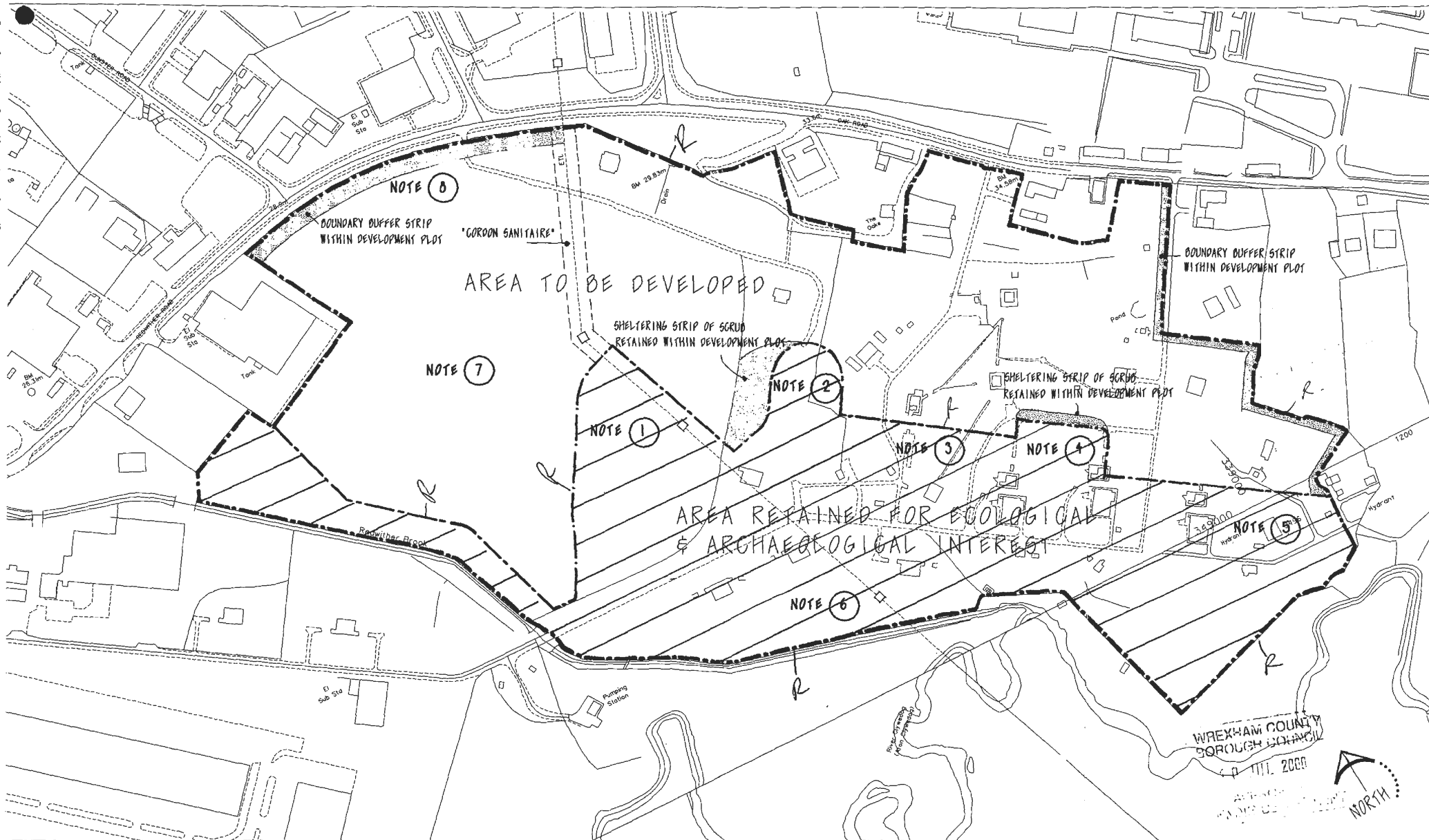


A handwritten signature in black ink, appearing to read 'G J Evans'. The signature is written in a cursive style with a large 'G' and 'J'.

Officer Appointed for this purpose

Refer to the Statement of Applicant's Rights and General Information Enclosed

G J Evans, Chief Planning Officer, Lambpit Street, P O Box 1290, Wrexham, LL11 1WL.



READ NOTES ① TO ⑧ IN CONJUNCTION WITH ECOLOGY NOTES



Young Associates
Environmental Consultants

**GIFFORD
AND PARTNERS**

Architects • Environmental Consultants • Landscape Architects • Project Managers
Planners • Urban Designers • Building Surveyors • Interior Designers • Quantity Surveyors

TACP

27/28 Grosvenor Road Wrexham LL11 1DH 01978 291161 10 Park Grove Cardiff CF1 3BN 01222 228965

Cefn Park Developments Ltd
The Oaks, Wrexham Industrial Park
Proposed Development Area

• Drawn

• Scale 1:2500

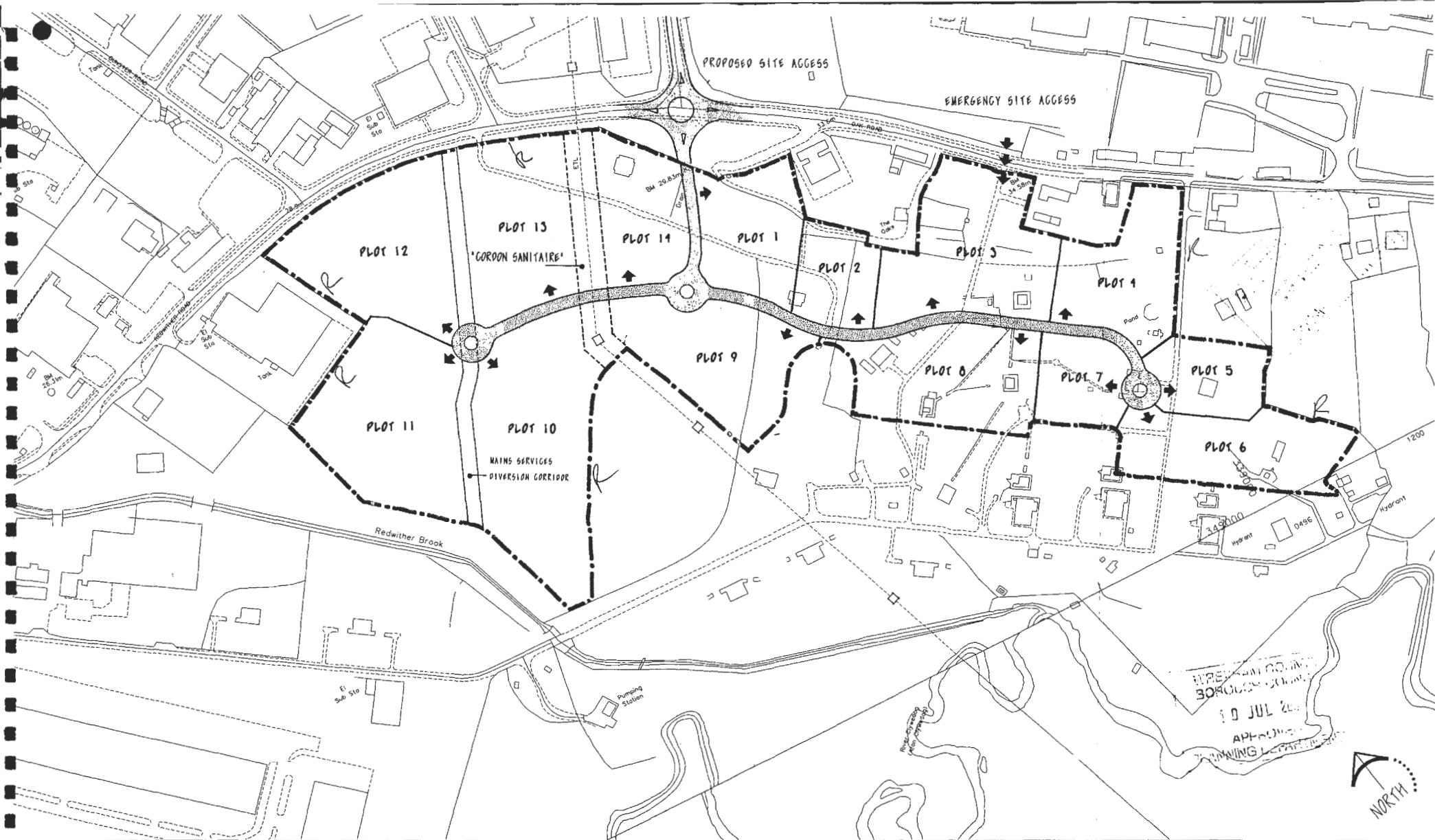
• Date May 00

• Status

• Office Wrex

• Draw No 5128 /03

Rev



WREXHAM COUNTY
BOROUGH COUNCIL
10 JUL 2000
APPROVED
PLANNING DEPARTMENT



Young Associates
Environmental Consultants

**GIFFORD
AND PARTNERS**

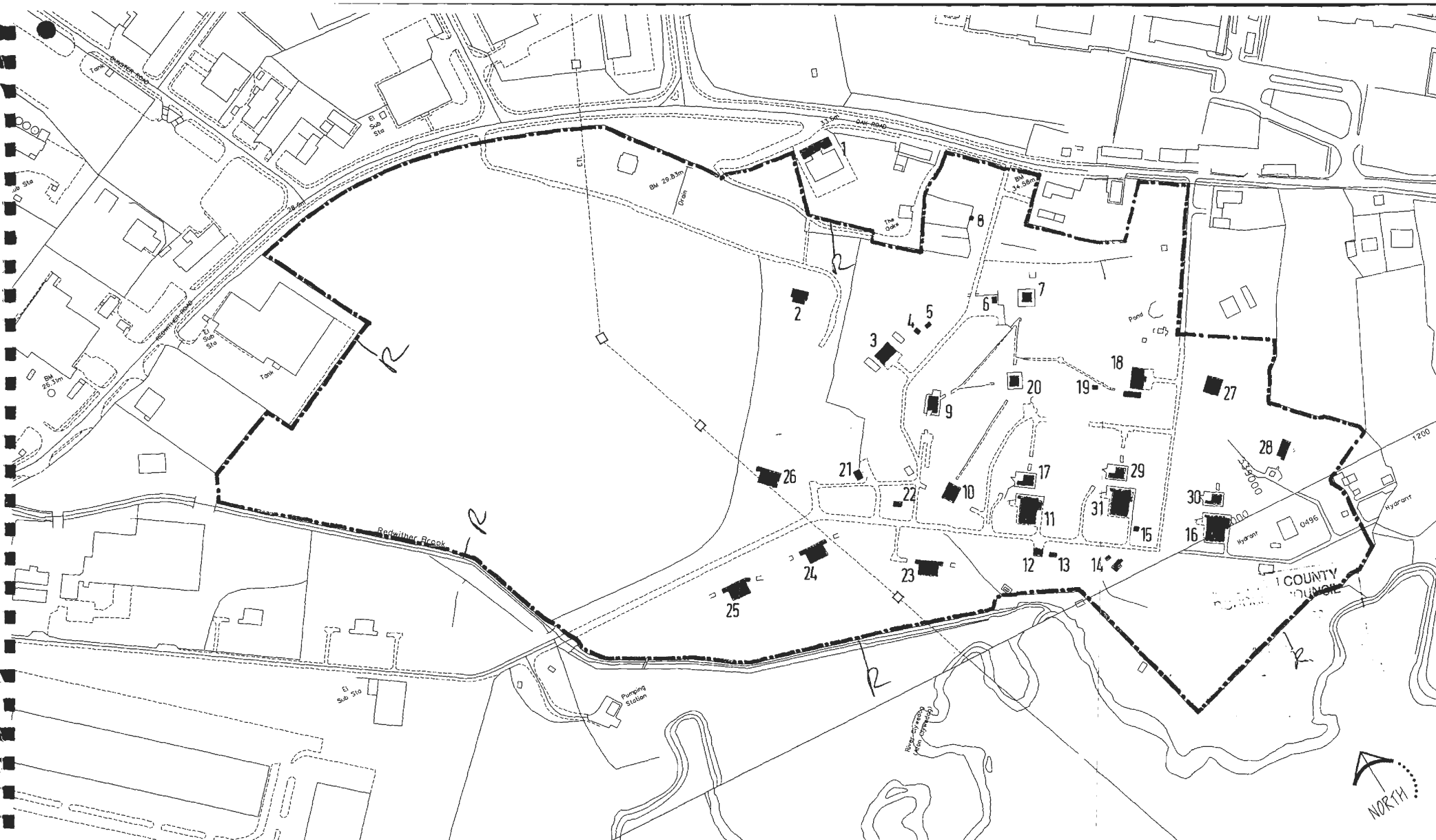
Architects • Environmental Consultants • Landscape Architects • Project Manager
Planners • Urban Designers • Building Surveyors • Interior Designers • Quantity Survey

TACP

27/29 Grosvenor Road Wrexham LL11 1QH 01978 291161 10 Park Grove Cardiff CF1 3BN 01222 228966

Cefn Park Developments Ltd
The Oaks, Wrexham Industrial Park
Preliminary Development Proposals

• Drawn • Scale 1:2500 • Date May 00 • Status • Office Wrex • Draw No 5128 /04 • Rev



R O F STRUCTURES TO BE REMOVED
R O F STRUCTURES TO BE RETAINED

IDENTIFICATION NUMBERS REFER TO FIGURE 7
OF GIFFORD & PARTNERS DESK BASED ASSESSMENT OF ARCHAEOLOGY



Young Associates
Environmental Consultants

**GIFFORD
AND PARTNERS**

Architects • Environmental Consultants • Landscape Architects • Project Manager
Planners • Urban Designers • Building Surveyors • Interior Designers • Quantity Survey

TACP

27/29 Grosvenor Road Wrexham LL11 1DH 01978 291161 10 Park Grove Cardiff CF1 3BN 01222 228966

Cefn Park Developments Ltd
The Oaks, Wrexham Industrial Park
Areas of Archaeological Interest

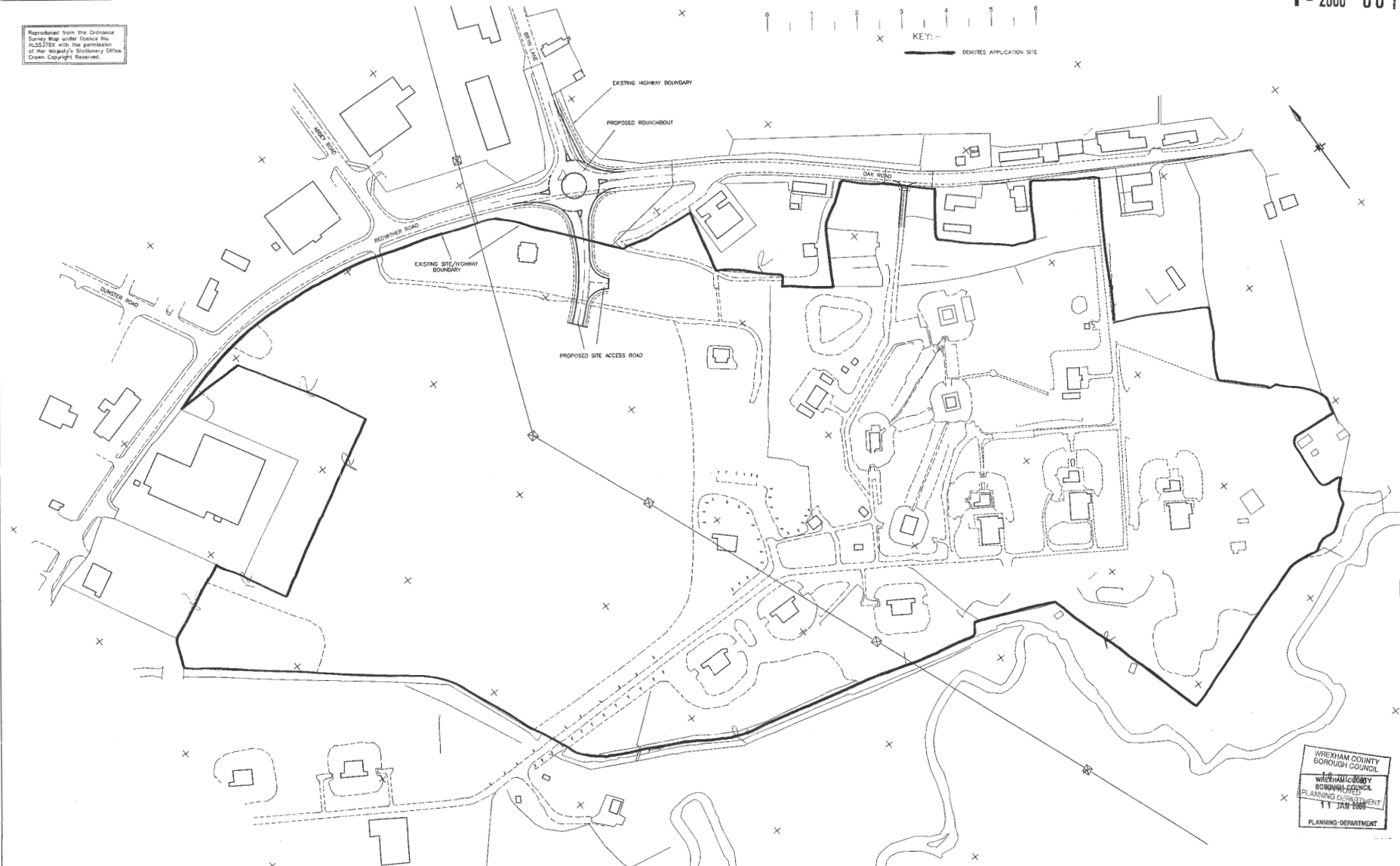
• Drawn • Scale 1:2500 • Date May 00 • Status • Office Wrex • Draw No 5128 /02

Rev

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KEY: - DENOTES APPLICATION SITE



WREXHAM COUNTY BOROUGH COUNCIL
PLANNING DEPARTMENT
11 JAN 2000

Employer. STRUTT & PARKER 19 GROSVENOR STREET CHESTER CH1 2DD	Contract. THE OAKS SITE - WREXHAM INDUSTRIAL ESTATE.	Revisions				Revisions				Original Dwg Size 604x561 A.1.	VERYARDS Ltd CONSULTING ENGINEERS		ROSSETT / CHESTER. TEL 01244-571444 FAX 01244-576272. OFFICE ALSO AT CARDIFF.														
		No.	Date.	Details	Ckd	App	No.	Date.	Details		Ckd	App	Title.		EXTENT OF APPLICATION SITE												
				Scale 1:1250				Date JAN. '98				Drawn PGS				Ckd				DRG No. RC3461/PA/04				Rev			

REPORT OF THE CHIEF PLANNING OFFICER Date 10/07/2000

APPLICATION NO:
P/2000/0019

LOCATION:
Oak Site Redwither Road Wrexham
Industrial Estate Wrexham

DATE RECEIVED:
11/01/2000

COMMUNITY:
Isycoed

DESCRIPTION:
Industrial development

CASE OFFICER:
KAJ

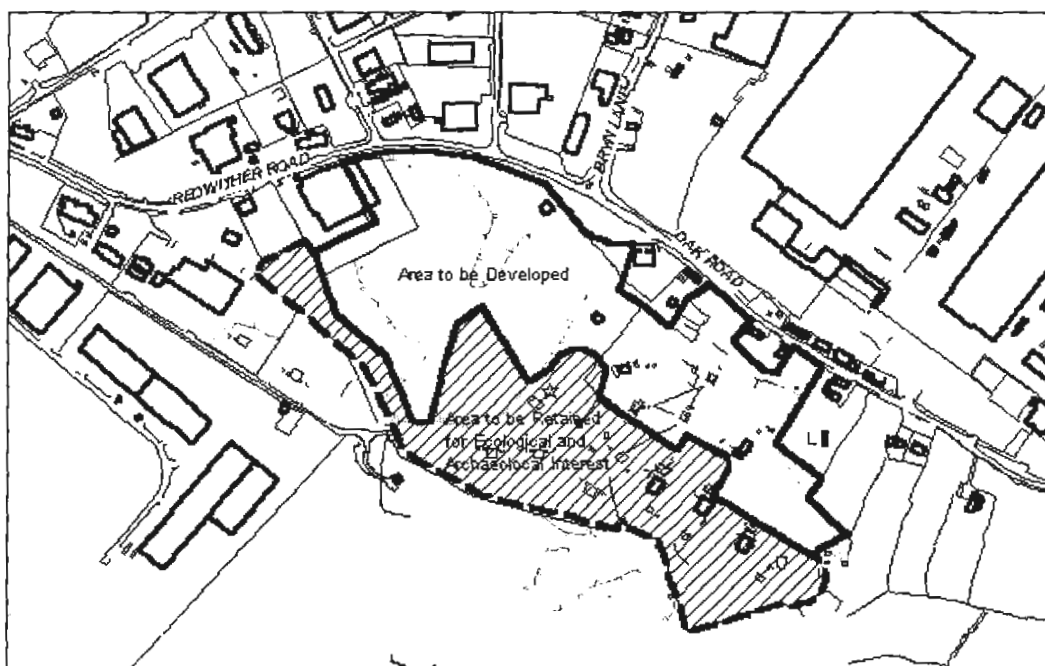
WARD:
Holt

APPLICANT(S) NAME:
Cefn Developments Ltd

AGENT NAME:
Strutt & Parker

THE SITE

A large vacant site approximately 22 ha at the eastern edge of the Industrial Estate. The site is bounded by Oak Road to the north, Redwither Road to the west and Clywedog Valley.

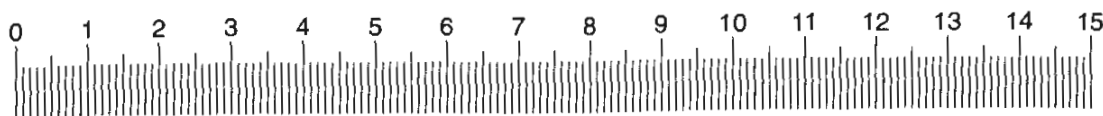


PROPOSAL

As above.

HISTORY

CB01935 Construction of roundabout and emergency access.



REPORT OF THE CHIEF PLANNING OFFICER Date 10/07/2000

CB2691 Approved 13.5.98.
Industrial Development. Refused 12.4.99.

DEVELOPMENT PLAN

The site is located within the settlement limit for Wrexham Industrial Estate. Policies S1, S6, J1, E1, E2, E4 and E10 apply.

CONSULTATIONS

Community Council:	The development should be refused for the following reasons:- (i) The development would adversely affect the wildlife, flora and fauna of the area; (ii) The industrial development of the site would cause unacceptable levels of nuisance to nearby and adjoining occupiers of residential property and is unnecessary having regard to other industrial land presently available for use on Wrexham Industrial Estate; (iii) The existing roads in the area are incapable of dealing with the additional traffic likely to be generated by this proposal.
Local Member:	Notified 11.1.2000.
National Grid:	No adverse comments.
Public Protection:	No objections.
Highways:	No objections.
Coal Authority:	No adverse comments.
Welsh Water:	No adverse comments.
Environment Agency:	Recommends condition.
Wildlife Trust:	Object. The area is important for wildlife, particularly species rich grassland, support measures to reduce loss of habitat, Redwither Brook corridor and the bat roosts should be retained.
CCW:	Recommend application be refused.
Adjacent Occupiers:	Two letters of objection on the following grounds 1. Loss of privacy and, 2. Wildlife will be destroyed.
Site Notice:	Expired 9.2.00.

SPECIAL CONSIDERATIONS/ISSUES

Background: Members may recall that a previous outline application CB2691 for industrial development was refused on 12.4.99 for the following reason:-

- (i) Insufficient information has been submitted to enable the Local Planning Authority to fully assess the impact of the development upon the ecological

REPORT OF THE CHIEF PLANNING OFFICER Date 10/07/2000

amenities of the locality. As such the development will be likely to adversely affect flora and fauna in the area.

Proposal: The current application is a re-submission of the previously refused outline application for industrial development. The applicants have reduced the site proposed for development and submitted an Ecological Report as part of the application documentation. This includes survey data.

Policy: The site is located within the settlement limit for Wrexham Industrial Estate as defined in the Wrexham Maelor Local Plan. The western part of the site is allocated specifically for employment. The proposed development would comply with Policies S1 and J1 contained within the Local Plan and there can be no policy objection in principle to industrial development on this site.

Ecology: The site is known to be of high ecological and wildlife value and is registered as a wildlife site. The site supports a good diversity of flora and fauna, including a number which are uncommon either nationally or locally. Any future development proposals for this site will need to take into accounts its ecological interest.

As originally submitted the proposals did not indicate which areas of ecological interest were proposed to be retained and which areas of land were to be developed. Following discussions with the applicants agent, additional information including survey data and plans have been submitted. The proposals now provide a 'proposed development area' which includes the northerly part of the site. Approximately one third of the site will be retained for its ecological and for archaeological interest, thus ensuring that the species and habitats of value can be retained alongside the development. The Council's Ecological Officer believes that the proposals acknowledge the importance of the area for wildlife and set aside an area which is large enough to retain the habitats and species of value, and is a reasonable compromise. I have reconsulted the Countryside Council for Wales and the Wildlife Trust on the amended proposals and I will report any comments received on my addendum report.

Amenity: The comments/objections made by the Community Council and adjacent occupiers have been noted. This application is for outline permission only and details such as noise, privacy etc will be considered at the detailed design stage.

Archaeology: Part of the site includes a number of buildings and structures of the former Marchwiell Royal Ordnance factory. The applicants have submitted an archaeological assessment to determine the heritage value of these structures. I will report any comments made by the Council's Archaeological Officer regarding this assessment on my addendum report.

Conclusions: I have considered the application carefully and consider the proposals as amended to be acceptable.

I therefore recommend accordingly.

REPORT OF THE CHIEF PLANNING OFFICER Date 10/07/2000

RECOMMENDATION That permission be GRANTED

CONDITION(S)

- 1 .
Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:-
 - a) the design of the buildings;
 - b) the siting of the buildings;
 - c) the external appearance of the buildings;
 - d) the landscaping of the site.
- 2 .
Plans and particulars of the reserved matters referred to in condition 01 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are thereby approved.
- 3 .
The development hereby permitted shall be begun before the expiry of five years from the date of this permission or two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
- 4 .
The area shown "hatched" on the approved plan, (drawing number "S128/03") is specifically excluded from this grant of planning permission and no development shall take place within the area.
- 5 .
Details to be approved as part of the reserved matters shall show distribution, protection and enhancement measures of the species and habitats referred to in the Young Associates report dated May 2000. Development shall be carried out in strict conformity with such details as are thereby approved.
- 6 .
No development shall commence until a management plan has been produced which sets out the management of the exclusion zone for a period of no less than 25 years.
- 7 .
No part of the development shall be commenced until the results of a full investigation and assesment of contamination on the site has been submitted to and approved in writing by the Local Planning Authority. The assessment shall include full details of any remediation necessary to avoid risk when the site is developed. Development shall only be carried out in full accordance with the scheme as approved.

REPORT OF THE CHIEF PLANNING OFFICER Date 10/07/2000

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No development shall commence until a scheme to deal with contamination on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public/buildings/environment when the site is developed.

9 .

The erection of fencing for the protection of trees and shrubs shall be undertaken before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. The above mentioned fencing shall consist of 1.5 metre high chestnut paling fence or other approved fence erected at full extent of each tree and shrub. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written permission of the Local Planning Authority.

10.

No development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction or any operations involving the use of motorised vehicles or construction machinery) until a detailed levels survey which includes the location of existing trees, shrubs and hedges on or immediately adjacent to the site, has been carried out and submitted to the Local Planning Authority. No alterations in site levels shall take place except in accordance with a scheme approved in writing by the Local Planning Authority showing the existing and proposed levels.

11.

No development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction or any operations involving the use of motorised vehicles or construction machinery) until a detailed surface and foul and surface water drainage layout has been submitted to and approved by the Local Planning Authority. Such layout shall provide for the long term retention of trees/hedges/key landscape features/archaeological features. No development shall take place except in accordance with the approved service/drainage layout.

12.

No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed and showing the relationship of proposed mounding to existing vegetation and surrounding landform. Details of soil stripping, storage and replacement shall be included where appropriate. Development shall be carried out in accordance with the approved details.

REPORT OF THE CHIEF PLANNING OFFICER Date 10/07/2000

13.

No works to trees shall be undertaken except by a qualified arboriculturalist.

14.

Prior to any work on site commencing, the contractor shall contact the Council's Arboricultural Officer giving him seven days notice of a meeting on site to review all work procedures, access routes, storage areas and tree protection measures. Development shall only be carried out in strict accordance with the agreed measures.

REASON(S)

1 .

To comply with Section 92 of the Town and Country Planning, 1990.

2 .

To comply with Section 92 of the Town and Country Planning, 1990.

3 .

To comply with Section 92 of the Town and Country Planning, 1990.

4 .

To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.

5 .

To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.

6 .

To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.

7 .

To prevent pollution of the water environment.

8 .

To prevent pollution of the water environment.

9 .

To protect trees which are of significant amenity value to the area.

10.

To ensure that the works on the site properly take account of the future health of the trees.

REPORT OF THE CHIEF PLANNING OFFICER Date 10/07/2000

11.

To ensure that the works on the site properly take account of the future health of the trees.

12.

To ensure that the works on the site properly take account of the future health of the trees.

13.

To ensure the work is carried out to accepted arboricultural practices for the long term well being of the tree(s).

14.

To ensure that the works on the site properly take account of the future health of the trees.

NOTE(S) TO APPLICANT

1.

Your attention is drawn to the observations of the Environment Agency attached to this decision.

2.

You are advised that dependant upon the traffic patterns associated with any further detail design application and the timing of any application, especially with respect to the proposed Industrial Estate Link Road construction, further site works or commuted sum payments may be applicable. A further assessment will be required, based on the current TIA, at the time of submission of a detailed application.

3.

Your attention is drawn to the observations of the Coal Authority attached to this decision.

4.

You are advised that the Council's Arboricultural Officer may be contacted on Wrexham 01978 292529.

Chester

19 Grosvenor Street Chester CH1 2DD

Telephone 01244 320747 Facsimile 01244 320069 Estate Agency / Building Surveying

Facsimile 01244 320778 Land & Farm Management

E-Mail: chester@struttandparker.co.uk

www.struttandparker.com

STRUTT & PARKER

Chartered Surveyors
Rural and Commercial Property
Consultants and Managers
National Estate Agents

Head Office

13 Hill Street Berkeley Square London W1X 8DL Telephone 020 7629 7282

Ms K James
Wrexham County Borough Council
Development Services Directorate
Lambpit Street
PO Box 1290
WREXHAM
LL11 1WL

mab/sp/7989
JM/HMW/CB2691
7 January 2000

P- 2000 - 0019

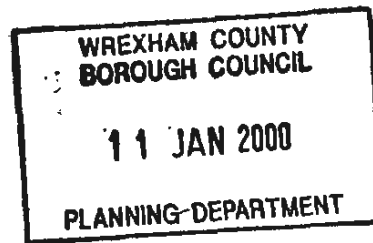
Dear Ms James

INDUSTRIAL DEVELOPMENT: THE OAKS SITE REDWITHER ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM APPLICATION NO. ISYCB02691

Following refusal of the above planning application, please find attached completed application forms to be treated as a free application for the above land.

I enclose five copies of the following:

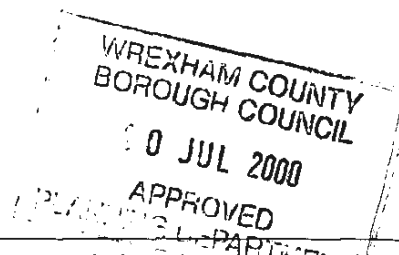
Part I
Part II
Certificate of Ownership
Location plan
Site plan
Detailed site plan
Ecological Survey



I would be grateful if you could confirm if the enclosed meets with your approval and I look forward to receiving my client's planning approval.

Yours sincerely

M. Brymer
MALCOLM A BRYMER
for Strutt & Parker
encs



JG Donald BSc FRICS		Banchory AD Harrilton MA Dip LE ARICS FAAV DW Strang Steel ARICS	Grantham TP Bagge FRICS NP Simper NDA	London PA Baxendale MJ Mc Andrew ARICS MPR Rimell	Market Harborough HJ Elston Diana Rowell JR Shingles
JAN Laing FRICS DRP Cripps BSc FRICS PL Banks FRICS IRRV ACI Arb N Aslin FRICS GC Ballin FRICS JR Dean FSWA WW Quarry BSc FRICS ARG Cane FRICS GR Petherick FRICS RDS Herbert FRICS DR Leppard CR Lochrane FRICS AJW Martin BSc ARICS NJ Greene FRICS PR Bailey FRICS CK Orme FRICS FAAV DH Reeves MA FRICS MJA Fiddes BA ARICS TS Richardson FRICS SWS Broke FRICS FAAV AJL Burrows MA FRICS PJ Huttley FRICS FAAV RD Pryor FRICS MW Verity MA ARICS FAAV SP Bland BSc ARICS CJ Geaves BSc ARICS SA Jones BSc ARICS	RT Miller FRICS CA Monk BSc Dip Fm ARICS FAAV SJC Underhill JG Waterton ARICS AD Yeandle BSc ARICS PA Beddows TD BSc ARICS FAAV R Crathorne MA ARICS FAAV RR Maitland BA FRICS AJ Rettle FRICS JPN Major FRICS RPB Duncan MA FRICS FAAV PW Seale BSc MSc MDOB FVE MAFM CEJ Kannreuther ARICS	Canterbury SRT Beckhouse SL Deakin FRICS JL Farrell BSc (Agric) ARICS FAAV	Harrogate ROH Davies ARICS FAAV JL Gloag FRICS	London Residential HJ Elston Diana Rowell JR Shingles	Norwich AC Brown BSc ARICS ERP Pratt MA FRICS FAAV NJ Steele FRICS
	JH Anderson FRICS AC Bail FRICS RE Gardiner FRICS PG Lee DL FRICS	Chelmsford RAD Cowlin FRICS IRRV TF Fagan ARICS PJ Fosh MA ARICS FAAV WAL Gemmill BSc MRPPA (Agric) SD Hawes FRICS FFB JM Smallman	Ipswich PJA Aldous BSc ARICS T Dansie FRICS CA Loyd ARICS JWM Penn Dip Est Man	Market Harborough RMJ Trustram Eve RL St B Vigne FRICS	St Albans LR Hickish FRICS JC Moss BA BSc ARICS
Associates WP Smith FRICS KM Thomas HND (Agric) HR Williams ARICS FAAV		Edinburgh AG Smith ARICS	Lewes JF Bridgland BSc ARICS TI Page-Ratcliff JS Smith ATII ATT ND Watson ARICS FAAV	Moreton-in-Marsh JS Feilding FRICS	Salisbury SR Butcher BSc Teresa Dent BSc AW Fortescue ARICS IF Hepburn FRICS FAAV
Consultant AL Speechly FRICS		Exeter RC Carslake ARICS CA Huntington-Whiteley FRICS RD Thomas FRICS FAAV		Morpeth	William Hillary WR Hillary FRICS CL Greville-Heygate BSc FRICS
				Newbury AG Chichester MA FRICS FAAV JHS Preston FRICS MS Woods BSc	

Application Form - Part 1

Application for Planning Permission or Approval of Details of Development

P- 2000 - 0019



Please read the attached notes before completing this form.

All questions must be answered. Please use block capital letters. Five copies of this form are required.

1. Name and Address of Applicant

Name of Applicant: **Cefn Park Development Ltd**
Address: **The Estate Office, Wrexham**

Post Code: **LL13 9TT**

Telephone: **01978 262889** Fax:

2. Name and Address of Agent (if any)

Name of Agent: **Strutt & Parker**
Address: **19 Grosvenor Street**
Chester

Post Code: **CH1 2DD**

Telephone: **01244 320747** Fax: **01244 320069**

3. Details of Application

What type of planning permission are you applying for?

(Only one permission type should be ticked Yes):

a) **Outline Planning Permission** ☒ Yes ☐ No

Please tick any of the following details which are reserved for subsequent approval

☒ Siting ☒ Landscaping
☒ Design ☐ Access
☒ External Appearance

b) **Full Planning Permission** ☐ Yes ☒ No

In most cases this will include change of use applications.

c) **Approval of Reserved Matters** ☐ Yes ☒ No

Following the grant of outline permission.

Please state the **Code No** and **Date** of the outline permission.

Code Number: Date:

d) **Renewal of a Temporary Permission** ☐ Yes ☒ No

Or permission for retention of a building, or continuance of use without complying with a condition subject to which planning permission has been granted.

Please state the **Code No** and **Date** of the previous permission.

Code Number: Date:

Please identify particular Condition:

See Note 1, Notes for Applicants.

4. Particulars of Site

Full address or location of the land to which this application relates if different from (1) left: **Oak Site, Redwither Road**
Wrexham Industrial Estate

State Applicant's interest in the land (i.e. owner, prospective purchaser, tenant etc): **Owner**

Area of site measured in hectares/square metres: **22 ha's**

Please edge this land in **red** on the plan. If you own/control any other nearby land, please edge it in **blue** on the plan. See Note 3.

5. Particulars of Proposal

Brief particulars of proposed development, including the proposed use of land/buildings: **Employment**

Does the proposal involve new building(s)? ☒ Yes ☐ No

Does the proposal involve any demolition of buildings? ☒ Yes ☐ No

Underground bunkers etc

If residential development state number of dwellings:

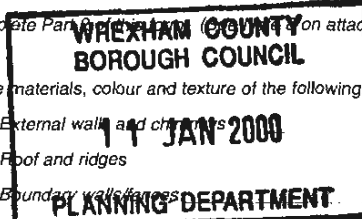
If the application is for any purpose other than residential, please complete Part 6 (Employment etc) on attached sheet).

State materials, colour and texture of the following:

i) External walls and chimneys

ii) Roof and ridges

iii) Boundary walls/fences



6. Present or Previous use of Land or Buildings

Does the proposal involve a change of use: ☒ Yes ☐ No

Please state the present use of building / land:

Scrub land WREXHAM COUNTY BOROUGH COUNCIL

If vacant, please state the last known use:

12 JUL 2000

Duration of present / last known use:

7. Highway Considerations

Does the proposal involve the construction of new access to highway:

New Vehicular access ☒ Yes ☐ No

New Pedestrian access ☒ Yes ☐ No

See approved application for new roundabout ISY CBO 1935

Does the proposal involve the alteration of existing access to highway:

Alteration to Vehicular access ☐ Yes ☒ No

Alteration to Pedestrian access ☐ Yes ☒ No

Are there any public rights of way on or adjacent to the site other than the road giving access?

(e.g. public footpath, bridleway etc) ☐ Yes ☒ No

8. Drainage

Describe how surface water will be disposed of: Mains surface drainage

Describe how foul water will be dealt with: Mains foul drainage

9. Trees and Landscaping

Are there any trees on or adjoining the site? ☒ Yes ☐ No

Are there any trees to be felled? ☐ Yes ☐ No

If Yes to either of above, please indicate position of trees on plan.
Outline application to be subject to reserved matters

Are there any landscaping/planting proposals? ☐ Yes ☐ No

If yes, please describe below and show on plan.

10. Checklist

The following items need to be submitted to the Planning Department to enable this application to be determined:

1. 5 copies of this completed application form: ☒
2. 5 copies of a location plan. (See additional note d): ☒
3. 5 copies of all detailed plans (if required): ☒
4. A certificate of ownership. (See additional notes): ☒
5. The appropriate fee. (See Notes on Fees): ☒

11. Additional Notes

- a) Please read attached leaflet, **Notes for Applicants**, before filling in this form. If you require help filling in this form, staff in the Planning Department will be pleased to assist. Telephone: Wrexham (01978) 292490, or call in to the Planning Department at the address below.
- b) A certificate of ownership must accompany this application, unless you are seeking approval of reserved matters. See note 6 (Notes for Applicants).
- c) If your application, either in whole or in part relates to development of an industrial, office, warehousing storage or of a shopping nature, you should fill in Part 2 of this application form, which is available separately from the Planning Department.
- d) Ordnance Survey maps of a scale suitable for location plans are available for all areas within the County Borough of Wrexham. These plans may be purchased (see fee sheet) from the Planning Department at the time you submit this application.

12. Declaration

I/We wish to apply for:

- a) Planning permission to carry out the development described in this application and the accompanying plans. ☒
- b) Planning permission to retain buildings or works already constructed or carried out, or a use of land in retrospect as described in this application and accompanying plans. ☐
- c) Approval of details that were reserved in the outline permission and are described in this application and the accompanying plans. ☐

* Please tick appropriate box.

Signed:

Strutt & Parker

On behalf of: Cefn Park Developments Ltd

(Insert applicant's name if signed by an agent.)

Date: 6 January 2000

Please return the items shown on the checklist to:

Chief Planning Officer, Lambpit Street, PO Box 1290, Wrexham, LL11 1WL.

Application Form - Part 2

Additional Information required in respect of
Applications for Non Residential Development

P- 2000 - 0019



Answer those questions relevant to the proposed development. Please use block capital letters.

1. Proposed Development

In the case of industrial development:

Give a brief description of the processes to be carried out:

Outline application only.

Describe the end product:

Give a brief description of the type of plant or machinery to be installed,
and its noise control:

If the proposal forms a stage of a larger scheme for which planning
permission is not presently being sought, please give what information
you can about the ultimate development:

Is the proposal related to an existing use on or near the site?

☐ Yes ☐ No

If Yes, please explain this relationship:

Is this proposal to replace existing premises in this area or elsewhere
which have become obsolete, inadequate or otherwise unsatisfactory:

☐ Yes ☐ No

If Yes, please give details (including floor area) of such premises and
state your intentions in respect of those premises:

Floor Area:

2. Existing and Proposed Floorspace (Internal)

What is the total internal floor space (m²) of all buildings to which this
application relates?

Existing Proposed New

Please give the amount of internal floor space included in the above
figure for the following uses (m²):

Existing Proposed New

a) Industrial floor space:

b) Office floor space:

c) Retail trading floor space:

d) Storage floor space:

e) Warehousing floor space:

f) Floor space of other uses:

3. Staffing

How many staff will be employed as a result of the development
proposed?

If you have existing premises on the site, how many of the total
employees will be new staff?

If you propose to transfer staff from other premises please give details
of the numbers involved and of the premises affected.

Number of Transferred Staff:

Address of Affected Premises:

4. Trade Effluent or Refuse

What is the nature of any trade effluent or trade refuse?

What is the volume of this effluent or refuse?

What are your proposed means of disposal?

5. Traffic

What provisions have been made for the parking, turning, loading and
unloading of vehicles within the curtilage of the site?

Please show the location of proposed parking spaces and distinguish
between parking for operations and for private vehicles.

What is the estimated traffic flow to the site on a normal working
day?

i) Vehicles used by the applicant:

ii) Other vehicles:

6. External Storage

Will any storage take place outside the building? ☐ Yes ☐ No

If Yes, it must be clearly indicated on the plan together with any screening.

7. Signature

Signed: *Shirley A. Parker*

On behalf of: Cefn Park Developments Ltd

(Insert applicant's name if signed by an agent.)

Date: 6 January 2000

Ffurflen Gais - Rhan 2

Gwybodaeth Ychwanegol sydd i'w roddi parthed
Ceisiadau am Ddatblygiadau heb fod yn rhai Preswyl

Atebwch, mewn llythrennau bras, y cwestiynau hynny sy'n berthnasol i'r datblygiad arfaethedig.



1. Y Datblygiad Arfaethedig

Mewn achos o ddatblygiad diwydiannol:

Disgrifiad byr o'r prosesau a weithir:

Disgrifiad o'r cynnyrch terfynol:

Disgrifiad byr o'r math o offer a pheiriannau a osodir, a rheolaeth swm:

Os bydd y cynnig yn ffurfio rhan o gynllun mwy, na cheisir caniatâd cynllunio amdano ar hyn o bryd, rhwch gymaint o wybodaeth ag y gallwch am y datblygiad terfynol:

Ydy'r cynnig yn berthynol i ddefnydd presennol ar neu ger y safle?

☐ Ydy ☐ Nac Ydy

Os Ydy, nodwch y berthynas:

Ydy'r cynnig hwn i ddisodli adeilad sy'n bod yn yr ardal neu fan arall sy'n ddarvoudedig, yn annigonol neu fel arall yn anfodddhaol:

☐ Ydy ☐ Nac Ydy

Os Ydy, rhwch fanylion (gan gynnwys arwynebedd y llawr) am unrhyw adeilad o'r fath a nodwch eich bwriad parthed yr adeiladau hynny:

Arwynebedd llawr:

2. Arwynebedd Llaur (mewnol) sy'n Bod ac a Gynigir

Beth yw cyfanswm arwynebedd llawr mewnol (m²) yr holl adeiladau perthynol i'r cais hwn?

Sy'n Bod

Cynnig Newydd

Nodwch yr arwynebedd llawr mewnol yn y cynnig uchod at y dibenion canlynol (m²):

Sy'n Bod

Cynnig Newydd

a) Llawr Diwydiannol:

b) Llawr Swyddfa:

c) Llawr masnach:

ch) Llawr storfa:

d) Llawr warws:

dd) Llawr defnydd arall:

3. Staffio

Faint o staff a gyflogir o ganlyniad i'r datblygiad arfaethedig?

Os oes gennych eisoes adeiladau ar y safle, faint o gyfanswm y gweithwyr fydd yn staff newydd?

Os ydych yn bwriadu trosglwyddo staff o adeiladau eraill, rhwch fanylion am y nifer perthynol a'r adeiladau dan sylw.

Nifer y Staff Drosglwyddir:

Cyfeiriad yr Adeilad Dan Sylw:

4. Elifant Masnach neu Wastraff

Beth yw natur unrhyw elifiant neu wastraff masnach?

Beth yw cyfiant yr elifiant neu'r gwastraff hwn?

Beth yw'ch bwriad parthed ei wared?

5. Traffig

Pa ddarpariaeth a wnaed ar gyfer parcio, troi, llwytho a dadlwytho cerbydau o fewn cwrtil y safle?

Dangoswch leoliad darpariaeth o'r fath ar y cynlluniau gan wahaniaethu rhwng parcio ar gyfer anghenion gweithredol a dibenion eraill.

Faint o draffig a ragwelir ddaw i'r safle mewn diwrnod gwaith arferol?

i) Cerbydau a ddefnyddir gan y gweithwyr i ddod i'w gwaith:

ii) Cerbydau eraill:

6. Storio Allanol

Fydd unrhyw storio yn digwydd tu allan i'r adeilad? ☐ Bydd ☐ Na fydd

Os bydd, rhaid ei ddangos yn eglur ar y cynllun ynghyd ag unrhyw gysgodi.

7. Llofnod

Arwyddwyd:

Ar ran:

(Rhwch enw'r ymgeisydd os arwyddwyd gan asiant).

Dyddiad:

Certificate of Ownership and Agricultural Holding

Under Article 7 of the Above Order

wrexham
COUNTY BOROUGH
WREXHAM
WRECSAM

Either Certificate A or Certificate B needs to be completed and in all cases the Certificate of Agricultural Holding in order to validate your planning application or appeal. Two boxes need to be signed and dated.

Certificate A: To be completed if the applicant is the freeholder or holds a lease of more than 7 years.

Statement of Ownership

I certify that on the day 21 days before the date of the accompanying planning application/planning appeal* that I was the owner of all the land to which the planning application/planning appeal* relates.

* Delete were applicable

Signed:

Shirley Parker

On behalf of: Cefn Park Developments Ltd

Date: 6 January 2000

or

Certificate B: To be completed if the applicant is other than the owner.

Statement of Required Notice

I certify that I have given the required notice to everyone else who on the day, 21 days before the date of the accompanying planning application/planning appeal*, were owners of all or part of the land to which the planning application/planning appeal* relates.

Owners Name:

Address at which notice was served:

Date on which notice was served:

* Delete were applicable

Signed:

On behalf of:

Date:

WREXHAM COUNTY BOROUGH COUNCIL
10 JUL 2000
APPROVED
PLANNING DEPARTMENT

and

Certificate of Agricultural Holding: To be completed in all cases.

Statement of Agricultural Holdings

Please delete the statements which do not apply. If the Applicant is the sole agricultural tenant please delete the first statement and write "not applicable" across the second statement. If the Applicant is not the sole agricultural tenant please delete the first statement and complete the second statement.

I None of the land to which this planning application/planning appeal* relates forms part of an agricultural holding

~~I have given the required notice to every person who on the day, 21 days before the date of the accompanying planning application/planning appeal* was a tenant of an agricultural holding on all or part of the land to which this planning application/planning appeal* relates~~

Name of Tenant:

Address at which notice was served:

Date on which notice was served:

* Delete were applicable

WREXHAM COUNTY BOROUGH COUNCIL

11 JAN 2000

PLANNING DEPARTMENT

Signed:

Shirley Parker

On behalf of: Cefn Park Developments Ltd

Date: 6 January 2000

Statement of Owners Rights - The grant of planning permission does not affect the owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of Agricultural Tenants' Rights - The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

Tystysgrif Perchnogaeth a Daliadau Amaethyddol

O dan Erthygl 7 o'r Gorchymyn Uchod

Er mwyn dilysu eich cais/apêl cynllunio mae'n rhaid cwblhau Tystysgrif A neu Dystysgrif B a Thystysgrif Daliadau Amaethyddol ym mhob achos. Mae angen llofnodi a dyddio dau flwch.



Tystysgrif A: I'w llenwi os mai'r ceisydd yw'r rhydd-ddeiliad neu os oes ganddo brydles am gyfnod hwy na 7 mlynedd

Datganiad Perchnogaeth

- I Rwyf fi'n tystio mai fi oedd perchennog yr **holt** dir y mae'r cais/apêl* cynllunio amgaeedig yn berthnasol iddo ar y dydd penodedig 21 niwrnod cyn dyddiad y cais/apêl*.

* Dilêr fel sy'n addas

Llofnod: _____

Ar ran: _____

Dyddiad: _____

neu

Tystysgrif B: I'w llenwi os nad y perchennog yw'r ceisydd.

Datganiad o Hysbysiad Angenrheidiol

- I Rwyf fi'n tystio fy mod wedi rhoi'r hysbysiad angenrheidiol i bawb a oedd yn berchennog ar y tir neu ran ohono ar y dydd penodedig 21 niwrnod cyn dyddiad y cais/apêl cynllunio amgaeedig* y mae'r cais yn berthnasol iddo.

Enw'r Perchennog: _____

Y cyfeiriad lle cyflwynwyd yr hysbysiad: _____

Dyddiad y cyflwynwyd yr hysbysiad: _____

* Dilêr fel sy'n addas

Llofnod: _____

Ar ran: _____

Dyddiad: _____

a

Tystysgrif Daliad Amaethyddol: I'w llenwi ym mhob achos.

Datganiad o Ddaliad Amaethyddol

Dilêwch y datganiadau amherthnasol os gwelwch yn dda. Os mai'r Ymgeisydd yw'r unig denant amaethyddol, dilêr y datganiad cyntaf gan ysgrifennu "amherthnasol" ar draws yr ail ddatganiad. Os nad yr Ymgeisydd yw'r unig denant amaethyddol, dilêr y datganiad cyntaf gan gwblhau'r ail ddatganiad.

- I Nid oes dim o'r tir y mae'r cais/apêl* cynllunio hwn yn berthnasol iddo yn rhan o ddaliad amaethyddol

- I Rwyf fi wedi cyflwyno'r hysbysiad angenrheidiol i bob person (ar wahân i myfi fy hun) oedd, ar y dydd 21 dydd cyn dyddiad y cais cynllunio/apêl cynllunio* atodol, yn denant deiliad amaethyddol ar y cyfan neu ran o'r tir perthnasol i'r cais cynllunio/apêl cynllunio*.

Enw'r Tenant: _____

Y cyfeiriad lle cyflwynwyd yr hysbysiad: _____

Dyddiad y cyflwynwyd yr hysbysiad: _____

* Dilêr fel sy'n addas

Llofnod: _____

Ar ran: _____

Dyddiad: _____

Datganiad o Hawl Perchnogion - Nid yw cael caniatâd cynllunio yn effeithio ar hawl y perchnogion i gadw neu i werthu eu heiddo, oni bai fod yna ddarpariaeth i'r gwrthwyneb yn y cytundeb neu'r brydles.

Datganiad o Hawl Tenant Amaethyddol - Gall cael caniatâd cynllunio ar gyfer datblygiad nad yw'n un amaethyddol effeithio ar sicrwydd deiliadaeth tenant amaethyddol.

P-2000-0019

WREXHAM COUNTY
BOROUGH COUNCIL

1.1 JAN 2000

PLANNING DEPARTMENT

WREXHAM/
WRECSAM

Oak Site
Redwither Road
Wrexham Industrial Estate

Application Input Sheet

P- no:

2000 - 0019

Third Ref:

1. Location

Location: Oak Site, Rockhill Road
Weymouth Industrial Estate
Weymouth
Community: 04 (H14)

2. Applicant Details

Applicant Name: Self-Proposed Development Ltd
Address: The Estate Office
Weymouth LU3 9TT
01978 262889
Type: C ☐ G ☐ P ☒ S ☐
C = Council Development G = Government Department
P = Private Development S = Statutory Undertaker

3. Agent Details

Agent Name: Stuart & Barker
Address: 19 Cannon Street
London
CN1 2DD
01244 320444 01244 320089

4. Proposal

Industrial Development

5. Application Type

Application Type: ☒
A = Advert J = General Regs S = Telecom Notice
B = Agn Notice K = Hedgerow Notice T = TPO
C = Cons Area L = Listed Building U = LUC Proposed
D = Cons Area Tree M = Minerals V = LUC Existing
E = OHL N = Renewal of Temporary X = Relax Conditions
F = Full O = Outline Y = Env Act
G = DGD P = Env Statement Z = Hazardous
H = Householder Q = Pre-App Enquiry
I = Dem Notice R = Res Matters

6. Dates and Committees

Date Rec'd: 11.1.2000 Valid Date: 11.1.2000
Extended Date: _____
Delegated ☐ Full Council ☐
Planning Committee ☐ Sub-Committee ☐
Date of Committee: _____

7. Development Type (WOPS)

WOPS No: 3

MAJOR

1. Dwellings
2. Offices
3. Industry
4. Retail/Distribution
5. Waste Disposal
6. Other

MINOR

7. Dwellings
8. Offices
9. Industry
10. Retail/Distribution
11. Waste Disposal
12. Other

OTHER

13. Minerals
14. General Regs
15. Householder
16. Advertisement
17. All other

Determination: _____

Certificate Type: A ☒ B ☐ C ☐ D ☐

Site Area: 22.62 ha

Case Officer: KNT

Grid Refs: E: 3 38800 N: 3 49220

Departure: Y ☐ N ☐

8. Fees

Fee Paid £00.00 Balance £ _____
Refund Y ☐ N ☐ £ _____

9. Notes

CB 31 CB 26'11 ENQ 16/15
W. 03370

10. Site/Press Notices

	SITE	PRESS
Env Statement	☐	☐
Departure	☐	☐
Right of Way	☐	☐
Major Development	☒	☒
Listed Building	☐	☐
Conservation Area	☐	☐

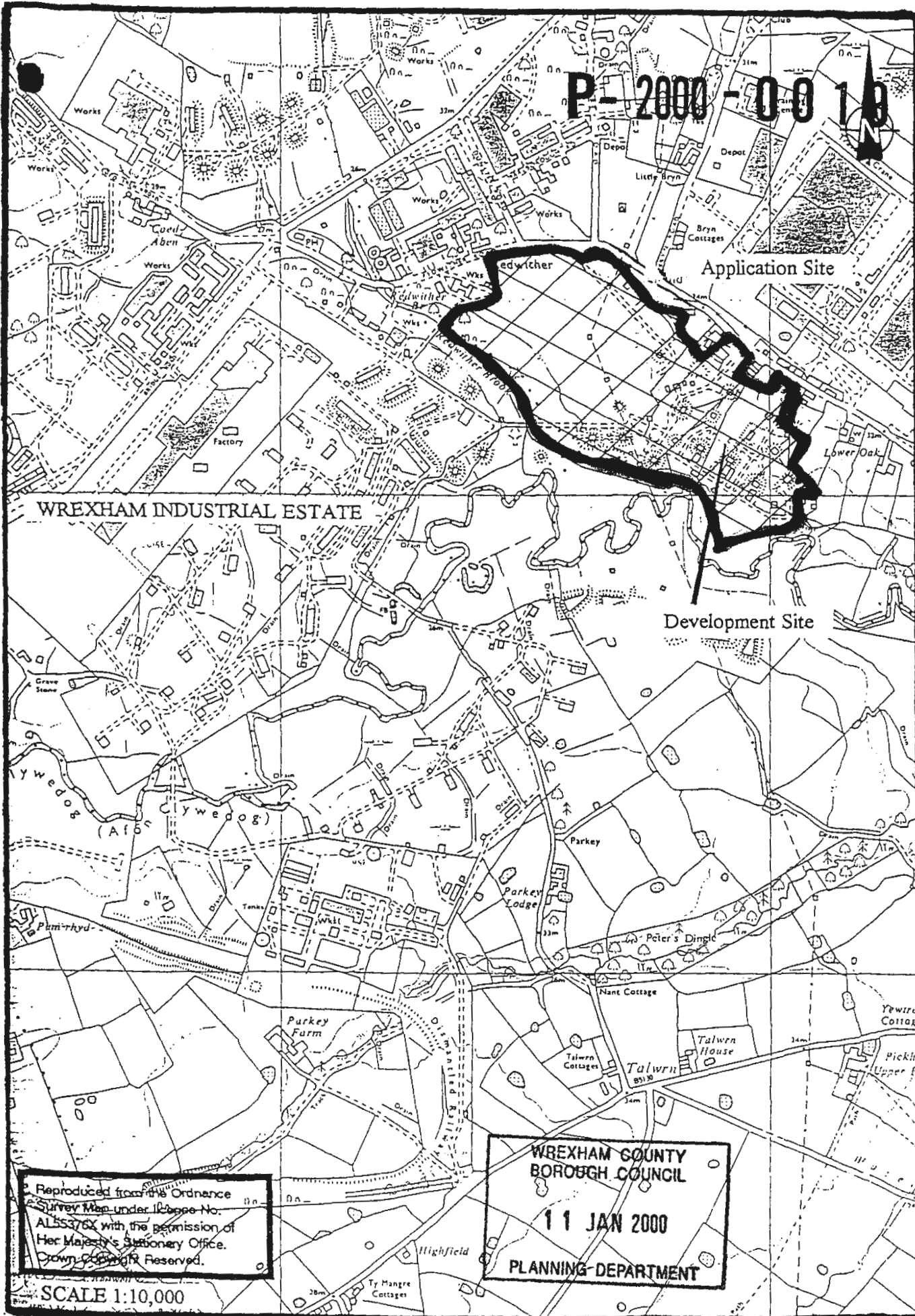
11. User Defined

Departure ☐ Env Impact Analysis Req'd ☐
Council Development ☐ Press Advert Req'd ☒
Retrospective ☐
Date of Application: 6.1.2000
Land Use (existing): M121
Land Use (proposed): M121
No. of Dwellings: _____ Special Classfn: _____
Outline No: _____ Assoc No: _____

12. Consultations

16
42 - C11 M.C. (M121)
CAW/CTPP EN.

P-2000-0018



WREXHAM INDUSTRIAL ESTATE

Application Site

Development Site

WREXHAM COUNTY
BOROUGH COUNCIL

11 JAN 2000

PLANNING DEPARTMENT

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SCALE 1:10,000

LOCATION PLAN

FIGURE 1

CB 2691 EMPLOYMENT DEVELOPMENT OF LAND BELONGING TO CEFN PARK, OFF
OAK ROAD, WREXHAM INDUSTRIAL ESTATE

LANDSCAPE COMMENTS:

Because of the high ecological value of the site (certainly in relation to the rest of the industrial estate and surrounding farmland) and its location immediately next to the edge of the industrial estate where it borders on the Clwedog valley, I disagree strongly with the potential allocation of the whole site for industry (Policy EC in the draft UDP). It is essential that the areas of highest ecological value are protected (once identified). The site includes areas which are also of considerable visual interest and importance, which may well overlap with the areas of ecological interest. In particular a wide buffer zone between the Clwedog valley and any industrial development should be retained. It should also be borne in mind that land drops in height to the south and west of the site, so any development could be conspicuous from the other side of the Clwedog valley. There is a ditch on the SW boundary which should also be buffered and kept as a wildlife/landscape corridor.

UDP Policy E15 encourages reclamation and restoration. If this is carried out it would need to be done carefully as it is the small scale variations of topography within the site, together with old buildings and structures, which provide the different habitats and niches, resulting in the diversity of wildlife which has been identified so far. I would probably prefer restoration to be limited to making the site safe and secure e.g. demolishing unsafe buildings, filling dangerous holes etc. There should be a plan of the old ordnance depot (we have the sheet covering the other half of the industrial estate) which Peter Lightfoot can't track down at present. This would identify all the structures in detail, and also shows contours at 5 m intervals.

The site needs to be protected from dumping and unauthorised use, and probably the best way to do this is to develop along the roadside, which would reduce the opportunities for access. This section of road is very scruffy anyway. I would therefore not oppose limited development, and some development of the more open half of the site identified as employment land (J5) in the Wrexham Maelor Local Plan would be more acceptable than the remainder of the site which has become well vegetated, including some mature trees particularly towards the valley.

The Wrexham Industrial Estate Environmental and Landscape Appraisal (March 1998) gives an assessment of the site together with opportunities (copy attached). It identifies one area, numbered 31, as 'important woodland and scrub vegetation on the s. boundary of the the Estate beside R. Clwedog which should be retained in any development proposals. The remainder of the site, numbered 35, has 'a network of mature vegetation wick could be retained as a framework within any new development; ecologically valuable pockets could be protected'. This may not be easy to do in practice, and would only be feasible if development was small scale and environmentally friendly.

As this site is within the Industrial Estate outline planning permission could hardly be refused for part of the site, and it may be possible to combine some development with some reclamation of derelict structures. However, if this site is to be developed, it should be in accordance an agreed development brief outlining constraints and opportunities based on site survey information and any other available information.

RAB 26.11.98

P-2000-0019 Above comments still apply,
although the areas of ecological interest seem
to be more extensive than previously known.
A development brief is needed if outline permission
is given.
RAB 7/2/00

P-2000-0019 CEFN PARK DEVELOPMENT
OAK SITE, REDWITHER ROAD, WREXHAM INDUSTRIAL ESTATE

The ecological assessment carried out confirms my original belief that the site is an exceptional area for wildlife, which fully deserves the Wildlife Site designation. Furthermore the area with high interest is the north-western "levelled" area. Apart from the high numbers of breeding birds, this area is home to the grizzled skipper which is the only known site in WCBC and one of three known sites in N.E. Wales. In biodiversity terms, due to its rarity this species is considered to be of high priority in Wales. The ecological report by Young Associates also recommends that this area should be retained.

Wrexham Industrial Estate was identified for industrial use over 50 years ago, when issues such as wildlife were not taken into account. Since 1997, the County has been resurveyed and sites reassessed in terms of their wildlife/nature conservation value, in line with TAN 5. The Wildlife Sites have been designated for their nature conservation importance using criteria agreed between adjacent Local authorities, North Wales Wildlife Trust and CCW. Policy E4 states that development either within or close to "such sites" which would have an adverse affect on their intrinsic qualities will be resisted. This site could not be developed without having a major affect on the wildlife value of the site and it would be difficult to guarantee the survival of species such as the grizzled skipper. While the ecological report does say it would be possible to recreate favourable conditions on the north eastern part of the site this would involve levelling of ordnance structures and large scale removal of scrub which may not be acceptable in archeological or landscape terms.

I therefore object to any development of the site apart from a strip immediately adjacent to Oak Road, (in line with my previous comments below). Any development (ie even of the small strip) would need to demonstrate what would and wouldn't be affected, and the mitigation to be provided.
AD 08.02.00

Previous Comments

CB 2691 Employment Development Cefn Park Wrexham Industrial Estate.

This is now a Wildlife Site with exceptional interest including botanical, ornithological and lepidopteran. The uncommon plants dyer's greenweed, and grass vetchling, the Red Data Book birds, skylark, lapwing and barn owl and the rare butterfly, grizzled skipper are some of the species known to occur on site. There are also records of other protected species including great crested newt and badgers but potentially due to the habitats present, water voles, bats and slow worms are also likely to be present. The habitats present here did used to occur throughout the industrial estate but other than this site only small pockets now remain.

Due to the interest mentioned I would object to any large scale development of the site. Development along the road edge could be accommodated but it is unlikely that adequate mitigation could be acheived if a large proportion of the site was destroyed.

14.12.98.

Arboricultural Comments

CB 02691: Oak site, Cefn Park, Redwither Road, Wrexham Industrial Estate.

This is a large site predominantly covered by Hawthorn scrub with willow and alder interspersed. They create habitat corridors throughout the site and are an important wildlife link in the Industrial site as a whole. Although difficult to achieve, it would be desirable to retain pockets of scrub within the context of any future development. This will help to screen industrial type buildings and soften the otherwise harsh architecture associated with this type of development as well maintain habitat pockets.

The site is noted for the many large mature Oak trees present. They generally stand as single specimens spaced out throughout the whole site. This makes the site potentially more difficult develop as all Oaks inspected will become subject to a Tree Preservation Order. Site layout will have to take into account the trees location as no development will be permitted within approximately 15m of the tree. This will also include the layout of any roads or car parking. No site levels can be altered and site workings will require to be kept clear of the trees root zone to minimise soil compaction. Therefore, it is recommended that protective fencing is conditioned were any development is proposed near the trees. It is also important to consider any alteration in drainage on the site as this too will have a detrimental effect on the trees. These trees are of great significance to the site and indeed the Industrial Estate itself. They represent possibly the largest collective group of Oaks present on the Industrial Estate. They have an enormous aesthetic and landscape value to the area as well as being important in ecological terms offering a habitat for a large and diverse species range. Historically I would suggest that the trees are between 150 & 200 years old. A full tree survey indicating the location of all oaks and their canopy spreads should be conditioned.

I feel that the only feasible location for development to minimise damage to the trees and wildlife habitats present would be along the Redwither Road boundary. In general I object to this application.

Alistair Henderson

P-2000-0019 - comments from previous application CB02691 still apply.

AdH. 8.12.00

conditions: D36C & D37C - Tree Survey info required.

P-2000-0019 CEFN PARK DEVELOPMENT
OAK SITE, REDWITHER ROAD, WREXHAM INDUSTRIAL ESTATE

The ecological assessment carried out confirms my original belief that the site is an exceptional area for wildlife, which fully deserves the Wildlife Site designation. Furthermore the area with high interest is the north-western "levelled" area. Apart from the high numbers of breeding birds, this area is home to the grizzled skipper which is the only known site in WCBC and one of three known sites in N.E. Wales. In biodiversity terms, due to its rarity this species is considered to be of high priority in Wales. The ecological report by Young Associates also recommends that this area should be retained.

Wrexham Industrial Estate was identified for industrial use over 50 years ago, when issues such as wildlife were not taken into account. Since 1997, the County has been resurveyed and sites reassessed in terms of their wildlife/nature conservation value, in line with TAN 5. The Wildlife Sites have been designated for their nature conservation importance using criteria agreed between adjacent Local authorities, North Wales Wildlife Trust and CCW. Policy E4 states that development either within or close to "such sites" which would have an adverse affect on their intrinsic qualities will be resisted. This site could not be developed without having a major affect on the wildlife value of the site and it would be difficult to guarantee the survival of species such as the grizzled skipper. While the ecological report does say it would be possible to recreate favourable conditions on the north eastern part of the site this would involve levelling of ordanance structures and large scale removal of scrub which may not be acceptable in archeological or landscape terms.

I therefore object to any development of the site apart from a strip immediately adjacent to Oak Road, (in line with my previous comments below). Any development (ie even of the small strip) would need to demonstrate what would and wouldn't be affected, and the mitigation to be provided.

AD 08.02.00

Previous Comments

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This is now a Wildlife Site with exceptional interest including botanical, ornithological and lepidopteran. The uncommon plants dyer's greenweed, and grass vetchling, the Red Data Book birds, skylark, lapwing and barn owl and the rare butterfly, grizzled skipper are some of the species known to occur on site. There are also records of other protected species including great crested newt and badgers but potentially due to the habitats present, water voles, bats and slow worms are also likely to be present. The habitats present here did used to occur throughout the industrial estate but other than this site only small pockets now remain.

Due to the interest mentioned I would object to any large scale development of the site. Development along the road edge could be accommodated but it is unlikely that adequate mitigation could be acheived if a large proportion of the site was destroyed.

From: Steve Greuter
To: James, Kerry
Date: 21/01/2000 12:21:27
Subject: Industrial Development: Oak Site Redwither Road

Many thanks for the details provided concerning the above application. Part of the site includes a number of buildings and structures of the former Marchwiel Royal Ordnance Factory. Although this facility was once extremely extensive, the area potentially affected by this development may in fact represent the last sizeable area of these remains.

In order to be able to determine a reasonable response to this application I would need to be able to determine its heritage value in a local regional and national context. I would, therefore, recommend that an archaeological evaluation should be undertaken by a suitably qualified archaeological contractor. This must be carried out prior to determination, since one possible outcome (of many) might be recommendations for the preservation of some or all of the remains. As usual I would be happy to write the brief in order to allow the applicant obtain quotations from contractors.

Steve

Ein cyf/Our ref: NT\2000\000672\001
Eich cyf/Your ref: P/2000/0019



ASiantaeth Yr
Amgylchedd Cymru
ENVIRONMENT
AGENCY WALES

Dyddiad/Date: 10th February 2000

Mr G. J Evans
Bwrdeistref Sirol Wrexham
Stryd Lambpit,
Po Box 1290
Wrexham
LL11 1WL

3646

Annwyl Syr/Madam / Dear Sir/Madam

**INDUSTRIAL DEVELOPMENT at OAK SITE, REDWITHER ROAD, WREXHAM
INDUSTRIAL ESTATE, WREXHAM**

Thank you for referring the above application which was received on 14 January 2000.

The Agency requests that any approval includes the following formal conditions:-

CONDITION: No development approved by this permission shall be commenced until:- (a) The application site has been subjected to a detailed scheme for the investigation and recording of contamination and a report has been submitted to and approved by the Local Planning Authority. (b) Detailed proposals in line with current best practice for the removal, containment or otherwise rendering harmless such contamination (the "Contamination Proposals") have been submitted to and approved by the Local Planning Authority. (c) For each part of the development contamination proposals relevant to that part (or any part that would be affected by the development) shall be carried out either before or during such development as appropriate. (d) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the "Contamination Proposals" then revised "Contamination Proposals" shall be submitted to the Local Planning Authority. (e) If during development work site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out inline with the agreed "Contamination Proposals".
REASON: To prevent pollution of the water environment.

The Planning Manager at Dwr Cymru Welsh Water should be consulted by the Local Planning Authority and be requested to demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution.

This site lies within the designated Dee Water Protection Zone. The storage or use of controlled substances at the site may require a formal consent from the Environment Agency Wales, under the Water Resources Act 1991. Further guidance regarding this requirement is contained in Guidance Note Dee WPZ 1, a copy of which has been sent to the developer. It is

Cont/d..

Asiantaeth yr Amgylchedd Cymru
Parc Menai, Ffordd Penlan, Bangor, Gwynedd, LL57 4DE
Ffon: 01248 670770 Ffacs: 01248 670561

Environment Agency Wales
Parc Menai, Penlan Road, Bangor, Gwynedd, LL57 4DE
Tel: 01248 670770 Fax: 01248 670561



the developer's responsibility to ensure that this matter is discussed with The Agency should planning permission be granted.

In the interests of sustainability, surface water drainage from developed sites must be regulated to prevent flood risk associated with the overloading of natural watercourses.

Regulation of the flows may be achieved by: 1. On site storage with only restricted flows being discharged; 2. Soakaways in the case of small developments (This will require the Local Authority building control department's approval). Whichever regulation method is adopted, it is essential that the developer enters a suitable long term legal agreement to ensure satisfactory long term maintenance and future renewal.

The developer should contact The Agency to discuss the various systems of regulating surface water run-off flows from the proposed development.

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of The Agency is required for any proposed works or structures in, under, over or within 7 metres of the top of the bank of the main river (Redwither Brook and River Clywedog).

Any culverting of a watercourse requires the prior written approval of the Local Authority under the terms of the Public Health Act 1936, and the prior written consent of The Agency under the terms of the Land Drainage Act 1991/WaterResources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will not normally be granted except for access crossings.

The developer must not, in any way, create an obstruction or a restriction to the flow of a watercourse under normal or flood flow conditions.

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with section 34 of the Environmental Protection Act 1990.

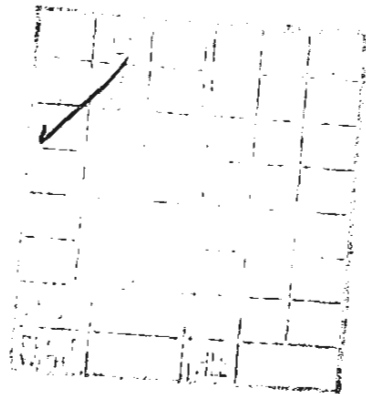
Where a condition has been imposed which has been suggested by the Authority or which meets the Authority's objective the Local Planning Authority should consult with the Authority to secure compliance with the condition prior to its discharge.

A copy of the subsequent decision notice would be appreciated.

Yn gywir/Yours faithfully


Ricky C Carter
Team Leader Planning Liaison

Gofynnwch am/Please ask for: Ricky C Carter



KAT



MEMORANDUM

From: Chief Transportation and
Engineering Officer

To: Chief Planning Officer

Our Ref: TH/DC/KW/P/2000/0019

Your Ref: P/2000/0019

Date: 07 February 2000

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref 3880 4922 Oak Site, Redwither Road, Wrexham Industrial Estate, Wrexham.

Development: Industrial Development.

I refer to your consultation dated 11th January concerning the above.

The highway access proposals were initially submitted for planning permission in February 1998 (Ref: CB01935). I would reiterate that I do not have any objection in principle to the proposed development on highway grounds but would recommend that the applicant be advised again that dependant upon the traffic patterns associated with any further detail design application and the timing of any application, especially with respect to the proposed Industrial Estate Link Road construction, further site works or commuted sum payments may be applicable. A further assessment will be required, based on the current TIA, at the time of submission of a detailed application.

RECEIVED
PLANNING
10 FEB 2000
3110

for Highways and Transportation Services Manager:



DŴR CYMRU
WELSH WATER

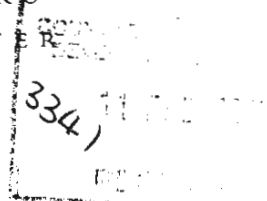
Maes y Ffynnon
Penrhosgarnedd
Bangor
Gwynedd LL57 2DN

Ffôn: +44 (0)1248 351 144
Ffacs: +44 (0)1248 374 368

Maes y Ffynnon
Penrhosgarnedd
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Gwynedd LL57 2DN

Tel: +44 (0)1248 351 144
Fax: +44 (0)1248 374 368

KAT



Chief Planning Officer
Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date :
10 February 2000

Enquiries :
P.C. Evans
(01248) 374263
Our Ref. :
2000300231/SJ 3849

Your Ref. :
P/2000/0019

Dear Sir

**WREXHAM - OAK SITE REDWITHER ROAD, WREXHAM INDUSTRIAL
ESTATE - INDUSTRIAL DEVELOPMENT**

We refer to your recent letter regarding the above application.

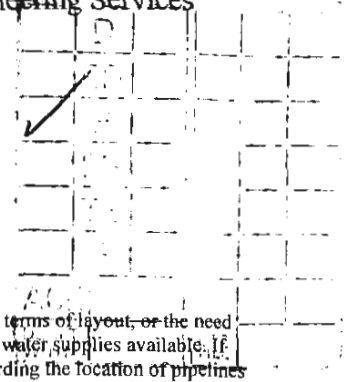
Consultation regarding water supply should, in this instance, be undertaken with the Dee Valley Water, Packsaddle, Pentrebychan, Rhostyllen, Wrexham LL14 4DS

Adequate capacity to accommodate foul drainage only is available at Five Fords Waste Water Treatment Works.

Public sewers appear to be laid within the site and the Council's Engineering Services Manager will need to be consulted on this aspect of the proposal.

Yours faithfully,

P.C. Evans
PLANNING LIAISON OFFICER.



IMPORTANT : There may be pipelines or apparatus within the site that will give rise to a constraint, in terms of layout, or the need for diversion (at the Developers expense). In certain elevated areas there is no obligation on us to make water supplies available. If there is any doubt the Developer should contact the local Operations Area Office of this Company regarding the location of pipelines etc. and/or the availability of water supplies. The Technical Department of the local authority hold the map of public sewers for their area and should be contacted for the location of public sewers. Any difficulties should be referred to the Sewerage Management Section of this company. [This is standard caution and does not imply the presence of any pipelines or apparatus].



SWALEC
SWALEC Gas
Dŵr Cymru Welsh Water

Dŵr Cymru Cyf, a limited company registered in Wales no. 2366777
Registered office: Plas y Ffynnon, Cambrian Way, Brecon, Powys LD3 7HP
Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng Nghymru rhif 2366777
Swyddfa gofrestredig: Plas y Ffynnon, Ffordd Cambria, Aberhonddu, Powys LD3 7HP



KAJ

CYNGOR CEFN GWLAD CYMRU
COUNTRYSIDE COUNCIL FOR WALES

Anfonwch eich ateb at:
Please reply to:

Ardal Gogledd Ddwyrain/North East Area
Victoria House, Grosvenor Street, Mold, Flintshire. CH7 1EJ.
Tel: 01352 706600 Fax: 01352 752346

Mr Graham Evans
Chief Planning Officer
Lambpit Street
PO Box 1290
Wrexham
LL11 1WL

Our Ref:
Your Ref:

ME/PR/SJ34.12.5
P/2000/0019

For the attention of Ms K A James

Dear Sir

**Town and Country Planning Act 1990
Outline Application: Industrial Development.
Oak Site, Redwither Road, Wrexham Industrial Estate, Wrexham.**

The Countryside Council for Wales (CCW) acknowledges receipt of the above planning application consultation dated 25 January 2000.

We wish to express the following comments and observations:

1. The outline proposal to develop the application site for industry will not affect adversely any statutory sites of ecological or geological interest. However, it is now listed in the register of non-statutory Wildlife sites important within the Wrexham County Borough. The site is of importance for the mosaic and large extent of unimproved species-rich grassland, scrub and tall herb communities and now represents the largest remaining example of this type of habitat in the locality. Development has led to the loss of other examples. The site is known to support a good diversity of plant species including Dyer's Greenweed (*Genista tinctoria*), Adder's Tongue Fern (*Ophioglossum vulgatum*), and grass vetchling (*Lathyrus nissolia*). Furthermore the presence of species such as the grizzled skipper (*Pyrgus malvae*), a species of butterfly with restricted distribution in North East Wales, further highlights the overall ecological value of this locally important site. The local significance of this mosaic of interests suggests that this site should be incorporated into the forthcoming Local Biodiversity Action Plan for Wrexham.
2. We understand, that following surveys undertaken by the applicant, the site supports protected species such as the badger, adder and common lizard, and is likely to be used by the great crested newt for foraging, shelter and hibernation. All three "herptile" species are protected under the provisions of the Wildlife and Countryside Act 1981 (as amended). The great crested newt also receives legal protection under the EC Habitats and Species Directive (as implemented in Great Britain by Statutory Instrument 2716: The Conservation (Natural Habitats & c) Regulation. The badger is protected under the provisions of the Badgers Act 1992.
3. Information provided by the applicant has confirmed the site is important for wildlife listed in the UK Biodiversity Action Plan as "Priority" species, and in determining the application, we would urge your Authority to give consideration to this aspect as part of their local biodiversity action plan.

In view of the contribution these interests make towards local biodiversity and quality of the local environment, we suggest that the application is refused. However, if the application is approved we advise any development includes appropriate conservation and avoidance schemes to ensure the retention, management and future viability of the range of ecological features.

In this respect we would expect these schemes to include details of exclusion fencing, terrestrial searches, as well as positive conservation measures such as the creation and appropriate management of secure habitat. Furthermore, the scheme design and future management of the entire site should appropriately consider local and national biodiversity objectives and proposed actions.

We understand that surface water will drain into the existing surface water drain. However, we advise that surface water management systems should be designed to follow Best Management Practice (BMP) techniques. The adoption of this type of system, provided gulleypots are not included within the overall design, will create an amphibian friendly surface water management system, as well as providing further opportunities to create new ecologically sustainable features, eg reedbeds.

Please do not hesitate to contact us should you require further information on the above.

Yours faithfully



Matthew Ellis
ADO
Flint and Wrexham

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CC	WITH				

Fax/Ffacs

To
From/Oddiwrth: Mathew Ellis, CCW

To/I: Ken Verry James

Organisation/Cyfundrefn: _____

Fax/Ffacs: _____

Date/Dyddiad: 28-1-2000

Message/Neges:

Mathew,
The previous application for industrial development (B02691) was refused on 12 April 1999 for the following reason "Insufficient information has been submitted to enable the Local Planning Authority to fully assess the impact of the development upon the ecological amenities of the locality. As such the development will be likely to adversely affect flora and fauna in the area"
Regards Ken Verry James



No of pages (inc this sheet)
Nifer o dudalennau (gan gynnwys hon)

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Mae'r ffacs hwn unrhyw ymlyniadau yn gyfrinachol, ac nid yw'r wybodaeth dim ond ar gyfer y derbynnydd. Gall y wybodaeth yn gaeth i amodau cyfreithiol, proffesiynol neu i ryw fraint arall. Os ydych wedi derbyn trawsyriant ar fai, fe warrheddir yn llyn unrhyw fath o gopio, defnyddio neu ledaenu ohono, a gofynnir i chi gysylltu a'r Cyngor gan ffonio'r rhif ffon wedi'i arddangos isod.

The Coal Authority,
Mining Reports Office,
200 LICHFIELD LANE,
BERRY HILL,
MANSFIELD,
NOTTINGHAMSHIRE,
NG18 4RG
Telephone: 0845 762 6848
DX 716176 MANSFIELD 5

The
**COAL
AUTHORITY**



KAT

WREXHAM COUNTY COUNCIL,
LAMPIT STREET,
P O BOX 1290,
WREXHAM,
LL11 1WL

This matter is being dealt with by Keith Banton

Our Ref: 011381-00

Your Ref: P 2000.0019

Date: 22 January 2000

COUNTY COUNCIL
DEVON

01935

WREXHAM COUNTY COUNCIL

27 JAN 2000

PLANNING DEPARTMENT

Dear Sir,

**Planning Consultation - Report on Coal Mining Circumstances
OAK SITE, REDWITHER ROAD, WREXHAM INDUSTRIAL ESTATE,
WREXHAM, CLWYD, LL13**

I refer to the enquiry dated 11th January 2000 in connection with the above.

This report is based on and limited to the records in the possession of The Coal Authority at the time the search is answered.

Past Underground Mining

According to the records in our possession, the property is not within the zone of likely physical influence on the surface from past underground coal workings.

Present Underground Mining

The property is not within the zone of likely physical influence on the surface from any present underground coal workings.

Future Underground Mining

The property is not within a geographical area for which a licence to extract coal by underground methods is awaiting determination by the Coal Authority.

The property is not within a geographical area for which a licence to extract coal by underground methods has been granted.

The property is not within the zone of likely physical influence at the surface from plans of future workings in our possession.

However reserves of coal exist in the locality which could be worked at some time in the future subject to feasibility, licences, and planning consents.

Shafts and Adits

We have no knowledge of any mine entries within, or within 20 metres of the boundary of the property.

Surface Geology

Records in our possession do not disclose any fault or other line of weakness at the surface as having affected the stability of the property.

Past Opencast Mining

The property is not located within the geographical boundary of an opencast site from which coal has been extracted by opencast methods.

Present Opencast Mining

The property does not lie within 200 metres of the geographical boundary of an opencast site within which coal is being extracted by opencast methods.

Future Opencast Mining

The property is not within 800 metres of the geographical boundary of an opencast site for which a licence to extract coal by opencast methods is awaiting determination.

The property is not within 800 metres of the geographical site boundary of an opencast site for which a licence to extract coal by opencast methods has been granted.

Additional Remarks

This report is provided in response to and for the purposes of a statutory consultation made under the Town and Country Planning legislation. In circumstances where instability issues are identified the developer must be made aware of the instability issues, and of the need for the developer to consult the Coal Authority where appropriate.

Responsibility for carrying out any development in a safe manner rests with the developer.

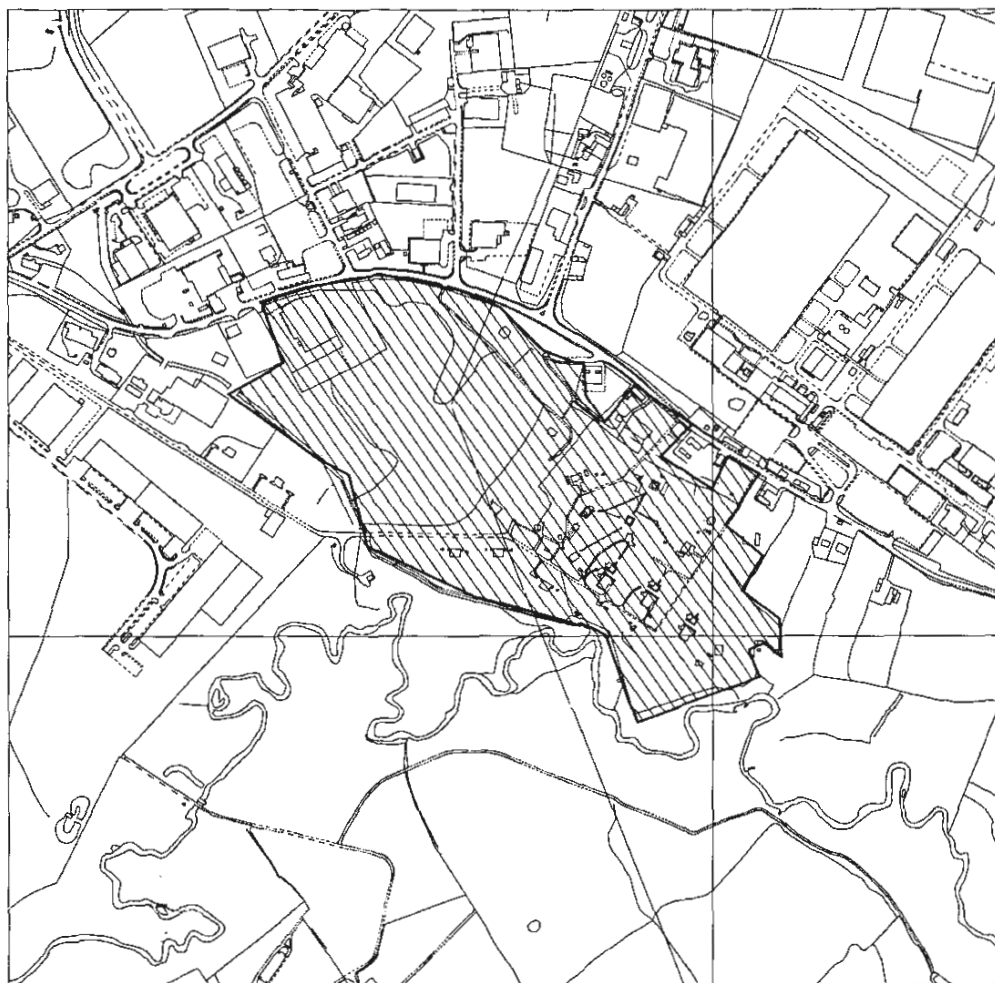
The replies based in this report will be based on, and will be limited to, information in the possession of the Authority at the time of the consultation, and will be given on the distinct understanding that the Coal Authority is not legally responsible (except for negligence) for the information provided. This report must not be used as a substitute for a search by property owners/developers/purchasers under the scheme for coal mining searches agreed between the Law Society and the Coal Authority.

Yours faithfully



Albert Schofield

Director of Operations



Crown Copyright. Quoted scale is approximate.

SCALE: 1:10000

This map is reproduced from the Ordnance Survey material by The Coal Authority [or division thereof] with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence Number: ALS1060A001.

This is a plan of the boundaries of the property in respect of which this report has been prepared. It is the responsibility of the user to ensure that the boundaries shown correspond with those of the property.

APPROXIMATE POSITION OF ENQUIRY BOUNDARY SHOWN



—
—

MEMORANDUM



From: Chief Public Protection Officer

To: Chief Planning Officer

Our Ref: DCL/JW/118

Your Ref: P/2000/0019

Date: 20 January, 2000

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

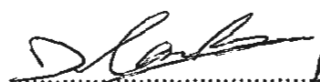
GR: E338800 N349220

Industrial Development

Oak Site, Redwither Road, Wrexham Industrial Estate, Wrexham

I am writing with regard to the above and following receipt of your memorandum dated, together with enclosures dated 11 January 2000. This Department has no objections, in principal, to this development however a number of domestic dwellings are in close proximity to the site which may suffer from noise disturbance as a result. In order to prevent this and in order to prevent a "creeping background noise level", the applicant should undertake a survey of the existing noise climate and then design the site layout and usage in order to reduce the possible impact on the adjacent dwellings.

This type of speculative development will be problematical in the noise controls which the Local Authority may place. The site could be treated as a whole but if individual units are to be let on a separate basis then it may be essential to impose noise conditions on each unit. Boundaries between each unit would have to be clearly defined. At this stage the wording of a noise Condition cannot be suggested. However, it is essential that prior to the final approval a set of Conditions is imposed in order to protect the residents from unnecessary noise disturbance.


.....
Chief Public Protection Officer

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CEFN PARK DEVELOPMENTS LTD

This development acknowledges the importance of the area for wildlife (biodiversity) and proposes to set aside an area which is large enough to retain the habitats and species mentioned in the Young Associates report (20.09.99 and May 2000). I therefore accept that the area put forward to be retained for its ecology and archaeology is a reasonable compromise. The retained areas will need to be managed to benefit the wildlife present. Rather than the use of "new landscaping" within the proposed development, I would envisage the retention of existing habitats and the creation of similar ones. A S106 agreement may be required to cover such details as well as the management of the retained area.

Proposed Conditions

D49C EXCLUDED LAND

- The area shown hatched on the approved plan, (drawing number 5128 /03) is specifically excluded from this grant of planning permission and no development shall take place within the area.
- Details to be approved as part of the reserve matters shall include ecological surveys of a) species protected under the 1981 Wildlife and Countryside Act (and amendments). b) other habitats and species mentioned in the Young Associates report May 2000.
- Details to be approved as part of the reserve matters shall show distribution, protection and enhancement measures of the species and habitats (mentioned above). Development shall be carried out in strict conformity with the details as agreed by the local planning authority.
- No development shall commence until a management plan has been produced which sets out the management of the exclusion zone for a period of no less the x years. (Ideally the management should be in perpetuity although a plan for this length of time is not practical, 25 years is a possible compromise.)

AD 13.06.00

Keep away from the area
to be retained, etc.



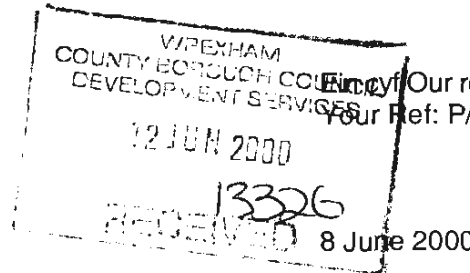
CYNGOR CEFN GWLAD CYMRU
COUNTRYSIDE COUNCIL FOR WALES

CADEIRYDD/CHAIRMAN: JOHN LLOYD JONES OBE • PRIF WEITHREDWR/CHIEF EXECUTIVE: PAUL LOVELUCK CBE. JP

Anfonwch eich ateb at/Please reply to: Ardal Gogledd Ddwyrain/North East Area Office
Llinell Union/Direct Line: 01352 706600 Ffacs/Fax: 01352 752346
E-bost/Email: initial.surname@ccw.gov.uk

Victoria House
Grosvenor Street
Mold
Flintshire
CH7 1EJ

Mr Graham Evans
Chief Planning Officer
Lambpit Street
PO Box 1290
Wrexham
LL11 1WL



Our ref: ME/MMJ/SJ34.12.5
Your Ref: P/2000/0019

For the attention of Ms K James

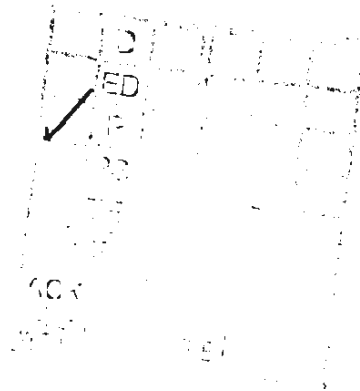
Dear Sir

Town and Country Planning 1990
Outline application for Industrial Development
Oaks Site, Redwither Road, Wrexham Industrial Estate, Wrexham

The Countryside Council for Wales (CCW) acknowledges receipt of the above planning consultation dated 31 May 2000. We will provide detailed comment when we have had an opportunity to critically assess the impacts of the proposal.

Yours faithfully

Matthew Ellis
Assistant District Officer
Flintshire and Wrexham



From: Steve Greuter
To: James, Kerry
Date: 05/06/2000 11:54:49
Subject: The Oaks site, Wrexham Industrial Estate

Kerry

Thanks for the plans, at the end of the day their proposals for conserving at least some of the buildings will probably be acceptable, although I will need to use Giffords report to assess those buildings which will not be retained and come to a view as to whether some of them at least should be also included within the 'conservation area'.

You will appreciate that if some buildings are to go I will require much more detailed recording of them than as happened to date.

I attach a copy of my initial response to Giffords regarding their report. I daresay will get a better attempt at it in the next few days.

Steve

AT/LM/B3041A
Anne Thompson
Gifford & Partners
20 Nicholas Street
Chester
CH1 2NX SG/D0
61

5th June 2000
Steve Greuter
01978 317971

Wrexham County Borough Museum
County Buildings
Regent Street
Wrexham
LL11 1RB

Tel: 01978 317970
Fax: 01978 317982

Dear Anne

The Oaks Site, Wrexham Industrial Estate

Thank you for the copy of the draft report that I read with interest. As you are aware from the brief, the report should focus on:

1. A basic record of the surviving structures;
2. An identification, where possible, of the structures present;
3. The assessment of the heritage value of the remains so recorded and identified from a local, regional and national perspective.

In terms of the first two requirements the report is fine. However I am not at all happy about the third element of the report, which has significant shortfalls.

As I mentioned on the telephone, I do not like the ranking system that is used. I am aware of the PPG16 'Criteria for Scheduling', but have not seen a numbered ranking system with individual buildings given a 'score'. I am happy to see the categories used as a guide to site significance; however, I was surprised to see that 'group value' hasn't been utilised in this assessment. I would agree that as individual buildings they might not be worthy of conservation, however, as I have stressed to both Pete Owen and to Tim, this is a complex of inter-related buildings, actually the last such complex still surviving on the site. Whilst on this subject, additional information as to the actual manufacturing processes employed here would also seem relevant. What I am particularly anxious to be able to demonstrate is that each building or structure formed part of a larger manufacturing process. The understanding of which would need the conservation of all or as many as possible of the buildings that made up the process. Finally, you should note page 5 note 3 of the brief, which states that the 'report should not give an opinion on whether preservation or further investigation is considered appropriate, but should provide

an interpretation of results placing them in a local and regional and national context...'. I would appreciate it, therefore, if you would delete any reference to what should happen to the buildings.

In terms of national significance, some mention of actual or pending statutory protection relating to other sites elsewhere in the Country would also be applicable and should also be included. As I understand it many of the brick structures at Wrexham within the nitration complex are not repeated at the contemporary complex at Waltham Abbey which is a scheduled site, albeit with a longer history. A mention of the 'Defence of Britain project' would also seem worthwhile.

As for regional significance, it should also be made more explicit that this site is only one of four such plants ever constructed, that this is the only such facility in North Wales, only the second in Wales. Although the extant remains 'are by no means complete' (Sections 8.3.1, 8.4.2), the point should be made that this complex represents the last surviving coherent fragment of the greater whole. In addition, what percentage of the original plant this area represents should also be included (Pete Owen agreed to include this).

Apart from the sites potential national significance, I am also anxious for a view as to the sites regional and local importance. I am aware that the site was a very major employer of local labour during the war years. Therefore, some information as to the size of the workforce employed at the plant; the impact on Wrexham itself of the factory's presence; the impact of its closure in 1945, all seems to me to be relevant to the sites local significance.

On a related matter, I have been told that Giffords are acting in an advisory capacity to the developers on this matter. You will appreciate that if this were to be true, I would have serious concerns regarding a potential and/or perceived conflict of interest. I would, of course, have no problem if a developer wished to employ an archaeological consultant to provide them with additional advice, but I do not believe that it is appropriate for the same people to do both jobs. I look forward to seeing a revised draft.

Yours Sincerely,

Stephen Greuter
Heritage Services Manager

cc Chief Planning Officer

TACP

DNJ/CG/5128
25 May 2000

Wrexham County Borough Council
Development Services Directorate
Lambpit Street
P O Box 1290
Wrexham
LL11 1WL

Attention: Ms K James, Planning Department

Dear Sirs

CEFN PARK DEVELOPMENTS LTD THE OAKS SITE, WREXHAM INDUSTRIAL ESTATE

Following our meeting last Monday with Malcolm Brymer of Strutt & Parker, we now enclose as discussed 4 no. copies of the following supplementary information.

Drawings 5128/01 to 04 inclusive which, taken in numerical order, provide a logical sequence to illustrate the considerations in arriving at a development plan.

- 5128-01 Areas of Ecological Interest.
This drawing should be read in conjunction with Young Associates Ecological Survey dated 20 September 1999, and already issued to you.
- 5128-02 Areas of Archaeological Interest
This drawing should be read in conjunction with Gifford & Partners 'Desk Based Assessment of Archaeology' dated May 2000. A copy of this document has been sent directly to Mr Stephen Greuter, and two further copies are enclosed for your information.
- 5128-03 Proposed Development Area
This drawing defines the area that is considered suitable for development based on the reports prepared by Young Associates and Gifford and Partners. It is supplemented by Young Associates "Notes to accompany Proposed Development Area Plan" dated May 2000.
It also indicates constraints within the development area which would be taken into account at detailed planning stage.
- 5128-04 Preliminary Development Proposals
This drawing illustrates a possible development layout taking into account the Ecological and Archaeological features on the site.
As you will appreciate there are numerous ways in which the site could be developed, and again these matters would be refined at detailed planning stage.
This drawing is intended only to illustrate a possible layout, maximizing the development potential of the nett developable area.

✓ 27/29 Grosvenor Road
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netcom uk.co.uk

Architects

Environmental consultants

Landscape architects

Planners

Urban designers

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Project consultants

Quantity surveyors

Building surveyors

CDM Planning
Supervisors

Partners

Robert Heaton

Brian Jones

David N Jones

Hilary F Morgan

John Pugh

Gareth D West

Associates

Geoffrey T Broster

Christopher Edwards

Lee A Jones

David Morris

Richard A Staden

Stephen Taylor

Consultant

Dennis Griffith

T A C P

DNJ/CG5128
25 May 2000

Considerable efforts have been made by all members of the Development Team to respond fully and in a thorough manner to your requests for information to enable your Planning Committee to determine this outline application.

We trust you will be able to consider and determine the application at the meeting on 12 June, and if you need any clarifications to achieve this please let us know.

Yours faithfully



for T A C P

Encs.

cc: Cefn Park Developments Ltd, Mr R Graham-Palmer
Strutt & Parker, Mr Malcolm Brymer
Young Associates, Ms Jan Wilkinson
Gifford & Partner, Mr Tim Strickland, Ms Anne Thompson
Veryards Ltd, Mr David Wallbutton

OAKS SITE P2000 0019

Notes from meeting with Jan Wilkinson Young Associates
Lee Jones TACP
Amanda Davies WCBC Ecologist

Plan 3 from Young Associates' Ecological Survey was used as a basis for the discussion.

TACP's brief is to develop as much as possible; emphasised that the land is allocated for industrial use/reclamation.

I commented that it was unfortunate that the site had not been surveyed prior to 1997/8 when the wildlife interest was identified. The only development that I would be happy with would be immediately adjacent to the road.

There was much discussion on the possibilities of developing the allocated "levelled" area with the grizzled skipper butterfly. 30m either side of the powerline would have to be retained which could be managed for these butterflies. More information is needed regarding the size of the population present and the area needed to sustain it, whether other areas could be managed to attract them, or translocation of existing turves as a last resort.

There was also discussion on whether it was worth spending money on conserving a species which was essentially on the edge of its range. Although not protected under the Wildlife and Countryside Act the species is declining and all sites are therefore important.

My original belief that half the site would be managed for nature conservation/wildlife purposes is not accepted by TACP. The general idea is to have a spur road from the roundabout which splits to the east and the west, and to manage the "ecological hotspots". I emphasised that the site as a whole was valuable and once split into the "best bits" would result in the loss of the overall interest. JW agreed that the bigger the block retained (and managed) the better for wildlife. Other considerations that need to be taken into account include the breeding birds, reptiles-slow worm, adder- badgers (although there is general acceptance that the woodland/scrub to be retained is where the main badger activity is) and bats. If too much is developed then there may be a need for additional mitigation areas. JW anticipated that development will need legal agreement as well as planning conditions for the ecology.

I mentioned that they should assume that the mature oak trees would be TPOs. Similarly reclamation needs to take account of the industrial archaeological value of the buildings as well as for bats and barn owls. There is a possibility to enhance certain buildings for use by bats.

TACP in conjunction with Young Associates will produce plan illustrating areas to be developed. I emphasised that background information regarding mitigation would also be needed.

AD 12.04.2000

Malcolm Brymer
Strutt and Parker
19 Grosvenor Street
Chester
CH1 2DD

MAB/SP/7989
KAJ/P/2000/0019
31 March 2000
Ms K James
01978 292476
kerry.james@wrexham.gov.uk

Dear Sir

**INDUSTRIAL DEVELOPMENT, THE OAKS SITE, REDWITHER ROAD, WREXHAM
INDUSTRIAL ESTATE, WREXHAM**

I refer to the above planning application received 11 January 2000 and your letter dated 22 March 2000.

I acknowledge your request to defer the above application and can confirm that the application will now not be considered at the Planning Committee to be held on 10 April 2000. It is envisaged, that providing the outstanding ecological and archaeological issues have been resolved, the application will be considered at the Planning Committee on 8 May 2000.

I look forward to hearing from you in due course.

Yours faithfully

KAJ

for Chief Planning Officer

Chester

19 Grosvenor Street Chester CH1 2DD

Telephone 01244 320747 Facsimile 01244 320069 Estate Agency / Building Surveying

Facsimile 01244 320778 Land & Farm Management

E-Mail: chester@struttandparker.co.uk

www.struttandparker.com

STRUTT & PARKER

RD

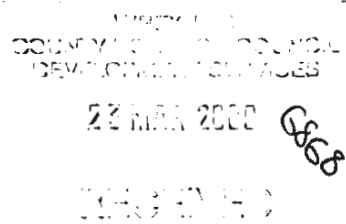
Chartered Surveyors
Rural and Commercial Property
Consultants and Managers
National Estate Agents

Head Office

13 Hill Street Berkeley Square London W1X 8DL Telephone 020 7629 7282

Mr R Dewey
Wrexham County Borough Council
Development Services Directorate
Lambpit Street
PO Box 1290
WREXHAM
LL11 1WL

mab/sp/7989
JM/HMW/CB2691
22 March 2000



Dear Mr Dewey

INDUSTRIAL DEVELOPMENT: THE OAKS SITE CURRENT PLANNING APPLICATION

I write to advise on behalf of my client that we wish to **DEFER** the above present Planning Application until we can resolve matters regarding the archaeological and ecological issues.

The Development Team will be meeting in the course of the next few days and will be discussing the matters with your colleagues thereafter. At that point we will be able to agree which Planning Committee to take the application to.

Yours sincerely

Malcolm Brymer

MALCOLM A BRYMER
for Strutt & Parker



copy to Roger Graham Palmer

JG Donald BSc FRICS					
JAN Laing FRICS DRP Cripps BSc FRICS PL Banks FRICS IRRV ACI Arb N Aslin FRICS GC Ballin FRICS JR Dean FSA WW Quarry BSc FRICS ARG Cane FRICS GR Petherick FRICS RDS Herbert FRICS DR Leppard CR Lochrane FRICS AJW Martin BSc ARICS NJ Greene FRICS PR Bailey FRICS CK Drme FRICS FAV DH Reeves MA FRICS MJA Fiddes BA ARICS TS Richardson FRICS SWS Broke FRICS FAV AJL Burrows MA FRICS PJ Hutley FRICS FAV RD Pryor FRICS MW Verity MA ARICS FAV SP Bland BSc ARICS CJ Geaves BSc ARICS SA Jones BSc ARICS	RT Miller FRICS CA Monk BSc Dip Fm ARICS FAV SJC Underhill JG Waterton ARICS AD Yeandle BSc ARICS PA Beddows TD BSc ARICS FAV R Crathorne MA ARICS FAV RR Maitland BA FRICS AJ Rettle FRICS JPN Major FRICS RBP Duncan MA FRICS FAV PW Savle BSc MSc MCOB FVE MAPM CEJ Kannreuther ARICS JH Anderson FRICS AC Bail FRICS RE Gardiner FRICS PG Lee DL FRICS Associates WP Smith FRICS KM Thomas HND (Agric) HM Williams ARICS FAV Consultant AL Speechly FRICS	Banchory AD Hamilton MA Dip LE ARICS FAV DW Strang Steel ARICS Canterbury SRT Backhouse SL Deakin FRICS JI Farrell BSc (Agric) ARICS FAV Chelmsford RAD Cowlin FRICS IRRV TF Fagan ARICS PJ Fosh MA ARICS FAV WAL Gemmill BSc MRPPA (Agric) SD Hawes FRICS FFB JM Smallman Edinburgh AG Smith ARICS Exeter RC Carslake ARICS CA Huntington-Whiteley FRICS RD Thomas FRICS FAV	Grantham TP Bagge FRICS NP Simper NDA Harrogate ROH Davies ARICS FAV JL Gloag FRICS Ipswich PJG Aldous BSc ARICS T Dansie FRICS CA Loyd ARICS JWM Penn Dip Est Man Lewes JF Bridgland BSc ARICS TI Page-Ratcliff JS Smith ATII ATT ND Watson ARICS FAV	London PA Baxendale MJ Mc Andrew ARICS MPR Rimell London Residential HJ Elston Diana Rowell JR Shingles Market Harborough RMJ Trustram Eve RL St B Vigne FRICS Moreton-in-Marsh JS Feilding FRICS Morpeth Newbury AG Chichester MA FRICS FAV JHS Preston FRICS MS Woods BSc	Northallerton AN Argyle MA FRICS JA Fife ARICS FAV RC Taylor BSc Norwich AC Brown BSc ARICS ERP Pratt MA FRICS FAV NJ Steele FRICS St Albans LR Hickish FRICS JC Moss BA BSc ARICS Salisbury SR Butcher BSc Teresa Dent BSc AW Fortescue ARICS IF Hepburn FRICS FAV William Hillary WR Hillary FRICS CL Greville-Heygate BSc FRICS



The Oaks Site
Cefn Park Development, Wrexham
Roger Graham Palmer:
Tel: 01978 262889
Fax: 01978 355750

TEAM CONTACTS

Tim Strickland	Gifford & Partners Archaeologist	Tel: 01244 311855 Fax: 01244 314560
David Wallbutton	Veryards Limited	Tel: 01244 571444 Fax: 01244 570272
John Pugh	TACP	Tel: 01978 291161 Fax: 01978 351735
Jan Wilkinson	Young Architects	Tel: 01829 770077 Fax: 01829 770079
Malcolm Brymer	Strutt & Parker	Tel: 01244 320747 Fax: 01244 320778

LOCAL AUTHORITY CONTACTS

Kerry James	Wrexham Planning Department	Tel: 01978 292476 Fax: 01978 292502
Amanda Davies	Ecologist Wrexham Borough Council	Tel: 01978 292517
Stephen Greuter	Wrexham Archaeologist	Tel: 01978 358916 Fax: 01978 353882

7989/140300mb

Received: 10.10.98
Expiry: 21.12.98
Outline

Cefn Developments Limited
Strutt & Parker,
19 Grosvenor Street,
Chester,
CH1 2DD.

OAK SITE, REDWITHER ROAD,
WREXHAM INDUSTRIAL ESTATE,
WREXHAM.

INDUSTRIAL DEVELOPMENT.

THE SITE

A large vacant site, approximately 22 ha at the eastern edge of the industrial estate. The site is bounded by Oak Road to the north, Redwither Road to the west and Clywedog Valley.

PROPOSAL

As above.

HISTORY

CB01935 - Construction of roundabout and emergency access. Approved 13.5.98.

DEVELOPMENT PLAN

The site is located within the settlement limit for Wrexham Industrial Estate. Policies S1, S4, J1, E1, E2, E4 and E10 apply.

CONSULTATIONS

Community Council:	Would be glad if the development closest to the existing residential development along Oak Road was restricted to take this into account, ask for suitable conditions to protect wildlife, flora and fauna.
Local Member:	Notified 26.10.98.
Public Protection:	Recommend boundary noise condition.
Highways:	No objections.
Coal Authority:	No adverse comments.
Welsh Water:	No adverse comments.
North Wales Wildlife:	Object - the proposal threatens to destroy a wildlife site.
CCW:	Comment that the site is of importance for the mosaic and large extent of unimproved species rich grassland. Scrub and tall herb communities and now represents the largest remaining example of this type of habitat in the locality. Recommend refusal given that the proposals are likely to have a significant adverse impact on a locally important wildlife site. Request that if approval is given - applicant should propose a Conservation and Avoidance Scheme.
Environment Agency:	Requests a condition.
Adjacent occupiers:	1 letter of objection on the grounds of access problems, congestion, increase in noise and pollution. Three letters of objection from residents on the grounds of wildlife on the site.
Nature Group:	Records of protected species in the area.
Site Notice:	Expired 19.11.98.
Press Notice:	Expired 27.11.98.
County Archaeology:	Recommend an archaeological survey be carried out.

SPECIAL CONSIDERATIONS/ISSUES

Policy: The site is located within the settlement limit for Wrexham Industrial Estate as defined in the Wrexham Maelor Local Plan. The western half of the site is allocated specifically for employment. The proposed development would comply with Policies S1 and J1 contained within the local plan. The site is allocated for land reclamation in the Draft Unitary Development Plan with industrial after use. There is no policy objection in principle to industrial development on this site.

Ecology: The site is known to be of high wildlife value and is registered as a wildlife site. The site supports a good diversity of flora and fauna such as Dyers Greenwood, sky larks and barn owls. It is also important for species and amphibians, reptiles and mammals, which are protected under various Acts and European Directives. It is therefore important that firm ecological information is provided to fully assess the likely impacts of the development and to allow the Council to make an informed decision as to which areas of the site are suitable for industrial development and what mitigation measures are necessary.

The applicants have been asked to provide this information. Whilst the applicant is willing to submit this data, many of the required surveys cannot be completed until the latter half of 1999 and the applicant has requested that the application be determined using historical research data or on the basis that this data will be submitted at a future date. This approach is not considered to be acceptable for the reasons given above.

I therefore recommend accordingly.

RECOMMENDATION That permission be REFUSED.

REASON(S)

01 Insufficient information has been submitted to enable the Local Planning Authority to fully assess the impact of the development upon the ecological amenities of the locality. As such the development will be likely to adversely affect flora and fauna in the area.

22/5/98
OVR
Received:
18.11.98
Expiry:
13.0.99



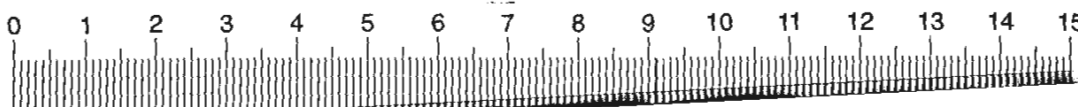
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Borras Quarries

Development Services Directorate
 Chief Planning Officer, Graham Evans
 Lambpit Street, P.O.Box 1290, Wrexham LL11 1WL
 Telephone 01978 292500. Fax 01978 292502

MapXWCBC
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 Date : 13-01-2000
 Scale : 20004


wrexham
 COUNTY BOROUGH
 BWYDEISTREF SIROR
wreccsam



FAX

TACP

To: KERRY JAMESFrom: JOHN PUGHCompany: W.C.BWrexham ☒Cardiff ☐Fax No: 292502Project No: THE OAKS ITE -Date: 15-3-000Project Title: REINTEGRATION RD, U.I.E.Copied to: M. BRYMER
E. Mr Graham PalmerNo of pages (including this one): 7

If you do not receive all the pages listed please telephone Wrexham 01978 291161

☐ Please tick this box if fax is to be followed up by a letter

PLEASE FIND ENCLOSED OUR PROPOSAL
FOR DEALING WITH THE ECOLOGY FOR THE
ABOVE SITE.

WE WILL ATTEND YOUR OFFICE ON
THURSDAY 16 MARCH 2000 AT 2:30pm
TO DISCUSS THIS PROJECT.

REGARDS

John Pugh

27 Grosvenor Road
Wrexham LL11 1DH
T 01978 291161
F 01978 351736

10 Park Grove
Cardiff CF10 3BN
T 029 20 228966
F 029 20 394776

Architects

Environmental
ConsultantsLandscape
Architects

Planners

Urban Designers

Interior Designers

Project
Consultants

Quantity Surveyors

Building Surveyors

CDM Planning
Supervisors

5128

Wrexham Industrial Estate Masterplan Exercise

1. Introduction

- 1.1 In developing a masterplan for the study area, reference will need to be made to the following issues:-

- Planning Context
- Access
- Utilities
- Heritage and Archaeology
- Environmental Constraints - Landscape
 - Ecology
- Contamination

- 1.2 In undertaking this task reference should be made to the Wrexham Industrial Estate Strategy Study (1992) and the Ecological Survey undertaken by Young Associates (1999), together with the existing and emerging development plan framework for the area. In more detail, each of these issues can be considered in turn.

2. Planning context

- 2.1 Reference must be made to the adopted Wrexham Local Plan up to 2001, and the emerging Unitary Development Plan. This will confirm or not designations for land uses identified within the 1992 study, and any additional requirements that reflect amendments to legislation, changes in policy or designations.

3. Access

- 3.1 Access points identified, need to ensure road layout has been confirmed. May need to refer to proximity/accessibility to public transport.

4. Utilities

- 4.1 There are inconsistencies between the Wrexham Industrial Estate Strategic Study (1992) and the Oaks Site, Wrexham Industrial Estate *Ecological Surveys* (1999), the former shows a different route of overhead 132Kv line, and the latter overhead 132Kv powerline is shown as being underground in the 1992 document.
- 4.2 According to the Wrexham Industrial Estate Strategic Study (1992), there are no limitations on utilities that the relatively straight-forward diversion of existing facilities cannot overcome.

5. Heritage and Archaeology

- 5.1 Need to ensure reference is made to any heritage values associated with the site. The site was undeveloped prior to 1914. OS maps from 1949 indicate that buildings were once present that are no longer there. The use of the site by the MOD as an ordnance factory in the past increases the heritage value of the site.

6. Environmental Constraints

Landscape issues

- 6.1 Underground services and overhead power cables provide major constraints on the landscape treatment of the site. However, if they are removed, material will be provided for the development of landscape mounds to screen/shelter areas.
- 6.2 To the south-western end of the site, a small stream defines the boundary.
- 6.3 The River Clywedog provides an attractive landscape feature to the south of the site.
- 6.4 The southern boundary contains many valuable mature trees that would screen and development to the south and thus should be retained. This may be augmented by further planting.
- 6.5 Careful consideration should be directed towards any development along the northern boundary of the site, as they will have extensive outlooks over the landscape to the south and the adjacent Oak Road and Redwither Road to the north. Planting along the northern boundary may be necessary.

Ecological survey

- 6.6 There are several protected and scarce species found on the site. The ecological interest is directly linked to the past disturbance of the site, which has interrupted the natural process of succession to provide the mosaic of grassland, scrub and tall herb habitats that now exist.
- 6.7 One of three recorded colonies of the grizzled skipper butterfly in north Wales exists on this site.
- 6.8 There are no signs of recent usage (1999 survey) of the site by the statutorily protected Barn Owl, although previous reports suggest there has been a presence in the past.
- 6.9 The south-east corner of the site may be used by statutorily protected badgers for foraging, but no setts were found within the boundaries.

- 6.10 Bats, which are statutorily protected, may use 'pill-boxes' on the site for feeding or summer roosts. Buildings and some of the mature trees may provide hibernacula for bats.
- 6.11 Great Crested Newts, which are statutorily protected, were not found on site, however, there are large areas of suitable foraging/hibernating habitat on the site.
- 6.12 Slow worm and adder were sighted on the site and site conditions are right for the possibility of the existence of the common lizard and grass snake.
- 6.13 Without management the site is likely to lose some of its current nature interest, particularly for invertebrates, birds and botanical diversity, as scrub woodland becomes increasingly dominant.
- 6.14 The site's origins as previously disturbed land indicate that the current ecological value could be re-created by appropriate management of retained parts of the site. A positive ecological management programme would be needed to ensure that the ecological value is retained.
- 6.15 Protected species that have been recorded on site, or where conditions are suitable to sustain them, include: bats, badgers, great crested newt, barn owl, slow worm, adder, grass snake and common lizard. Licencing requirements will need to be taken into account in the masterplan exercise.

7. Contamination

- 7.1 The Wrexham Industrial Estate Strategic Study (1992) recommends that owing to the past ammunition manufacturing process carried out on the site, that investigation be carried out to contain an element of detailed chemical testing to check for ground contaminants.
- 7.2 Although clearance on the western section of site revealed no evidence of contamination, it should be borne in mind in any scheme proposals and costings.

8. Mitigation Measures

- 8.1 Notwithstanding the need to optimise the development potentials of the site, the following mitigation measures should be taken into account (see attached annotated plan). The attached plan indicates areas of high, moderate and low value habitat, these are defined as follows:
 - High value – to be retained wherever possible because of importance of habitat to protected species
 - Moderate value – as much to be retained and incorporated into the site design as possible

- Low value – of no special interest, but retain if habitat can be used in site design.

- 8.2 It is accepted that the majority of the 'low' and 'moderate' habitat will be lost due to development. However, where possible, fragments should be kept for landscaping purposes and managed in order to encourage the short grass/tall herb communities that currently exist. Ideally, fragments should be linked to one another to provide corridors for the movement of species.
- 8.3 It is recommended that the north-western part of the site is maintained for its plant, invertebrate, especially the presence of the grizzled skipper butterfly, and bird interest.
- 8.4 If the north-eastern section cannot be retained, this could be mitigated for by appropriate management of other parts of the site. Selective coppicing and scrub removal from the south-eastern part of the site followed by grassland management would recreate favourable conditions for invertebrates along the woodland scrub edge.
- 8.5 Pond creation in retained parts of the site would enhance the site visually as well as provide habitat for wildlife, including great crested newt.
- 8.6 Woodland in the south-east corner (see plan) should be retained and linked through 'corridors' to other retained areas of habitat. Habitat enhancement work could be undertaken in the woodland and floodplain areas. There are a number of mature trees along the southern boundary that should be retained, including one specimen of black-poplar, a scarce native species.
- 8.7 To encourage Barn Owls to return in future years, it is recommended that nesting boxes/ledges/access to appropriate buildings are provided to replace the opportunities that will be lost with the demolition of the existing buildings. The retention of rough, tussocky grassland will ensure a food source is maintained in the area.
- 8.8 The three badger setts identified in the surveys are outside, but close to the boundary of the site and may not affect the site itself. The need to retain these setts is not likely to present a restraint on site layout, but closure of setts would need to proceed under licence. If setts are retained a 'buffer zone' will need to be provided to protect them from disturbance. Areas of scrub need to be cleared with care to ensure no further setts are present, especially where the scrub is dense and detailed searches could not be carried out. These areas should be cleared by hand tools.
- 8.9 Scrub loss will result in the loss of a feeding resource for badgers, which could be mitigated for by planting fruit-bearing trees and shrubs, keeping grass areas short for foraging and providing corridors for badger movement.

- 8.10 Trees identified as potential bat roosts should be retained where possible, those that need to be felled will need to be done under licence from CCW. Trees should be felled in April-May or September-October, though the latter is better so as not to conflict with bird interests. Consideration needs to be given to the provision of bat boxes to compensate for the loss of any trees. The retention of some pill boxes would provide suitable roosts for bats; they are also recognised as having historical importance. The demolition of other potentially suitable 'bat buildings' should be carried out with supervision, at a sympathetic time of the year. To remediate bat roost loss, consideration may be given to the provision of artificial bat hibernacula.
- 8.11 If underground water systems are discovered, they need to be surveyed for the presence of great crested newts. Such water systems may occur under the manhole covers that exist on the site.

28th February 2000

Mr G J Evans
Chief Planning Officer
Development Services Directorate
Wrexham County Borough Council
Lambpit Street
PO Box 1290
Wrexham
LL11 1WL

Dear Mr Evans

Re: Industrial Development, Oak Site Redwither Road,
Wrexham Industrial Estate **FAO MS K JAMES**

The North Wales Wildlife Trust wish to register an objection to the above development. The area is important for Wildlife particularly species rich grassland. The area has been designated as a Wildlife Site and is therefore protected under Local Plan Policy EC6 which states that development which would have an adverse effect on the intrinsic qualities of Wildlife Sites, will be resisted.

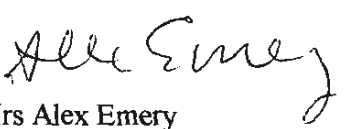
We note that the ecological survey accompanying the application suggests mitigation for the loss of habitat, and we would obviously support measures to reduce the loss of habitat.

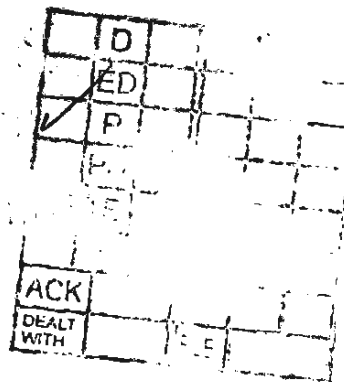
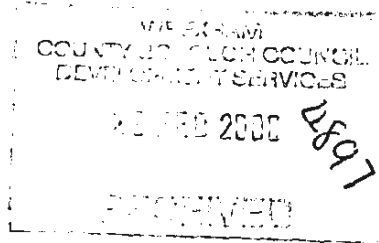
We hope that exclusion of the western part of the site with high invertebrate and grassland species diversity, will be possible. We would also suggest management of the retained area could be carried out to provide long term protection from further development as well as from natural succession. Long term protection of remaining areas should be required to mitigate for loss of total area of habitat.

Other important features which should be retained long term include the Redwhither Brook corridor and the Bat roosts.

Thank you for this opportunity to comment.

Yours sincerely


Mrs Alex Emery
Conservation Officer, NE Wales



**NORTH
WALES
WILDLIFE
TRUST**

**CYMDEITHAS
BYD NATUR
GOGLEDD
CYMRU**

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Fax: 01248 353192

Prif Swyddfa: 376 Stryd Fawr;
Bangor, Gwynedd, LL57 1YE
Ffôn: 01248 351541
Ffacs: 01248 353192

Email: nwwt@cix.compulink.co.uk

North East Office: Loggerheads,
Country Park, Nr. Mold,
Denbighshire, CH7 5LH
Phone / Fax 01352 810469

Swyddfa Gogledd Dwyrain:
Parc Gwledig Loggerheads,
ger y Wyddgrug,
Sir Ddinbych
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230772 ac yn gwmni cyfyngedig rhif 773995.
Un o 47 Gyndeithas trwy wledydd Prydain.
Argraffwyd ar bapur ailro.



Chester

19 Grosvenor Street Chester CH1 2DD

Telephone 01244 320747 Facsimile 01244 320069 Estate Agency / Building Surveying

Facsimile 01244 320778 Land & Farm Management

E-Mail: chester@struttandparker.co.uk

www.struttandparker.com

Head Office

13 Hill Street Berkeley Square London W1X 8DL Telephone 020 7629 7282

STRUTT & PARKER

Chartered Surveyors
Rural and Commercial Property
Consultants and Managers
National Estate Agents

Miss K James
Wrexham Services Directorate
Wrexham Borough Council
Lambpit Street
P O Box 1290
Wrexham LL1 1WL

Mab/adj/7989
24 February 2000

Dear Miss James

THE OAKS SITE, WREXHAM INDUSTRIAL ESTATE, WREXHAM

Thank you for your letter of 18 February, which I have copied to my client.

I would be grateful if you would consider and respond on the following points:

- 1) I appreciate that the Ecological Survey needs to be accounted for, and that the entire site may not be developable.

However, this is an outline Planning Application and I therefore feel that such matters can be left in reserve for discussion prior to full planning.

I would be grateful for your response on this.

- 2) I note your comments regarding the Councils' Senior Archaeologist and their thoughts on the former Marchweil Ordnance Factory.

However, may I again suggest that this is an outline Planning Application and such matters could be determined following this outline consent. There will be a number of similar issues raised with this land in the future, and I do not believe that it is fair to continue to withhold the consideration for outline planning.

I would be grateful for your thoughts on this.

JG Donald BSc FRICS

JAN Laing FRICS
DRP Cripps BSc FRICS
PL Banks FRICS IRRV ACI Arb
N Aslin FRICS
GC Balin FRICS
JH Dean FSA
WW Quarry BSc FRICS
ARG Cane FRICS
GR Petherick FRICS
RDS Herbert FRICS
DR Leppard
CR Lochrane FRICS
AJW Martin BSc ARICS
NJ Greene FRICS
PR Bailey FRICS
OK Orme FRICS FAV
DH Reeves MA FRICS
MJA Fiddes BA ARICS
TS Richardson FRICS
SWS Broke FRICS FAV
AJL Butrows MA FRICS
PJ Hutley FRICS FAV
RD Pryor FRICS
MW Verity MA ARICS FAV
SP Bland BSc ARICS
CJ Gearys BSc ARICS
SA Jones BSc ARICS

RT Miller FRICS
CA Monk BSc Dip Fm ARICS FAV
SJC Underhill
JG Waterton ARICS
AD Yeandle BSc ARICS
PA Beddows TD BSc ARICS FAV
R Crathorne MA ARICS FAV
RR Maitland BA FRICS
AJ Rettle FRICS
JPK Major FRICS
RPS Duncan MA FRICS FAV
PW Savie BSc MSc MOB PMB MPM
CEJ Kannreuther ARICS
JH Anderson FRICS
AC Ball FRICS
RE Gardiner FRICS
PG Lee DL FRICS

Associates
WP Smith FRICS
KM Thomas HND (Agric)
HR Williams ARICS FAV

Consultant
AL Speechy FRICS

Banchory

AD Hamilton MA Dip LE ARICS FAV
DW Strang Steel ARICS

Canterbury

SRT Backhouse
SL Deakin FRICS
JL Farrell BSc (Agric) ARICS FAV

Cheamford

RAD Cowlin FRICS IRRV
TF Fagan ARICS
PJ Fosh MA ARICS FAV
WAL Gemmell BSc MRPPA (Agric)
SD Hawes FRICS FFB
JMI Smallman

Edinburgh

AG Smith ARICS

Exeter

RC Carslake ARICS
CA Huntington-Whiteley FRICS
RO Thomas FRICS FAV

Grantham

TP Bagge FRICS
NP Simper NDA

Harrogate

ROH Davies ARICS FAV
JL Glegg FRICS

Ipswich

PJG Aldous BSc ARICS
T Damsie FRICS
CA Lloyd ARICS
JWM Penn Dip Est Man

Lewes

JF Bridgland BSc ARICS
TI Page-Ratcliff
JS Smith ATII ATT
ND Watson ARICS FAV

London

PA Baxendale
MJ Mc Andrew ARICS
MPR Rimell

London Residential

HJ Elston
Diana Rowell
JR Shingles

Market Harborough

RMJ Trustram Eve
RL St B Vigne FRICS

Moreton-in-Marsh

JS Feilding FRICS

Morpeth

Newbury
AG Chichester MA FRICS FAV
JHS Preston FRICS
MS Woods BSc

Northallerton

AN Argyle MA FRICS
JA Fife ARICS FAV
RC Taylor BSc

Norwich

AC Brown BSc ARICS
ERP Pratt MA FRICS FAV
NJ Steele FRICS

St Albans

LR Hickish FRICS
JC Moss BA BSc ARICS

Salisbury

SR Butcher BSc
Teresa Dent BSc
AW Fortescue ARICS
IF Hepburn FRICS FAV

William Hillary

WR Hillary FRICS
CL Greville-Heygate BSc FRICS

Page 2
24 February 2000

- 3) I would be grateful if Stephen Greuter could prepare a brief for this faulty devaluation, in order that we can consider it.

Please could you respond to the above points and let me know an approximate date for the hearing of this outline consent, together with any other issues that you believe will be raised prior to outline and post outline consent.

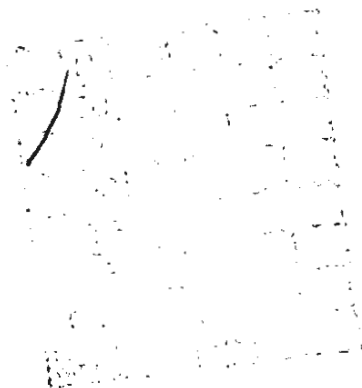
Yours sincerely



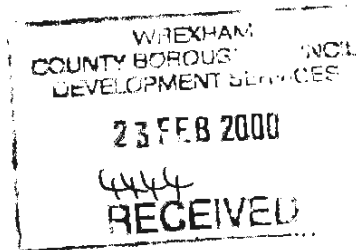
MALCOLM A BRYMER
for Strutt & Parker

c.c. Roger Graham Palmer

Q/7989/240200



M G Morris



Chief Planning Officer
Wrexham County Borough Council
Guildhall
Wrexham

FAO Ms K James

Dear Mr Evans,

Application P2000/0019 - Oak Site - Wrexham Ind. Est.

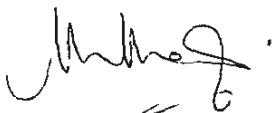
I refer to the above and our recent conversations.

Having examined the ecological survey, it is clear that any form of development on the site will need to be sensitively handled to ensure adequate protection for the numerous species of wildlife which currently exists.

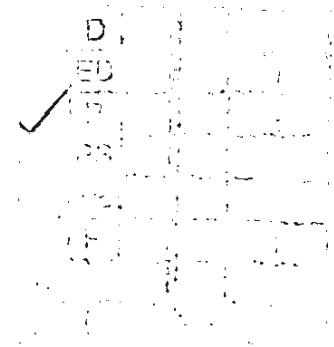
I note that the area which is considered to be most sensitive is to the north west of the site. This does not sit comfortably with the proposed access road which will be in close proximity. Notwithstanding the importance of the ecology statement there is a residential property within the site (The Oaks) which will need to be afforded some protection in terms of future activity.

The ecology survey is a comprehensive audit but does not come forward with many suggestions for preserving the habitat etc. in the face of proposed industrial development. Under the circumstances and given the sensitivity ecological factors and the residential property I do not think that it is appropriate to consider a basic outline application. I feel that before a sensible appraisal can be made we should be furnished with much more information. On the basic detail we have received I could not support the application.

Yours sincerely,



Michael Morris



P – 2000 – 0019 – Employment Development – Oak Site, Redwither Road, Wrexham Industrial Estate

1. Most of the western part of the site is allocated for employment development by Policy J1 in the adopted Local Plan. There is therefore no objection in principle to the development of this land.
2. Most of the eastern part of the site is unannotated land within the settlement boundary of Wrexham Industrial Estate, and in principle the development of this land would accord with Policy S1, which directs new development for employment to within defined settlement limits/ employment areas.
3. A small area in the south-eastern part of the site lies outside the defined boundary of the Industrial Estate. Although the settlement boundary does not appear to follow any distinct feature on the ground at this point, the Ecological Assessment recommends that this area of woodland be retained if possible, and this area should therefore be excluded from any development.
4. Although in principle there is no objection to the development of most of the site, account has to be taken of Policy E4, which states that:-
“Scientific and conservation interests will take priority over other interests within Sites of Special Scientific Interest and other sites of nature conservation importance. Development either within, or close to, such sites which would have an adverse effect on their intrinsic qualities will be resisted.”
5. Although the Ecological Assessment has identified extensive areas of ecological interest within the application site, it does state that it will be possible to develop parts of the site without losing all of the ecological interest, provided that a sufficient proportion of the habitat mosaic is retained and appropriately managed. This will not be easy given the way in which areas of ecological interest are scattered about. However provided this is done, there is no objection in policy terms.

W. Rowlands

20.1.00

Malcolm Brymer
Strutt and Parker
19 Grosvenor Street
Chester
CH1 2DD

MAB/SP/7989
KAJ/P/2000/0019
18 February 2000
Ms K James
01978 292476
kerry.james@wrexham.gov.uk

Dear Sir

**INDUSTRIAL DEVELOPMENT, THE OAKS SITE, REDWITHER ROAD, WREXHAM
INDUSTRIAL ESTATE, WREXHAM**

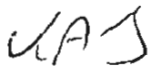
I refer to the above planning application received 11 January 2000.

I have considered the ecological survey information submitted as part of the application and it is evident from the report that it is not desirable for the whole site to be developed. I would therefore be grateful if you could provide a detailed site layout to indicate which areas of the site your clients intend to develop for industrial use and which areas of ecological interest will be retained. Depending upon the areas indicated, it will also be essential to provide some indication of what mitigation measures will be implemented.

I have been advised by the Councils' Senior Archaeologist that an archaeological evaluation, in the form of a desk top assessment, should be undertaken of the buildings and structures which formed part of the former Marchwiel Ordnance Factory, in order to determine the heritage value in a local, regional and national context. This evaluation should be undertaken prior to this application being determined. I would therefore recommend that you contact Stephen Greuter on 01978 358916 who will be happy to prepare a brief for this work.

I also enclose a copy of a letter received from the Environment Agency for you information.

Yours faithfully

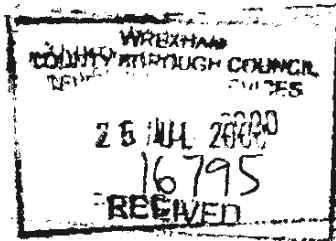


for Chief Planning Officer.

Enc

Mr. G.J. Evans
Chief Planning Officer
Development Services
Wrexham County Borough Council
Lambpit Street
PO Box 1290
Wrexham
LL11 1WL

25th July 2000



Dear Sir,

(P/2000/0019)

Re: Industrial development, Oak Site, Redwither Road, Wrexham Industrial Estate, Wrexham

I apologise for the delay in responding to your letter and hope that my comments can still be taken into consideration.

Having studied the available information the NWWT wishes to maintain its objection to the development. This site is a very important wildlife habitat supporting nationally rare or threatened species such as the grizzled skipper butterfly, which is presently very rare in Wales and declining in the UK as a whole. As stated in the Ecological Constraints Report this colony is one of only three in North Wales and is unique in Wrexham. The NWWT feels, therefore, that even with the suggested mitigation measures this development will pose an unacceptable risk to the grizzled skipper colony and other important species present on the site.

The development will destroy much of the important species-rich grassland in the western part of the site. Grassland areas such as this are becoming increasingly rare in the UK. Apart from its intrinsic importance this area also supports notable invertebrate species including Red Data Book invertebrate species. It is also likely to support high numbers of small mammal species and thus be an ideal hunting ground for the barn owls present on the site. Loss of suitable hunting habitat is one of the main causes of the dramatic decline in barn owl numbers in recent years.

Although the NWWT welcomes the mitigation measures put forward it feels that in this case they cannot adequately minimise the impact that this development would have on the site.

It should also be noted that as a designated WCBC Wildlife Site it is protected under Local Plan Policy EC6, which states that any development that would have an adverse effect on the intrinsic qualities of Wildlife Sites will be resisted.



**NORTH
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WILDLIFE
TRUST**

**CYMDEITHAS
BYD NATUR
GOGLEDD
CYMRU**

Head Office: 376 High St.,
Bangor, Gwynedd, LL57 1YE
Phone: 01248 351541
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Denbighshire, CH7 5LH
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Swyddfa Gogledd Dwyrain:
Parc Gwledig Loggerheads,
ger y Wyddgrug,
Sir Ddinbych
CH7 5LH
Ffôn / Ffacs 01352 810469

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Un o 47 Gyndeithas trwy wledydd Prydain.
Argraffwyd ar bapur ailro.



However, should this development be approved the NWWT would support the mitigation measures suggested so far. It is also felt that all habitat creation and other mitigation works should be totally completed before any destruction of the original habitat occurs. The Trust would also appreciate the opportunity to comment on any mitigation measures prior to implementation.

Yours faithfully,

Adrian

	D			
	ED			
	P			
	PS			
	TE			

AC:

DEAL:

WITH:

Planning Committee

10/07/2000

WRA P/ 2000/ 0545 Asda Store Holt Road Wrexham

Defer

Appeals: noted. NB – we are going to set up a data base so that we can look at our successes (and losses) so that we can see whether there is a pattern and a lesson to be learnt.

All in all a good committee – well done all.

Extra condits, notes etc.

P/2000/0019

Add 15) Development shall not commence until a photographic survey (comprising photographs in 35 mm print) showing each internal and external elevation of all existing buildings and structures to be demolished has been carried out. The resultant photographs shall be deposited with the Local Planning Authority.

R: to ensure a record is retained of the built development on site which is considered of regional and national significance.

16) No part of the development on site shall be commenced until the road works approved under code CB01935 have been completed to a standard suitable for adoption by the Highway Authority. R: to ensure a safe and convenient means of gaining access to the site in the interest of highway safety.

NTA: 5, You are reminded of the presence of houses near to the site and any development must take account of the amenities of residents.

.....

P/2000/0148 (DW) Cllr Moysen said there is a petition against – pl try and locate it.

.....

P/2000/0362 Am cond 8: to “ .. between 0700 and 1900 ...”

.....

APPENDIX C

LDP Reps (2010)

COPY



The Office, Ty'n Coed,
Pantymwyn Road, Cilcain CH7 5NL
Tel/Fax: 01352 740911
Mobile: 07855 963020
Email: info@fitzsimon-pd.co.uk

Planning Policy Section
Planning Department
Wrexham County Borough Council
Lambpit Street
Wrexham
LL11 1AR

16 July 2010

Dear Sirs

**OAK SITE, REDWITHER ROAD, WREXHAM INDUSTRIAL ESTATE,
WREXHAM**

I have taken very recent instruction from my client company, Cefn Park Developments Ltd, to make representation in response to the Deposit Draft Wrexham Local Development Plan 2006-2021.

This representation relates specifically to the exclusion of the above site from the Development Boundary of Wrexham Industrial Estate. Plan 1, which is enclosed, identifies the site for clarification purposes.

As you are aware, the site was previously included within the Development Boundary of Wrexham Industrial Estate as defined by the Wrexham Unitary Development Plan 1996-2011 (UDP). Accordingly, the Council saw fit to grant outline planning permission for industrial development on the subject land on 10 July 2000 (Ref: P/2000/0019). The extent of the developable area of the site is shown on the enclosed Plan 2, which corresponds with the Development Boundary of Wrexham Industrial Estate as defined by the UDP.

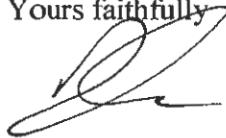
It is accepted that the development of the southern part of the site towards Redwither Brook (as outline blue on Plan 2) is not realistic due to ecological and archaeological constraints. Nevertheless, the northern section, which amounts to previously developed land and was included within the UDP Development Boundary, remains a realistic proposition. Indeed, significant amounts of money have been spent in the recent past to clear the site and to evaluate its constraints, whilst negotiations with St Modwens (a FTSE 200 Company) to bring forward a joint venture were at an advanced stage before the recession took hold.

Cont'd....

In light of the above factors, it is respectfully requested that the Development Boundary of the Draft Local Development Plan should be amended in this particular location to mirror that of the Development Boundary of the UDP. This would enable a significant parcel of previously developed land, which relates well to existing development within the Industrial Estate, to be brought forward in accordance with sustainability principles endorsed by national planning guidance.

It is appreciated that detailed analysis of the strengths and weaknesses of the subject site and indeed, competing sites, will be required in order to justify its reinstatement within the Development Boundary. On this basis, a more comprehensive representation will be submitted in due course, following detailed negotiations with Council Officers.

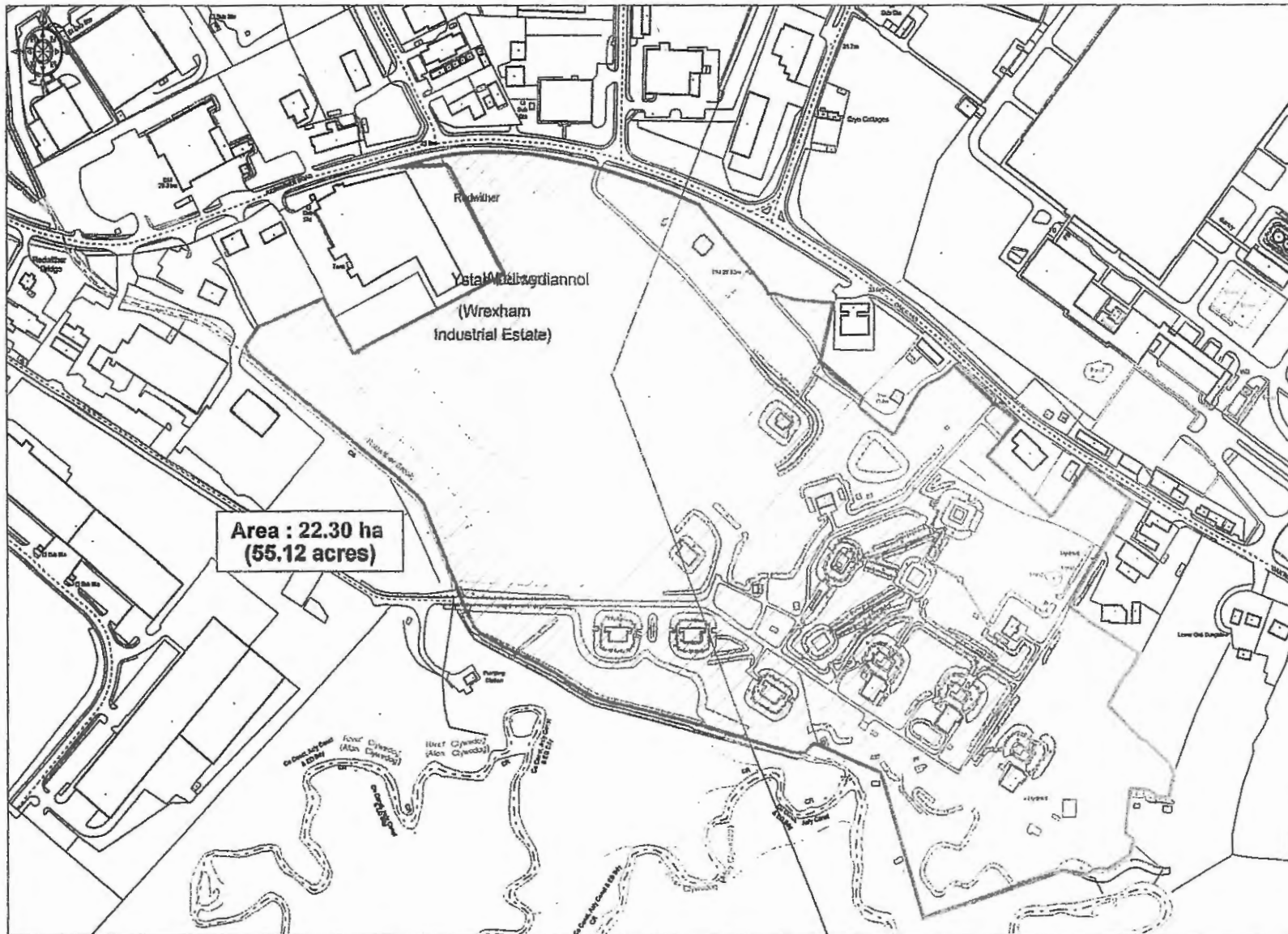
Yours faithfully

A handwritten signature in black ink, appearing to read 'David Fitzsimon', written over the closing 'Yours faithfully'.

David Fitzsimon

OAKS BUSINESS PARK, OAK ROAD, WREXHAM

PLAN 1 - EXTENT OF
SITE.



Ordnance
Survey

© Crown Copyright 2007. All rights reserved. Licence number 100020449. Plotted Scale - 1:5000

Boundaries based on information provided.
To be confirmed from Title.

Planning Department
Lambpit Street
Wrexham LL11 1AR

Helpline: 01978 292016
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning



Wrexham Local Development Plan 2006-2021

Comments

Comments are encouraged via the Council's website www.wrexham.gov.uk/planning using the on-line form. Please use this version if you would prefer not to complete the online form. Using the standard form gives the information needed for the speedy and effective handling of your representation. All comments should be completed online or returned by **5.00pm on 16th July 2010** to one of the following:

- **Internet:** www.wrexham.gov.uk/planning
- **Post:** Planning Policy Section, Planning Department,
Wrexham County Borough Council,
Lambpit Street, Wrexham LL11 1AR
- **Fax:** 01978 292502
- **E-mail:** planning_policy@wrexham.gov.uk

Please use a separate form for each issue you would like to raise.

Further copies can be obtained from the Planning Department, downloaded from the Council's website or you can photocopy this form. If you need any help in filling out this form, please contact us on **01978 292013**.

Advice on how to complete this form is contained at the back of this document.

Contact Details

Personal Details

Agents Details (if applicable)

Title:	Mr	Mr
First name:	ROGER	DAMO
Last name:	GRAHAM-PALMER	FITZSIMON
Job Title: (If applicable)	DIRECTOR	DIRECTOR
Organisation: (If applicable)	CEFN PARK DEVELOPMENTS LTD	FITZSIMON PLANNING + DEVELOPMENT
Address:	CEFN PARK ESTATE OFFICE CEFN PARK ARBURGH WREXHAM LL13 9TT	THE OFFICE TYN COED PANTYMYN LLOD, CLICHTON, FURTHIRE
Postcode:	LL13 9TT	CH75NL
Telephone:	01978 262589	01352 740911
E-mail:	rdg@cefnpark.co.uk	info@fitzsimon-pd.co.uk

1. To which aspect of the plan does your comment relate?

Paragraph No:

Policy No:

Omission of Policy
or Supporting Text

Other:
(please state)

Existing Site Allocation or settlement boundary:

(Please insert name of settlement or site allocation details including number where relevant).

WIDEXHAM INDUSTRIAL ESTATE : SETTLEMENT BOUNDARY

Please go to Q2

New site Proposal:

REINSTATEMENT.

Please go to Q3 and fill out the site details in Q4.

2. Please write your comment in the space below (Please attach additional sheets if required)

If it relates to a settlement boundary or site allocation, a plan showing your suggestion is required.

SEE ATTACHED LETTER

Please go to Question 3

5. Tests of Soundness

Q5a On the basis of your comment in relation to Q2, do you consider the plan to be sound?
(Please see 'Soundness Tests' section in the guidance on the back of this form).

Yes ☐ Please go to Q7a

Don't know ☐ Please go to Q7a

No ☐ Please go to Q5b

Q5b Please indicate which test of soundness you consider the plan to fail:

Procedural Tests

P1 ☐

P2 ☐

Coherence and Effectiveness Tests

CE1 ☐

CE2 ☐

CE3 ☐

CE4 ☐

Consistency Tests

C1 ☐

C2 ☐

C3 ☐

C4 ☐

Please go to Q6

6. Your Recommendations

Q6 What changes would you like to see to the plan which will ensure that it satisfies the test you have identified in Q5b above? Please attach additional sheets if required

SEE ATTACHED LETTER.

Please go to Q7a

7. Public Examination

An independent Planning Inspector at an Examination in Public will consider your comment(s) to determine whether or not the Local Development Plan is sound. Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to attend the Examination.

Q7a Are you happy for your comment(s) to be considered at the Examination in writing as set out in the form above or would you prefer to attend the Examination in person? **Please note, the Inspector will attach equal weight to all comments.**

In writing

☒

Please sign and date at the bottom of the form

or

Attend Examination ☐

Please go to Q7b

Q7b Please outline in the box below the reasons why attending the Examination is necessary.

Please sign and date below:

Signature:

Date:

16/7/10.

Office use only:

Reference:

Date

Acknowledged:

Available in alternative formats

APPENDIX D

WCBC Email (2016)

From: [Chris Smith](#)
To: [Justin Paul](#)
Subject: RE: WIE02CS
Date: Friday, March 11, 2016 11:27:19 AM
Attachments: [image001.png](#)
[image003.png](#)
[WIE02CS - Ecology Info.pdf](#)
[WIE02CS - TPO WCBC 50.pdf](#)

Justin

When the site was submitted to us the stated proposed use was residential, only this use has been considered. However, regardless of use the identified constraints are significant for any development.

C2 – TAN15 states that only 'less vulnerable' development (which includes general industrial, employment) should be considered but this is still subject to the application of justification test including acceptability of consequences. So yes, C2 is still a constraint for employment uses.

Ecological evidence is contained in the history of applications submitted for the site, see attachment. While the correspondence is old the site has remained undeveloped since these records which is only likely to add to the ecological interest. Furthermore there are records of significant GCN populations adjacent the site with the site providing a habitat network for them.

TPO attached.

Kind Regards

Chris

From: Justin Paul [<mailto:Justin@j10planning.com>]
Sent: 11 March 2016 10:09
To: Chris Smith
Subject: RE: WIE02CS

Thanks Chris

There is no intention to promote it for residential use but for employment use.

I therefore don't believe the C2 flood plain issue is a risk ?

Please could you provide me with any ecology evidence that you might hold on file and also a copy of the TPO would be helpful.

I look forward to your response.

Kind regards

Justin

From: Chris Smith [<mailto:Chris.Smith@wrexham.gov.uk>]
Sent: Friday, March 11, 2016 10:00 AM
To: Justin Paul <Justin@j10planning.com>
Subject: RE: WIE02CS

Justin

Site constraints as requested;

Designated as a local wildlife site important for butterflies and likely to support other species such as the GCN and there are TPO trees located on the site.

Part of the site lies within the C2 flood plain.

Access to the site is capable of being provided to the required standards but there are concerns that residential development in this location does not accord with sustainability objectives contained in para 3.4 of TAN18.

Given the historic use of the site there is the possibility of contamination on the site but this would not preclude allocation.

The site also partially falls within the sand and gravel buffer and justification for the sterilization of the resource located to the south of the site would be required if allocated.

The site is on an established industrial estate, where the principle of residential development is not considered to be suitable. In addition, there are ecological and flooding constraints that would preclude allocation and the site would be better managed for ecological purposes, as part of a comprehensive ecological network for the WIE. The land is in the same ownership as WR19CS and there may be planning gain which could be used to offset the impact of any development on WR19 onto this site. In LDP1 this site was removed from the settlement limit due to its ecological importance and it is recommended that the same be done this time round.

Regards

Chris Smith

From: Justin Paul [<mailto:Justin@j10planning.com>]
Sent: 11 March 2016 09:29
To: Chris Smith
Cc: Linda Sharp
Subject: WIE02CS

Chris

I wonder whether you would be kind enough to provide me with views on this site please and enlighten me as to the reason(s) why Officers have concluded (in the Site Register) that there are site constraints unlikely to be overcome ??

I look forward to hearing from you

Thanks
Justin

APPENDIX E

Pre-Application

correspondence

(2017 to 2018)



27 October 2017

Dave Sharp
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

BY EMAIL ONLY

Dear Dave

PRE-APPLICATION MEETING REQUEST : development team approach

land off Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG

My client (Cefn Park Developments Ltd) would like to explore and establish the planning and development potential of their site prior to advancing any formal planning application.

This site comprises the land identified in the Development Masterplan Prospectus. Due to the size of this document (some 70mb) we have provided a link in the covering email which is :

<https://www.dropbox.com/s/qrdx534qadt00sq/The%20Oaks%20Business%20Park%2C%20Development%20Masterplan%20Prospectus%2C%20October%202017.pdf?dl=0>

The site extends to 22 ha (55 acres) and having undertaken a design capacity exercise we consider it offers the opportunity for around 40,000 sqm of business space (B1, B2, B8) over around 25 acres of land with significant opportunities for wildlife habitat management and enhancement areas that extend to around 30 acres; this has increased by some 10 acres since the last iteration (dated March 2017) was presented.

We have, through Nicola Corbishley, already had some very positive and productive discussion; most latterly in June 2017 and since then the Prospectus document has been refreshed to take account of NRW/Ecology feedback whereupon an Ecology Management Zone has been progressed and refined and we would like to discuss this as part of any meeting.

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

A significant body of technical environmental and engineering work has already been undertaken and has informed the masterplanning process; leaving only a small number of gaps now needing to be filled.

Please note that the owners have entered into discussions with a small handful of prospective development partners who have expressed an interest in promoting the site through planning and into an implementation phase. We are unable to disclose in writing who these at this stage because to do so could prejudice what are commercially sensitive negotiations. However, we can confirm that they are all have reputable pedigree in business space development nationally and more specifically across the North West/North Wales area. We anticipate being in a better position to confirm a preferred partner sometime during November 2017.

The idea is that the partner would be responsible for submitting any subsequent application in partnership with CPDL.

We would value the input of Officers from across the Authority; most notably:

- Highways
- Planning Policy,
- Planning Development Control
- Ecology & Trees
- Drainage
- Economic Development

Additionally, we would also request that you kindly invite **Matthew Ellis** of **NRW** (who was involved in our last meeting with Officers on 12 June 2017) to the meeting.

In the light of the Council's pre-application charging schedule my client has made payment for the pre-application fee of £2,400 (ref. CPDL : The Oaks).

We would like to engage with Officers to constructively discuss the development ambitions and opportunities for this site and the timescale for an application submission which is likely to involve an Outline masterplanning application with potentially a hybrid level of detail subject to operator and developer requirements.

On our part, we would be looking to bring Design, Highway, Ecology and Planning members of our team to the meeting, together with our client.

Please contact me at any time on either the office number, my mobile (07971 446630) or via email (justin@j10planning.com) in order to arrange the meeting.

I look forward to hearing from you.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Justin Paul', with a stylized flourish at the end.

Justin Paul BA BTP MRTPI

Encs **Masterplanning Prospectus link**
 Pre-app form

Cc **A Graham-Palmer, CPDL**

PROJECT : The Oaks, Redwither Road, Wrexham Industrial Estate, Wrexham, LL13 9RG							
APPLICANT (CLIENT) : Cefn Park Developments Ltd							
PROPOSAL DESCRIPTION : Redevelopment of brownfield site for employment generating purposes							
SUBMISSION SCHEDULE of DRAWINGS & DOCUMENTATION : dated 31 March 2017							
DESCRIPTION	AUTHOR	CONTACT	FORMAT	DOCUMENT / DRAWING REF.	SCALE	DATE	STATUS
LDP Submission : Preferred Strategy, Site Register, Background and Topic Papers	J10 Planning	Justin Paul	A4	Document : LDP rep	NTS	April 2016	submitted to WCBC
Development Masterplan Prospectus	Land Studio	Simon Richards	A3	Document : LS/DMP/version001	NTS	March 2017	submitted to WCBC
Archaeological Desk Based Assessment	Gifford	Tim Strickland	A4	Document : B3041A.02	NTS	30 June 2000	submitted to WCBC
Historical Scoping Report	Townscape	Jason Kennedy	A4	Document : version 2	NTS	March 2017	submitted to WCBC
Phase 1 Contamination Desktop Report	Opus	Simon Howard	A4	Document : V-R6399.00	NTS	March 2017	submitted to WCBC
Preliminary Flood Risk & Drainage Assessment	Opus	Garry Taylor	A4	Document : no ref	NTS	21 October 2016	submitted to WCBC
Highways Site Assessment	Opus	Garry Taylor	A4	Document : no ref	NTS	14 October 2016	submitted to WCBC
Tree Conditions Survey & Arboricultural Impact Assessment	Tree Solutions	Alistair Henderson	A0	Document : 16/AIA/WXM/187	1 : 1000	29 March 2017	submitted to WCBC
Ecological Assessment	Kingdom Ecology	Richard Roe	A4	Document : no ref	NTS	24 November 2016	submitted to WCBC
Utility Services Infrastructure Assessment	TMC	Tony Malkin	A4	Document : no ref	NTS	March 2017	submitted to WCBC
DISTRIBUTION (by CD)							
Wrexham County Borough Council							
Cefn Park Developments Ltd							
J10 Planning Ltd							
A : 1 - 3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ							
T : 01244 349400							
F : 01244 349402							
E : justin@j10planning.com							
W : www.j10planning.com							

Statutory Enquiry Form for Pre-application Advice

Please complete this form with as much information as possible.
Send the completed form to planning@wrexham.gov.uk

Payments can be made by debit/credit card online using e-store:
<http://www.wrexham.gov.uk/planningfees>

Payment over the telephone on **01978 298994**.
Please note cash and cheque payments are **not** accepted.



Applicant Name, Address and Contact

Name:

Address:

Postcode:

Telephone number:

Mobile number:

E-mail address:

Agent Name, Address and Contact

Name:

Address:

Postcode:

Telephone number:

Mobile number:

E-mail address:

Description of the Proposal

Employment development

Total number of new units:
(if applicable)

Increase in floorspace (m²):

Site Address (if different to applicant address)

Address:

land off Oak Road

Wrexham Industrial Estate

Wrexham

Postcode:

LL12 9RG

Location Plan

Please tick the box below to confirm you have submitted a plan which identifies the land to which this application relates, drawn to an identified scale and showing the direction of North.

I have attached a location plan that meets the requirements outlined above:

**Additional Information**

To help ensure that we can provide the best possible response to your pre-application enquiry, you are encouraged to submit as much additional information as possible to accompany this form. Please list any additional information you are submitting below (*continue on a separate sheet if necessary*):

Refer to Development Masterplan Prospectus document dated October 2017

Development Team Approach:

Do you wish to use the Development Team Approach
(Please see website for further information)



YES



NO

Fee:

I confirm that the correct fee will be paid online via our website or over the telephone (please tick as appropriate).



E-STORE



PHONE

If you are unsure of the correct fee, please see the FEE SHEET which can be found on our website
www.wrexham.gov.uk/planning

Signed (applicant):

or

Signed (agent):**Date** (DD/MM/YYYY): 27 October 2017

JUSTIN PAUL
J10 PLANNING

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

ENQ/2017 /0223
30/11/2017
Dave Sharp
01978 298876
Principal Building Control Surveyor

Dear Sir/Madam,

Town and Country Planning Act 1990

DTA FOR EMPLOYMENT DEVELOPMENT

LAND AT OAK ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM.

I refer to your enquiry for the above proposal and the subsequent meeting held on 23rd November.

Validation Requirements

A formal planning application would need to be accompanied by the following to be validated:

- Full/Outline planning application forms;
- 1:1250/1:2500 Site location plan with the land subject to the application edged red and any other land in your ownership edged in blue;
- 1:200/1:500 Block plan with the proposed site layout edged in black/red;
- 1:100 Existing and proposed floor plans and elevations;
- BS5837:2012 Arboricultural Survey including Impact Assessment;
- Ecological Assessment;
- Foul and Surface Water Drainage Scheme;
- Planning Statement;
- Design and Access Statement;
- Planning application fee.

Relevant Planning Policy & Guidance

The following planning policies and supplementary planning guidance is applicable to your proposal:-

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

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

Extant Local Planning Policy

- Wrexham UDP Policy PS1
- Wrexham UDP Policy PS2
- Wrexham UDP Policy GDP1
- Wrexham UDP Policy GDP2
- Wrexham UDP Policy EC4
- Wrexham UDP Policy EC6
- Wrexham UDP Policy E4
- Wrexham UDP Policy E5
- Wrexham UDP Policy T8
- Local Planning Guidance 16 – Parking Standards
- Local Planning Guidance 17 – Trees and Development
- Local Planning Guidance 26 – Landscape and Industrial Developments
- Local Planning Guidance 29 – Employment Development and Nature Conservation
- Local Planning Guidance 32 – Biodiversity and Development

Relevant Emerging Local Planning Policy/Guidance

- Joint Employment Land Review – October 2015
- Wrexham Industrial Estate Green Network Policy

Proposal

Principle

Local Plan

The majority of the site is located within Wrexham Industrial Estate Settlement Limit, whilst part of the site is located outside the Limit, as shown on Policy Map 2 INSET 3 of the Wrexham UDP.

Policy E4 allows employment development on unannotated land within settlement limits, subject to compliance with Policy GDP1.

Given only a portion of the site lies outside the settlement limit, it is considered that the overall principle of development, having regard to extant planning policy is acceptable.

Design and Layout

Limited regard can be had to the overall design and layout of the scheme given the plans within the submitted Prospectus Document are indicative only.

At this stage, overall scale and layout is advised should be commensurate to the surrounding area and built form within.

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

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Landscaping would be integral to ensure the proposal integrates with the surrounding area.

Ecology

The site is a designated county wildlife site, to which Policy EC6 applies.

The policy states that development within sites of biodiversity interest will only be permitted where it can be clearly demonstrated that the need for the development outweighs the need to safeguard the intrinsic nature conservation value of the site.

The population of great crested newt is declining across the industrial estate as demonstrated by records on the Cofnod database. The Ecology Officer advises that the protection of this site is essential to maintain and improve connectivity. The site is considered forms an important refuge as part of the emerging Wrexham Industrial Estate Green Network Policy.

NRW advise that the north south connectivity corridor is widened to enable function for dispersal and genetic exchange purposes.

Habitats within the site can be described as open Mosaic habitats which under the Environment (Wales) Act 2016 are considered of primary importance to Wales. Along with several species recorded on the site, the Local Authority should seek to protect and enhance these habitats and species when carrying out their duties.

NRW considers the LPA to represent the lead body for commenting on the invertebrate interest. From a supporting role, they advise that evidence is provided that demonstrates the adequacy of the grassland area for sustaining particularly the grizzled skipper in the long term. If it cannot be demonstrated, then consideration must therefore be given to increasing the extent of grassland areas.

Based on the above and the submitted Prospectus Development, Wrexham Ecology objects to the proposed development, advising that the proposal would be contrary to UDP Policy EC6.

Trees

Based on the submitted Prospectus Document, more detail is required as to how plot 1 will be integrated with the existing linear feature of category 'B' trees.

Excessive alteration in levels, encroachment into any agreed root protection area, or increase in hard surfacing adjacent to the trees may have an unacceptable detrimental impact upon the trees and their niche environment. As a number of these trees are subject to the TPO it should also be stated that the minimal RPA calculated as within BS5837:2012 may not be acceptable in this case and that such trees and their associated environment should be afforded maximum allocation of undisturbed, protected space.

The revised proposal still seeks to remove 3 category 'A' trees (all subject to TPO WCBC 50) and 3 category 'B' (two of which are subject to the TPO). The proposed removal of

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these trees is considered would be contrary to PPW, UDP Policy EC4, LPG Note 17 'Trees & Development' and WCBC 'Tree & Woodland Strategy'. The current design, particularly the plots affecting the protected category 'A' trees, appears simplistic and runs counter to the thrust of the TPO system which seeks to preserve trees of value.

It would be preferable to see the ecology zone extended across the site to include and therefore link all retained trees, green spaces and verge areas.

Highway verges should be of sufficient width to accommodate planting of trees of large stature is considered essential in not only softening the proposed architecture, but to also increase biodiversity, connect green features, and to reduce the potential 'urban heat island effect' so often created and present within such industrial sites. The mature canopy spread of such trees should be considered at the design stage to ensure the avoidance of any future conflict between the maturing trees and adjacent structures.

Highway Safety

Land ownership of the triangular shaped portion of land adjacent to the proposed access into the site was raised as unknown during the meeting. This needs establishing given this would determine the exact siting of the proposed access.

Any full planning application should include submission of a Transport Assessment.

Drainage

Any proposals for the site will need to give full consideration to how surface waters managed by new impermeable surfaces on site will be managed.

Please note that Welsh Government are proposing to implement Schedule 3 of the Flood and Water Management Act during 2018, as such any new development would have to demonstrate compliance with National Standards for Sustainable Drainage systems.

Contaminated Land

Any formal planning application should include a contamination assessment which would establish whether any remedial measures are required, to ensure the site is suitable for the proposed development.

Prior to any intrusive investigation works taking place on the land, further consultation with the Contaminated Land Team is advised, to establish the scope of works proposed.

Conclusion

Whilst the principle of development presumes in favour of the proposal, concerns are raised by Wrexham Council Ecology and Tree Officers.

As discussed in the meeting held on 23rd November, any economic benefits which would arise as a result of granting planning permission for the proposal, should clearly outweigh the harm identified to the environmental aspects associated with the scheme.

Rydym yn croesawu gohebiaeth yn Gymraeg.

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

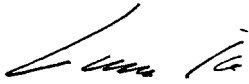
We welcome correspondence in Welsh.

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

Any formal planning application should include robust justification to demonstrate this.

The above comments are the informal views of an Officer of the Council and do not commit the Council in the determination of any formal planning application that may be submitted.

Yours faithfully,



Pennaeth yr Amgylchedd a Chynllunio/Head of Environment and Planning

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

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Fax 01244 349 402
Mobile 07971 44 66 30

E-mail justin@j10planning.com
Home Page www.j10planning.com



Meeting Notes

Date : 16 March 2018

Site : The Oaks, WIE (Cefn Park Development Ltd) + First Investment sites, WIE

Venue: NRW Offices, Buckley

Attendees :

Emma Broad	Wrexham Council (ecology)
Matt Ellis	NRW
Richard Roe	Kingdom Ecology
Justin Paul	J10 Planning

Purpose of Meeting

Meeting to discuss the Council's emerging Ecology network for WIE; presentation of a draft alternative network around the south east of WIE; and to discuss development and mitigation proposals for the Oaks site with regard for great crested newt and what would be required for any future license application.

The meeting can be summarised as follows:

WCBC Emerging Ecology Network

Emma discussed the rationale behind site selection of the emerging Ecology Network. Sites have been selected based upon whether they support existing areas of valuable habitat, support important species, are located within proximity to other designated sites of conservation importance and where the areas are of strategic importance through their function as wildlife corridors through the estate.

However, the identification of sites does not appear to have been based upon any up to date evidence base and instead has been informed by known areas of interest and land that has remained undeveloped.

Emma suggested that the rationale behind the Green Network has been the concern (held by Officers) regarding a continued deterioration in the ecological value of WIE through habitat loss and concerns with existing ecological mitigation projects which have largely failed or are being poorly managed. This has largely arisen through mitigation plans being controlled and undertaken by third parties at the WIE who have had little interest in conservation matters.

The previous policy that sought a 50-50 “like for like” split between development and ecological mitigation has failed to deliver the outcome desired and a new approach is now required.

WCBC’s approach in the future is likely to comprise of WIE stakeholders and developers paying into a central pot held by the Council by way of a commuted sum. The money from this pot would be used to fund future management of retained ecological assets at the estate. The money would be paid to specialist conservation organisations (e.g. North Wales Wildlife Trust) so that they can undertake the works. This mechanism will be similar in practice to the habitat banking undertaken by the Environment Bank.

Habitat management within the Ecology network would be carried out on WCBC land and on land owned by co-operative landowners at the WIE.

An Ecology Network is also being developed for the KSS2 strategic housing site to the west of WIE. The network is in the initial stages and is being developed by North East Wales Wildlife and Sustrans with the ambition of developing a green infrastructure concept that connects the new / existing residential neighbourhood with the WIE.

Justin advised Emma that he was involved in this scheme as well and would welcome any early sharing of ideas so that the masterplan under development could take account of such ideas.

Emma enquired whether there might be an opportunity to offset the greenspace network needs from the KSS2 by transplanting them to the Oaks site and not seeing this site coming forward. Justin stated that this was impossible as the two sites were in different ownerships (i.e. Cefn Park Developments Ltd and Cefn Park Estate).

Alternative Ecology Network

Justin identified that he is representing two large land owners at the industrial estate (First Investment (FI-REM) and Cefn Park Developments Ltd (CPDL)).

FI-REM and CPDL would be supportive of the network and could be willing to offer land to be managed as part of an Ecology Network; at present they are willing owners but in return they are naturally seeking a return on their landholdings through development schemes that have already been shared with Officers at WCBC and which are being promoted.

A draft Alternative Ecology Network was presented. This is based upon WCBC’s emerging network but included some minor adjustments to allow the development of some sites but allowing the retention of the ecology network’s overall function.

The alternative network included some additional significant areas of FI-REM owned land not identified within the network but which could offer valuable habitat including land at the Southern Gateway and around the Pentre Maelor housing estate.

Emma stated that the WCBC network is in its early stages and is open to adjustments and negotiation.

As large sections of the proposed network are under ownership of FI-REM and CPDL it was identified that there are significant and very positive opportunities to allow future management of these parts of the network for biodiversity advantage.

As parts of the network owned by FI-REM and CPDL could be retained for their nature conservation value and would be unlikely to be developable in the future, both land owners could be willing to pass this land over to the Council or a third-party conservation body to allow their future management. This would remove complications of land access and would ensure that management plans are enacted and would remove the land owners from further administrative burden for what would be effectively redundant land commercially.

A further potential area which could be added to the ecology network is located along the southern perimeter of The Oaks site along the River Clywedog Corridor and believed to be under the ownership of a Mr Gerard Owen.

The land currently comprises improved pasture but also includes some features of potential wildlife benefit including the River Clywedog itself plus scattered mature oak and riparian woodland. The corridor of land is located strategically between the southern edge of the Oaks LWS and the HMP Berwyn Ecology site.

It was identified that this land could be taken out of intensive agricultural use and be managed to provide areas of rough grassland, scrub and woodland. This could ultimately provide a large continuous block of wildlife habitat to the south of the estate comprising of HMP Berwyn Ecology Site, the southern half of the Oaks LWS and new habitats along the Clywedog.

CPDL are currently exploring the possibility of using this land as part of the Ecology Network and to function as further compensation habitat as part of the proposed Oaks development.

Emma and Matthew agreed that the overall alternative Ecology Network strategy is generally acceptable as it is not significantly different to WCBC's initial ideas and in relation to the latest proposals for FI-REM's sites these appear to be acceptable:

- Site 1 : no issue
- Site 2 : no issue but show slim buffer corridor along western side of site
- Site 3 : no issue
- Site 4 : retain woodland with an offset buffer
- Site 5 : again keen to see retained buffer around Pentre Maelor
- Site 6 : comfortable with allowing unit to expand
- Southern Gateway : would welcome this being offered

The Oaks

The initial ecology mitigation plan for the Oaks site was presented. The proposed development would seek to develop about 40% of the Oaks site whilst retaining about 60% to be managed for its ecology benefit (roughly 8.4ha of development and 13.2ha retained for ecology).

It was agreed that the principle value and opportunities at the Oaks site are held within the small areas of relic species-rich grassland habitats. Key opportunities would include the restoration of these grasslands to occupy a greater proportion of the site. The grasslands are of value in their own right but are also of importance to Environment Act Section 7 invertebrate species. The site also supports a single breeding pond for great crested newt, supports suitable amphibian terrestrial habitat and so could form an important part of the wider WIE great crested newt metapopulation.

The mitigation plan would seek to restore large areas of species-rich grassland at the site, create additional GCN breeding ponds and retain habitat linkages through the site to allow the continued function of the GCN metapopulation.

Land to the south of the estate as described above (land adjacent to the River Clywedog under ownership of Gerard Owen) could be used to provide additional terrestrial habitat to compensate for the loss of GCN habitat at the Oaks and to provide a stronger link to breeding populations at HMP Berwyn.

Matthew identified that NRW would need to consider whether the development would allow the favourable conservation status of GCN at the Oaks Site and within the wider WIE to be maintained.

One key concern Matthew has is the sites green linkages running north to south through the development allowing movement of newts between the Oaks and breeding ponds located to the north off Bryn Lane. Although it was accepted that it is unlikely that a significant number of newts move along Bryn Lane between the two sites (the intervening habitats are already highly fragmented with significant barriers attributable to existing development), NRW would be keen to avoid further significant fragmentation and deterioration of this potentially important corridor.

Justin stated that it was not possible to retain a broad corridor of habitat through the centre of the Oaks site north to south towards the intersection with Bryn Lane but the mitigation plan does seek to retain significant corridors of habitats along the southern boundary of the site and along the eastern and western edges running north to south.

Proposals will also look to present a Landscape Framework plan of green infrastructure which can be approved as part of any outline masterplan and seek to use SUDS (including vegetated swales and wetlands) alongside access roads and around proposed commercial units to limit the barrier effects of the main development and to create suitable habitats which would allow newts to move north to south through the entire developable area and to therefore retain a linkage to the Bryn Lane ponds.

Matthew would need to see further details regarding the SUDS proposals before he could give an opinion on whether the development would be satisfactory to NRW in terms of the 'maintenance of favourable conservation status' test under the Habitat Regulations.

Justin reminded the meeting that the benefits of having willing landowners must not be lost; there is a positive momentum at present to offer significant ecological benefits in return for development schemes coming forward. PPW and TAN5 are very clear in their direction regarding no-statutory designations and balancing ecology conservation and enhancement with economic benefits; indeed, without development coming forward there is simply no incentive for landowners to offer up their land.

The Oaks development has the potential to provide and secure some 30 acres of land. The alternative would be that this and other land assets would not be presented or offered for conservation betterment thus preventing sites from realising their full ecological potential, potentially resulting in the loss of some valuable habitats through natural processes and any belief of commuted sums being used to deliver the desired benefits would be lost

Conclusion

It was agreed that a plan would be sent across to Emma showing the alternative network in relation to WCBC's network for further comment and discussion.

Both CPDL and FI-REM proposals would follow the standard WG formal pre-application process prior to submission of any planning applications.

From: Justin Paul
To: "Ellis, Matthew"; emma.broad@wrexham.gov.uk
Cc: [Richard Roe](#)
Subject: WIE meeting notes
Date: Wednesday, April 4, 2018 10:57:00 AM
Attachments: [J10 meeting notes 160318.pdf](#)
[updated network ldp plans - april 2018.pdf](#)
[image002.png](#)
[image006.png](#)

Hi Matt and Emma

Thanks for your time a couple of weeks ago a very productive session and one from which we hope positive dialogue and actions can now be harnessed.

We've produced some notes that provide a record of our discussions that we trust you agree with.

It's taken a little while, but we have managed to produce a plan showing the comparative versions of the proposed network and LDP mapping for your attention.

Any queries in the meantime please let me know.

Kind regards

Justin

Justin Paul BA BTP MRTPI

MANAGING PARTNER

J10 Planning Ltd

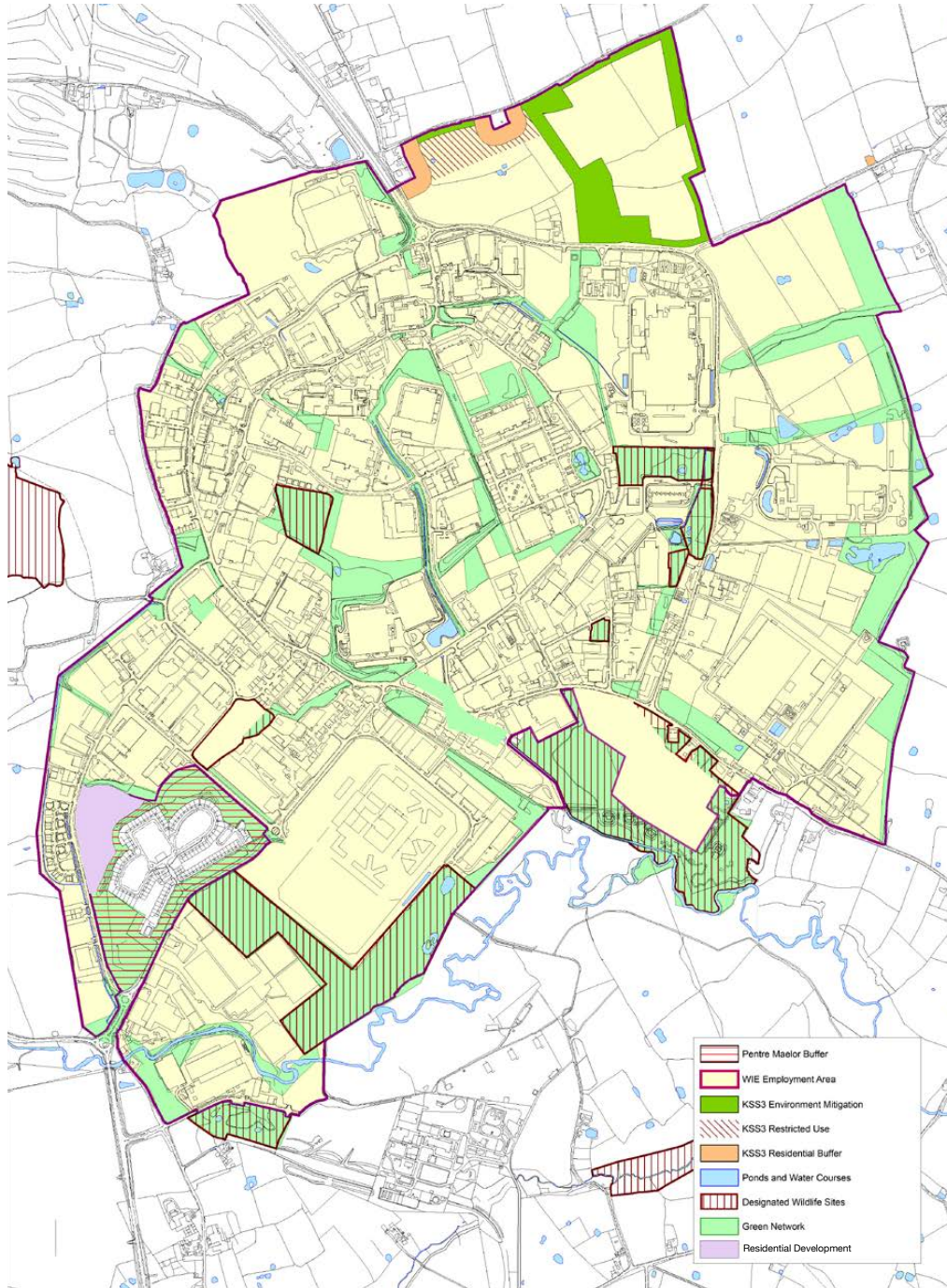
1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ

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

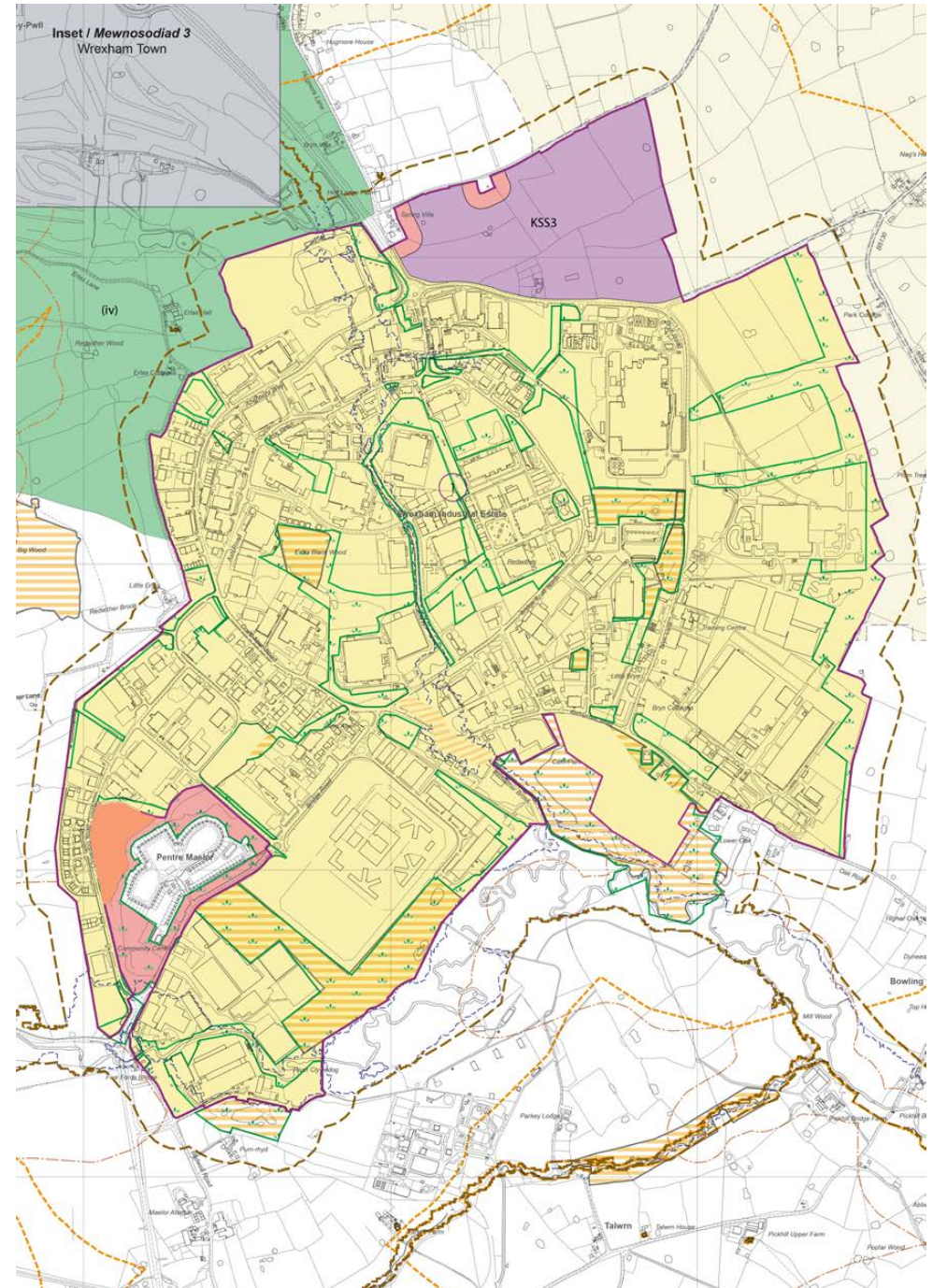
Company Reg. No. 6000409 VAT Reg. No. 815630835



Updated Wrexham Council Ecological Network Plan and Emerging LDP



Updated Wrexham Council Ecological Network Plan



Updated Wrexham Council emerging LDP

APPENDIX F

Delegated Report for

P/2019/0877

PROPOSAL

The proposal seeks outline planning permission with approval of access for the proposed development of industrial units comprising B1, B2 and B8 use classes.

The application forms incorrectly state that approval for access and layout is sought as part of the application. However the agent has confirmed it is only approval for access which is sought.

The application site is located partly within and partly outside the Wrexham Industrial Estate Settlement Limit as defined on Proposals Map 2 INSET 3.

HISTORY

P/2000/0019 – Industrial development. Approved 10/07/2000.

DEVELOPMENT PLAN

UDP Policies PS1, PS2, PS3, E4, EC4, EC6, EC9, EC11, GDP1, T8

Local Planning Guidance Notes 16, 17, 26, 29, 32.

NATIONAL PLANNING POLICY

Planning Policy Wales (PPW)

Technical Advice Note (TAN) 23 – Economic Development

CONSULTATIONS

Community Council: Landscaping to mitigate any noise to the adjacent property required, the site has not been allocated for employment purposes in the UDP/LDP.

Local Member: Confirms acceptance of a delegated recommendation to refuse.

Highway Authority: Response dated 16/12/2019 – Further information required regarding site access, provision of a pedestrian crossing/splitter island, existing access to be closed up, Road Safety Audits 1 & 2 to be submitted with the application submission, emergence access to Oak Road required, further information on cycleway links, revised swept path details showing HGV's can turn into the site without impacting on pedestrians crossing facility in this location, further detail regarding layout and parking provision required. Service and Delivery Manager plan required to be submitted with the application.

Response dated 21/02/2020 – As above with the exception to the following:- The applicant is advised to contact the Fire Service regarding whether an emergency access is required, contribution required to upgrade the existing bus service.

Response dated 19/03/2020 – As above with the exception of the following:- Given layout is a reserved matter and the proposed floor area serving each unit is unknown at this stage, it is difficult to assess the required access layout. The applicant is reluctant to provide a splitter island for pedestrians and is reluctant to make a contribution to upgrade the bus service. Dropped kerb crossing points will need to be provided further along Oak Road which

the applicant has confirmed acceptance of. Stage 2 Safety Audit is required to establish whether a ghost island is achievable at the required location.

NRW:

Response dated 13/01/2020 – Further information required to demonstrate that the proposal is not likely to be detrimental to Great Crested Newts.

Response dated 09/03/2020 – As above.

Response dated 09/07/2020 – As above.

Response dated 14/09/2020 – As above. Principal concerns relate to the submitted planning obligation and SUDs proposal. Further detail and clarity required regarding the Outline Habitat Management Plan. Revisions required to the U.U. More information required regarding SUDs. The LPA must satisfy itself that the proposal comprises an Article 16 derogation purpose and whether there is no satisfactory alternative to the proposal.

Condition relating to land contamination proposed.

Ecology:

Response dated 28/07/2019 - The attenuation ponds appear to be located within the ecological area which is a reduction in area and may result in future issues regarding access and maintenance. Attenuation ponds are subject to regular maintenance and their design is often at odds with those designed for wildlife.

The management plan is lacking in monitoring details and requires a mechanism of adapting the management proposals if those prescribed are not proving to be successful. The monitoring needs to be far wider than Great Crested Newt and butterflies. There are several species of red databook and priority invertebrate species recorded on site. The monitoring plan should include engagement with national experts to provide management advice for specific species recorded within the site boundary. There is currently little detail on the required habitat patch sizes and the relative abundance of various plant species needed to mitigate the loss of habitat area. The whole site is a designated Local Wildlife Site, as such there must be overwhelming evidence that the habitats and species at risk would be improved as a result of the proposed development.

The management plan is not costed. The proposed management is extremely costly, and experience with other large sites has shown that an additional contingency fund is required for unforeseen problems. Management of brownfield sites is somewhat trial and error. It is not clear who will take on these ongoing management and monitoring costs. The success of any mitigation scheme is directly a result of proper long-term financing and good management. Presently there is insufficient information on the viability of the whole scheme, this directly impacts on the ability to create and manage the mitigation area in perpetuity. I also have concerns as to when the management of the mitigation will begin. If there is no user for the site it is likely that any commitment will be indefinitely delayed.

The Employment Land Study carried out as part of the LDP process indicated that businesses would prefer to be located in the north of the Industrial Estate where there is improved access and visibility. This area of land which has both environmental and historical value would be better served as mitigation for development elsewhere on the industrial estate

where developers are struggling to create such habitats in less suitable areas.

- Trees: Response dated 05/02/2020 – The proposal represents an unacceptable level of loss and risk to trees subject to TPO 50/2000. The proposal is contrary to national and local policy. Objects on this basis.
- Response dated 09/07/2020 – Original comments remain unchanged.
- Flooding: The site is located in DAM Zone A. For large phased developments, it is advised that for sites with multiple build stages involving multiple developers, the SAB, LPA and developer should establish an overall strategic approach to sustainable drainage design. An FCA has been submitted with the application which demonstrates a feasible scheme can be delivered for the site, however additional details will be required to support a full SAB Approval, some of which may have implications on site layout, future management and maintenance activities. Pre-commencement condition requiring details of foul, surface and land water drainage suggested.
- Public Protection: No objection subject to conditions to limit rating level of noise generated by each unit and delivery hours to and from the site. Informatives relating to construction noise, noise nuisance, burning of waste and dust management recommended.
- Contaminated Land: No objection subject to conditions to secure submission of a phased site investigation scheme, remediation strategy and verification report.
- CADW: No objection. It is intended to designate part of the western piece of land within the applicants ownership as a Scheduled Ancient Monument in due course given these buildings are associated with the production of nitroglycerin, however no objection is raised to the development proposed.
- CPAT: No objection subject to a pre-commencement condition to secure a Level 4 Archaeological Survey.
- Conservation: No objection.
- Welsh Water: No objection subject to a pre-commencement condition to secure submission of a foul water drainage scheme.
- HSE: The development site does not lie within the consultation distance of a major hazard site or major accident hazard pipeline.
- Amphibian and Reptile Conservation Trust: Object. The site has been identified as a high priority key habitat for protection and management of key species. The mitigation proposed is inadequate for the protection of the identified key species. Long term security proposed needs to be more details outlining management and monitoring as well as finances to secure this.

Butterfly Conservation Wales:	Object. The site supports rare species of butterfly in Wales. The proposed mitigation is inadequate, it does not satisfy the requirements of the Butterfly Conservation in terms of butterfly protection, it does not address the importance of the Oaks site in the context of the wider estate and it does not give consideration as to how the habitats link to the wider estate.
North Wales Wildlife Trust:	The site forms part of the WIE's Local Wildlife Site (a non-statutorily designated wildlife site). There is no adequate justification for the loss of part of the Local Wildlife Site and subsequent loss of habitat, biodiversity and future biodiversity potential. The scheme conflicts with UDP Policy EC6, PPW and the provisions set out in Section 6 of the Environment (Wales) Act 2016.

SPECIAL CONSIDERATIONS

Principle:

Local Plan Policy

Part of the application site lies within Wrexham Industrial Estate Settlement Limit and part lies within designated open countryside as identified on Policy Map 2 INSET 3.

The entire site is unallocated as shown on the Proposals Map, however the site is a designated Local Wildlife Site.

UDP Policy

Wrexham UDP Policy E4 allows employment development on unannotated land within settlement limits, subject to compliance with GDP1.

The proposal is made in outline for the construction of industrial units for B1, B2 and B8 use classes. These uses are established within the Industrial Estate. Neighbouring uses to the application site include car garages/vehicle repair garages, a residential dwelling, a builders' merchant, stone mason and a warehouse.

Provided the proposal complies with Policy GDP1 and would not result in adverse impacts to material considerations associated with the scheme, the principle of development for the uses proposed within the settlement limit would be considered acceptable.

The part of the proposal located outside the settlement limit is not acceptable and there is a policy presumption against this part of the development.

As per S.38(6) of the Planning and Compulsory Purchase Act 2004, this triggers the need to establish whether there are any material considerations associated with the scheme as a whole, to warrant departing from local plan policy, in accepting the principle of development which lies outside the Settlement Limit.

Sustainable Development

Environmental

Trees – UDP Policy EC4 states that development which results in the loss of or significant damage to valuable trees will not be permitted.

The proposal would result in the loss of and risk to existing trees, subject to Tree Preservation Order WCBC 50/2000.

There are 7 no. designated TPO's proposed for removal. Two trees not subject to TPO (T16 and T17), would be impacted upon by development incursion into the RPA'S.

Six of the trees subject of TPO (T5, T6, T7, T8, T9, T10) are Category B. The remaining tree subject of the TPO is T11 which is Category C. All of these trees are proposed for removal.

The Tree Officer objects to the proposal on the basis of the loss of these trees as well as the potential harm to two other identified trees. The proposal in this respect conflicts with UDP Policy EC4 and LPG 17 – 'Trees and Development'.

This part of the application therefore represents a negative weight in the planning balance.

Ecology – NRW object to the application, more specifically raise the following concerns:-

Tenure proposals for the ecology area are not considered to be acceptable on the basis of the submitted U.U, given the uncertainties this raises regarding long term management. Advise that the U.U is considered as S.106 Agreement. Management Plan Costings also required to be submitted.

Further information required regarding SUDS and in particular management and operation of the SUDs features.

The LPA must be satisfied that the scheme constitutes a valid Article 16 derogation purpose and that there is no satisfactory alternative to the proposal.

On the basis of the above, the ecology issues associated with the site affords negative weight.

Location – The nearest bus stop is located approximately 50m west of the site. Additional bus stops are located a further 0.8km west of the site. A footway extends along the site frontage, the majority of which connects to the bus stops mentioned above.

Whilst there are limited shops within the Industrial Estate, this is typical of these kinds of developments, and on the basis of the sites location in relation to public transport and within settlement, the site is considered to be accessible and sustainably located.

Social & Cultural

Heritage Assets – CADW intend to designate part of the western piece of land within the applicants ownership as a Scheduled Ancient Monument in due course given these buildings are associated with the production of nitroglycerin, in association with the site forming part of the former Second World War Royal Ordnance Factory.

CADW raise no objection.

CPAT raise no objection subject to a condition to secure a Level 4 Archaeological Survey.

Conservation Officer raises no objection.

Heritage impacts would be neutral.

Accessibility – Public Right of Way Abenbury 19 lies to the south west of the application site.

The agent states in the submitted information that there is an opportunity to link the site to this existing footpath. However no specific proposal has been put forward as to how this would be achieved. Furthermore, any footpath link would be outside the application site and would appear to have to cross land which is not owned by the applicant therefore how this would be achieved formally is unknown.

No change to existing – neutral impact.

Economic

TAN 23 – Technical Advice Note 23 (TAN 23) states in paragraph 2.1.5 that where a planning authority is considering a planning application that could cause harm to the environment, it will be necessary to assess whether there are any alternatives to the proposal, the number of jobs accommodated on the site and whether the development would make any special contribution to policy objectives.

As identified, development of this site would result in environmental harm, triggering the need to assess the above three tests as part of the decision making process.

Alternatives - if the land is not made available (application is refused), is it likely that the demand could be met on a site where development would cause less harm, and if so where?

The agent has submitted little to no information to demonstrate why this site is preferable and why there are no alternative sites within the County which are available, and which are wholly located within settlement limit, fully policy compliant and having no adverse impact on the environment.

This again, is a reflection of the ambiguous nature of the proposal, given it is a speculative outline application. Specific requirements of organisations seeking to locate to this site and the reasons for locating to this site have not been demonstrated, given this is unknown. No justification has been given as to why this site should be developed on the Wrexham Industrial Estate, as opposed to other more suitable sites on the Estate (if any), or indeed on any other Industrial Estate in the borough. Furthermore, it is unclear as to whether land owners of other sites in the borough have been approached to establish whether there are more suitable sites elsewhere.

The Planning Statement includes a list of organisations (unnamed) which have shown interest in occupying the site and subsequent units, should this application be granted. However, no date has been given as to when these parties expressed interest. The site was marketed in January 2018, however no indication is given as to how long the site was actually marketed for. The planning application was not submitted until November 2019 – nearly two years after the marketing period commenced. The list of interested organisations could therefore be outdated and could also have changed substantially during this time.

Even by showing interest in the site and its potential for proposed units, this does not demonstrate actual commitment, and there is no reason why interested organisations could not find alternative sites, more suitable for their requirements and readily available elsewhere in the borough.

This is reflected in the submitted Planning Statement which states at paragraph 1.90 that full delivery of the site will take a few years from 2021. However this is on the basis that interested organisations pursue with development of the site or specific units, which continues to be

ambiguous, particularly given no end date has been provided, with reference to a 'few' years made. The Local Development Plan is scheduled for further hearing sessions in October 2020. If, as the Planning Statement outlines that delivery of the site is estimated would happen a few years from 2021, the LDP may very well be adopted by that date, with still no end user/s of the site confirmed.

The Planning Statement outlines that by virtue of the time and investment the applicant has put into the preparation and subsequent submission of this planning application, that that is evidence enough of the applicants commitment in developing the site for employment. In my opinion, this does not justify granting planning permission on this basis and does not demonstrate commitment in progressing the site to development and delivery.

The argument put forward stating that this site would provide freehold opportunities, as opposed to the majority leasehold available in the Wrexham Industrial Estate is not a material planning consideration.

Jobs accommodated – how many direct jobs will be based at the site?

In terms of jobs accommodated, the application is made in outline and the applicant is not the developer. The application, by its very nature does not demonstrate commitment in bringing the site forward for employment development. No indication has been put forward as to how many jobs would be accommodated given the ambiguous nature of the application and that no business/organisation is involved with the proposal at this stage. Therefore it is completely unknown when and how many jobs will be accommodated on this site.

The application fails this test.

Special Merit – would the development contribute towards any special policy objectives?

The site is a designated Local Wildlife Site and as previously stated, insufficient evidence has been submitted to demonstrate that the habitats and species within and around the application site would be adequately mitigated.

This is recognised in the deposit Local Development Plan, where the entire application site is proposed for removal from the Settlement Limit and formally designated as part of the Wrexham Industrial Estate Strategic Ecological Network and Local Designated Site of Nature Conservation.

Whilst only limited weight can be given to the deposit LDP at this stage, it should be noted that even so, the proposal does not make any contribution to special policy objectives within extant local or national planning policy.

Paragraph 2.3 of TAN 23 states that *'The TAN does not override any environmental legislative requirements that may apply to a particular site.'*

In this context, it is considered that the proposal, by virtue of the loss of 7 no. TPO's, as well as the insufficient information which has been submitted regarding the impact of the proposal on Great Crested Newts a European Protected Species, would outweigh the provisions set out in TAN 23, particularly given the three tests have not been met.

Joint Employment Land Review 2015

As required Planning Policy Wales (PPW), Wrexham Council's Joint Employment Land Review (ELR) 2015 assesses the supply, need and demand for employment land and premises in

Wrexham and provides evidence which has helped to inform the Council's Local Development Plan.

The 'Recommendations' within the ELR essentially identifies a surplus of employment land within the borough, with the exception of the Wrexham Industrial Estate, where there is high demand and a constrained overall land supply. The report recommends that consideration should be given to identifying additional land within the WIE.

The application site was considered as part of the LDP process, scoring 28 out of 100 for its suitability and being excluded from the realistic supply of deliverable employment sites. The ecological constraints associated with this site is reinforced in the ELR which states at paragraph 11.32 that the application site forms part of a larger wildlife site with a range of ecological constraints, therefore rendering the site undevelopable for B1/B2/B8 uses. This would indicate that the site is not viable or deliverable, therefore conflicting with the guidance set out in TAN 23.

The Employment Land Supply Summary within the ELR sets out all of the sites included within the supply analyses for B1/B2 and B8 use classes. The application site was included in the analyses and taken into account as part of the identification of additional land required within the WIE. For the reasons set out above, the site was not considered suitable as part of the additional land required within the Wrexham Industrial Estate. This is reflected in the site area of Key Strategy Site 3 (KSS3) which is the land included within the extended Settlement Limit for the Industrial Estate. If the application site had been considered suitable for development, the proposed size of KSS3 as reflected in the LDP, may very well have been reduced given the supply could also have been accommodated elsewhere.

In relation to Employment Land Reviews, PPW paragraph 5.4.7 states that development management decisions should be based on up-to-date local and sub-regional evidence. On the basis of the above, the application site has not been identified as a suitable site for B1/B2/B8 uses which is why it has not been included within the WIE settlement limit for the forthcoming LDP. The proposal is not supported from a local or national policy perspective.

Having regard to the above, limited robust evidence has been submitted to demonstrate that all three tests set out in TAN 23 would be met and on this basis the previously identified environmental harm would not be outweighed by the economic credentials of the scheme.

The principle of development is not considered to be acceptable and the application is recommended for refusal accordingly.

Design and Layout: Application is made in outline only, therefore limited advice can be given.

On the basis of the submitted plans, layout appears functional for its required purpose and scale of the proposal appears comparable to the size of the site.

Residential Amenity: No identified impacts would result to existing levels of residential amenities.

Highway Safety: The Highway Authority have neither confirmed their support or objected to the proposed development.

I do not consider that a pedestrian island is required at the site access. The application is providing dropped kerbs and a crossing point across the site access which in my opinion, is sufficient to cater for the development proposed and any pedestrian activity given the crossing links to the existing footway which runs north west of the site as well as vice versa.

I also do not consider that a financial contribution is required (£25,000) towards the upgrade of the existing bus service on the WIE, given this contribution would not meet all three tests set out in the Circular. The scale of the development does not warrant such a contribution. The applicant has provided evidence of the existing bus service within the WIE, which in my opinion, caters sufficiently towards users of the bus service.

The nearest bus stops are within walking distance of the site and the applicant has agreed to providing dropped kerbs and tactile crossing points further along Oak Road which would link the site to both sides of Oak Road and provide inclusive accessibility.

The fact that the nearest bus stop to the site stopped its services because the bus service ceased trading (as stated in the supporting document submitted) is not a material consideration to the determination of the application.

All other matters raised by Highways can be secured as part of the reserved matters, apart from the proposed site access into the site, which is required as part of this application.

Site Access

The Highway Authority have requested a right hand turning lane only into and out of the site, on the basis of the information submitted by the agent.

The information submitted (T.A) maintains that the access proposed, being a simple priority controlled t junction would be sufficient.

The Highway Authority have not specified the highway safety issues associated with the proposal, should the proposed access proceed, mentioning only that based on the traffic generation/TRICS data supplied, the right hand turning lane would be required in accordance with DMRB.

It states at the end of the H,A's response that it is difficult to assess the proposal in relation to the site access given the outline nature of the application.

No justification has been submitted in terms of highway safety issues and no reason for refusal has been provided and neither has a specific objection, I do not therefore have any reason to believe that the application should be refused on this basis.

Drainage: Condition recommended to secure a drainage scheme.

CONCLUSION

Part of the site lies outside the Wrexham Industrial Estate Settlement Limit and comprises construction of new buildings for employment development. The proposal conflicts with UDP Policy E5. Insufficient information has been submitted with the application to justify the principle of this part of the development outside the settlement limit.

The proposal would result in the loss of 7 no. TPO trees and result in harm to 2 no. further trees, conflicting with UDP Policies GDP1, EC4, LPG 17, WCBC Tree and Woodland Strategy, as well as the provisions set out in PPW. The justification put forward for the loss of and harm to these trees is not considered to be sufficient and there are no material considerations associated with the proposal to warrant departing from local plan policy in allowing approval of the proposal on this basis.

The application fails to demonstrate that the proposed development would not be detrimental to Great Crested Newts. Insufficient information is contained within the Management Plan to demonstrate that the mitigation area can be created, maintained and managed in perpetuity. The future management of the mitigation area is fundamental to whether the proposed development would be acceptable. To allow this development without this information would have a detrimental impact, contrary to Policies EC6 and GDP1 of the adopted Wrexham Unitary Development Plan, Local Planning Guidance Note 29 and Welsh Government TAN 5 Nature Conservation and Planning.

The application site is a designated Local Wildlife Site. Insufficient information has been submitted to demonstrate that the habitats and species at risk within the site, would be improved, enhanced and managed as part of the development proposal. In the absence of this information, it has not been demonstrated that the proposal complies with UDP Policies EC6 and GDP1, Local Planning Guidance Note 29 or TAN 5.

APPENDIX G

Draft HOT's for Mitigation s106 (UU)

S106 Unilateral Undertaking : Heads of Terms

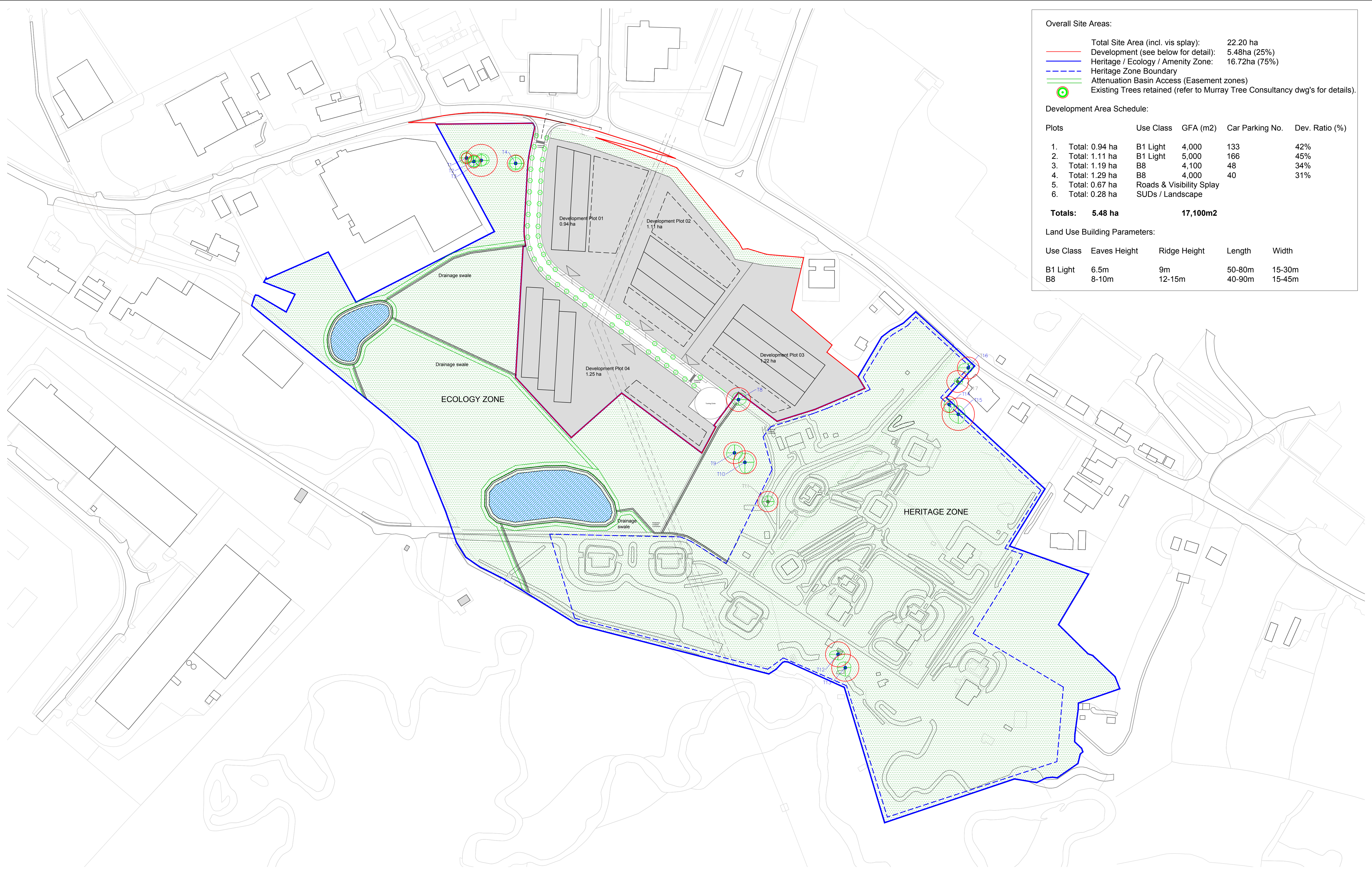
Freeholder Signatory : Cefn Park Developments Ltd (CPDL)

Land at : The Oaks, Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG

v.4 : 14 April 2021

TYPE OF AGREEMENT	Unilateral Undertaking pursuant to S106 of the Town & Country Planning Act.
THE LAND	Relating to the development site edged RED and “Habitat” land hatched GREEN and edged BLUE as identified on the plan provided (ref. Parameters Plan – Land Studio – 003 Rev O dated 19 November 2020).
THE OBJECTIVE	The aim and objective is twofold: - for the ecological mitigation areas identified being secured for the benefit of biodiversity habitat restoration, protection, management, maintenance and enhancement. The aim will be to maintain or restore identified ecological features to specified target levels. Once a target has been achieved it will need to be maintained, otherwise it could decline in conservation status or condition. - to secure the future heritage value of the former WW2 ROF assets located within the identified heritage mitigation zone. An outline Heritage Management Strategy will be produced in consultation with CADW, CPAT and the Local Wrexham Conservation Officer. This is likely to result in a scheme that may involve revealing these assets (sic. removal of vegetation growth) and installing heritage interpretation displays may be involved
TERM	The term will be for a period of 25 years to cover the period of the Habitat Management Strategy. The term will commence once more than 25% of the proposed site area has been developed whereupon the whole area will be transferred into the Habitat and Heritage Management Plans as set out and guided by the over-arching Habitat and Heritage Management Strategy. The Freehold ownership of the defined Ecology Area will be transferred to an appropriate third sector body within 6 months of completion of 25% of the development. The defined Drainage Ponds, Swales and infrastructure and easement routes will remain under the ownership of the freeholder. These areas are defined on the attached plan. N.B. if Clause 12 (below) is enacted then the term and other provisions for term extension and any obligations identified below fall away.
TERM EXTENSION	The term of the undertaking shall be extended subject to mutual agreement at the 25 th anniversary review meeting. There will be provision for the parties to act reasonably in agreeing any extension and, in the absence of agreement, the matter will be referred to an independent expert for determination.
CPDL OBLIGATIONS	- CLAUSE 1 : To ensure that the “Habitat” land identified (shaded green on the plan) is subject of the Outline Habitat Management Plan (document ref. KE1950.01 Version 4 dated 14 April 2021) and any further/subsequent revisions thereof. - CLAUSE 2 : The programme for Habitat Management is likely to involve the freeholder appointing a specialist contractor to implement the Outline Habitat Management Plans and its overarching Strategy and may necessitate the freeholders funding of a third-party agency / body (e.g. North Wales Wildlife Trust); with this in mind the freeholder may consider granting a licence to occupy. - CLAUSE 3: Prior to the commencement of works at the site, a detailed Conservation Plan will be drawn up based upon recommendations provided within the Outline Habitat Management Plan (document ref. KE1950.01 Version 4 dated 14 April 2021). This will be drawn up in conjunction with the appointed third-party conservation body and would be subject to approval by the Council. The detailed Conservation Plan will include full management prescriptions, detailed timetabling and will be fully costed including an allowance for a contingency fee if habitat management prescriptions require alteration. - CLAUSE 4: The costs of management of the site (including any contingency) would need be provided upfront to the third-party Nature Conservation Body. This amount should provide sufficient funds to cover the initial 25 years of habitat management and monitoring with the future and on-going management of the site secured through a rent from the tenants at the site.

- CLAUSE 5 : The freeholder will allow access to the “Habitat” land, on reasonable notice, to the Council or the appointed Wildlife Management Trust to undertake surveys and assessments including intrusive inspections subject to making good any damage caused to the reasonable satisfaction of the landowner and signing a licence, which will require adequate insurances to be in place.
- CLAUSE 6 : The freeholder will not undertake any works to the “Habitat” land other than for maintenance purposes and to comply with any statutory requirements and in accordance with Clause 10.
- CLAUSE 7 : The freeholder shall be permitted to sell the “Habitat” land subject to the terms remaining in place and its obligations thereto to any successor in title including relinquishment of future development rights as specified and in accordance with Clause 8.
- CLAUSE 8 : The freeholder will, for the period of the term, ensure the ongoing management of the “Habitat” land in accordance with the Habitat Management Strategy and Outline Habitat Management Plans which provide for the following:
 - o Initial habitat preparation, creation and restoration
 - o Ongoing management and maintenance
 - o Wardening and surveillance monitoring
 - o Production of an annual report with provision for an annual review meeting
 - o A contingency to allow for any modifications to the habitat management plan and/or ad-hoc remediation works
- CLAUSE 9 : The suitability of the contractor would be agreed with the Council prior to their appointment to ensure they are appropriately qualified and licensed; such agreement not to be unreasonably withheld or delayed.
- CLAUSE 10 : The Unilateral Undertaking will include a restrictive covenant prevents the development of B1 and B8 development on the “Habitat” land (allowing for utility service infrastructure upgrades and replacement), thus ensuring habitat protection is provided in perpetuity regardless of any extant Habitat Management Strategy and Plan that might be in place at the time.
- CLAUSE 11 : 12 months prior to the expiry of the 25th anniversary of the term the Management Strategy will be reviewed with regards how future maintenance will be managed and procured and a meeting to agree what happens next will take place between the freeholder, the Wrexham County Borough Council and NRW and any licensee’s appointed by the freeholder.
- CLAUSE 12 : The ownership of the “Habitat” land will remain intact and not split into parcels if the adjacent development plots happen to be sold by the freeholder. However, the “Habitat” and “Heritage” land may be gifted to a 3rd party body.



Overall Site Areas:

Total Site Area (incl. vis splay):

Development (see below for detail):

Heritage / Ecology / Amenity Zone:

Heritage Zone Boundary

Attenuation Basin Access (Easement zones)

Existing Trees retained (refer to Murray Tree Consultancy dwg's for details).

22.20 ha

5.48ha (25%)

16.72ha (75%)

Development Area Schedule:

Plots	Use Class	GFA (m2)	Car Parking No.	Dev. Ratio (%)
1. Total: 0.94 ha	B1 Light	4,000	133	42%
2. Total: 1.11 ha	B1 Light	5,000	166	45%
3. Total: 1.19 ha	B8	4,100	48	34%
4. Total: 1.29 ha	B8	4,000	40	31%
5. Total: 0.67 ha	Roads & Visibility Splay			
6. Total: 0.28 ha	SUDs / Landscape			
Totals:	5.48 ha	17,100m2		

Land Use Building Parameters:

Use Class	Eaves Height	Ridge Height	Length	Width
B1 Light	6.5m	9m	50-80m	15-30m
B8	8-10m	12-15m	40-90m	15-45m

REVISIONS					REVISIONS					REVISIONS				
Rev.	Description	Date	By	Chk'd	Rev.	Description	Date	By	Chk'd	Rev.	Description	Date	By	Chk'd
A	Areas revised to incl. Heritage & new jct.	22.03.19	SR	SR	G	Heritage Area amended	16.10.19	SR	SR	M	Attenuation pond locations updated	07.05.20	SR	SR
B	Road alignment, Ecology increase, GFA added	26.03.19	SR	SR	H	Parking numbers to plot 5 amended.	19.11.19	SR	SR	N	Attenuation swales added to layout	19.10.20	SR	SR
C	Areas and site boundaries revised	28.03.19	SR	SR	I	Land Use Building Parameters added	28.11.19	SR	SR	O	Plots 4 & 5 reduced, trees to be retained added	19.11.20	SR	SR
D	Plots 4 & 5 combined, plot 5 access removed	23.04.19	SR	SR	J	Heritage Zone Extended	05.02.20	SR	SR					
E	Internal access road minor amends.	03.05.19	SR	SR	K	Heritage Zone Extended	07.02.20	SR	SR					
F	Footpath connections added, notes added	16.05.19	SR	SR	L	Eastern SUDs pond moved from Heritage Area	12.02.20	SR	SR					

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PRELIMINARY client: CEFN PARK DEVELOPMENT LTD project: THE OAKS drawing title: PROPOSED SITE PARAMETERS PLAN

APPENDIX H

Letter of intent :

heritage

management

Archie Graham-Palmer
Director
Cefn Park Developments
Cefn Park
Wrexham
LL13 9TT

Our ref: KLN/226740/19.11.22

Friday 22 November 2019

Via e-mail

Dear Archie,

Re: Letter of Intent to provide a Heritage Management Plan for The Oaks, Wrexham Industrial Estate

This is a letter of intent for Wessex Archaeology to provide a Heritage Management Plan for The Oaks, Wrexham Industrial Estate (centred on S 3870 4920) and is subject to confirmation of costs and commission.

The intent is based on the following conditions:

- The extent of the formally designated (scheduled area) being established by Cadw
- Outline planning permission for the proposed development being granted by the local planning authority.

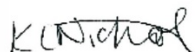
The Heritage Management Plan would contain (as a minimum):

1. Purpose of the plan
2. Methodology
3. Description and history of the site
4. Description of mechanical and chemical processes relating to ROF Marchwiell
5. Statement of significance and current condition
6. Management issues
7. Aims
8. Management objectives (including access and interpretation)
9. Specific objectives related to condition
10. Identification of key elements where an integrated approach with the Habitat Management Plan creates good practice and mutual benefit
11. Work programmes
12. Monitoring and review of plan
13. Conclusions
14. Appendices, maps and gazetteer of documents relating to the site

This list is not exhaustive and would be updated and finalised following consideration and agreement with comments from representatives of the local planning authority and Cadw.

This letter of intent is subject to the scope of the Heritage Management Plan being finalised and associated costings and any further work being agreed with the client.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K. Nichol'.

Kirsty Nichol

Project Manager
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