

DPA LTD
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Your Ref/Eich Cyf	ENQ/2019/0094
Our Ref/Ein Cyf	29 April 2019
Date/Dyddiad	Philip Forster
Ask for/Gofynner am	01978 298786
Direct Dial/Rhif Union	philip.forster@wrexham.gov.uk
E-mail/E-bost	

Dear Sir,

COMMERCIAL DEVELOPMENT FOR B1, B2 AND B8 USE
LAND EAST OF THE FIRE STATION GUTTER HILL JOHNSTOWN WREXHAM

I refer to your enquiry made in relation to the above mentioned matters. I have given the content of your enquiry some consideration and I have the following initial comments to make.

The site in question is located within a settlement limit as defined by the Wrexham Unitary Development Plan. In accordance with policies PS1, PS2, PS3, PS4 and E4, the development of this land would be acceptable in principle subject to compliance with the council's general development principles (GDP1) and other site specific policies.

The site is heavily influenced by a specific planning constraint, that being its proximity to the Stryt Las A'r Hafod / Johnstown Newt Site Special Area of Conservation (SAC). This is a heavily protected site subject to the international SAC designation. Any development either adjoining or in close proximity to such sites will be subject to close scrutiny and will be heavily influenced the characteristics of the adjoining land.

Notwithstanding the acceptance of the development in principle, at this stage it is not possible to determine whether a development could occur on this site without further investigations into the ecological impact. The following comments have been received from the council's Ecology Officer...

The proposed development is completely unacceptable. It is located adjacent to Johnstown Newt Site Special Area of Conservation and will therefore require an assessment under the Habitats Directive. In its proposed form it compromises the functionality of the protected site. The applicant will need to fully consider the impact on Protected Species, the designated features of the Special Site and indirect impacts of the development on the Special Site. More information can be found in Planning Guidance Note 35: Great Crested Newt Mitigation Requirements –

Johnstown Newt Site SAC and the Wider Countryside. The Applicant should also be advised to contact NRW for further pre-planning advise.

Your client is advised to engage the services of a suitably qualified ecologist experienced in matters relating to this specific site.

I understand that your client is proposing a speculative B1, B2 and B8 scheme. The nearest residential properties are located some in very close proximity and there is the significant potential for noise disturbance to occur. In some instances, such disturbance can be mitigated through building design and layout. However, I would strongly urge you to provide a noise report with any potential planning application address this matter. It may demonstrate that the B2 and B8 uses may not be appropriate on this site. An application for planning permission would not be validated without such a survey being carried out and submitted.

In isolation to the above mentioned constraint, and without prejudice to any formal planning application that may be submitted, I am satisfied that all other planning constraints could be addressed. The site is previously developed land with what appears to be a well-established access. I do not consider any element of the proposal would result in significant levels of traffic generation that could not be handled by an improved access layout. The site is not located within a defined flood zone where there is considered to be a risk from flooding.

At this stage, I would not be able to support any application for planning permission on this site based on the information before me. Whilst the principle of the development may be acceptable, site specific constraints have not been fully explored in a way which demonstrates that the design has been prepared to reflect them.

Please note that the above decision is based on the information provided and any variance upon which may invalidate the response given. The advice offered is also the informal opinion of an officer of the council. It does not commit the council to reach any particular decision should a formal application be made.

Please do not hesitate to contact the officer named above if you have any further queries.

Yours faithfully



Prif Swyddog Cynllunio a Rheoleiddio
Chief Officer Planning & Regulatory