

PRE-APPLICATION CONSULTATION REPORT

Proposed Residential Development

Land to the north of
STATION AVENUE
CHIRK
WREXHAM
LL14 5LR

On behalf of EDWARDS HOMES LIMITED



D S Jones & Co.

Architectural & Planning Consultants.

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1.0 INTRODUCTION.

1.1

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012, as amended by The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, requires that all applications for 'major development' must first be subject of pre-application consultation and that the application to the local planning authority shall be accompanied by a report, which gives particulars of:-

- (a) how the applicant complied with section 61Z of the 1990 Act;
- (b) any response to the consultation received from any person consulted under section 61Z(3) or (4) of the 1990 Act; and
- (c) the account taken of those responses.

1.2

The 2012 Order further requires that the pre-application consultation report must include:-

- (a) a copy of the notice referred to in article 2C(1)(a)(i);
- (b) a declaration that the notice referred to in article 2C(1)(a)(i) was displayed in accordance with the requirements of that article;
- (c) a list of the addresses of persons who were given notice of the proposed application in accordance with article 2C(1)(a)(ii) and a copy of the notice given to such persons;
- (d) copies of all notices given to community consultees and specialist consultees in accordance with articles 2D(2) and 2D(3);
- (e) a summary of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and

articles 2C and 2D(2), including confirmation of whether the issues raised have been addressed, and, if so, how; and

(f) copies of all responses received from specialist consultees with an explanation of the account taken of each response.

1.3

This report addresses the above requirements of the 2012 Order in respect of the proposed construction of 24 dwellings and associated works on land at to the north of Station Avenue, Chirk, Wrexham.

2.0 CONSULTATION DETAILS.

2.1

Pre-application consultation was undertaken in accordance with the requirements of the 2012 Order during the four-week period from the 25th of January 2019 until the 22nd February 2019.

2.2

The following steps were undertaken as part of the consultation:

- A copy of a site notice was displayed near the site.
- A copy of the draft planning application was made available for public inspection (see paragraph 2.3).
- Notice was served by letter on adjoining owners/occupiers.
- Notice was served by letter on the Chirk Town Council.
- Notice was served by letter on the Ward Member and Town Councillors (Cllrs T. Evans and F. Hemmings).
- Notice was served on the County Council's Highways Department (as a special consultee), together with a copy of the draft application.

2.3

The following documents were made available for public inspection at the Chirk office of Bowen Son & Watson, Estate Agents and Chartered Surveyors :-

- Draft application form
- Draft Planning, Design and Access statement
- Location plan
- Proposed site layout plan
- Topographical survey on OS base
- Kempton house type - plans and elevations
- Lingfield house type - plans and elevations
- Warwick house type – plans and elevations
- Proposed detached garages
- Proposed boundary treatments
- Phase 1 Habitat Survey
- Arboricultural Report

3.0 CONSULTATION RESPONSES.

3.1

Responses were received from the following during the consultation period:-

- Email from Mr Neil Taunt, WCBC dated the 6th of February 2019.
- Letter from the Clerk of Chirk Town Council dated the 8th of February 2019 with a copy of the minutes of the meeting of the Council on the 5th of February.
- Email from Mr. Mark Minihane of Lyndens, Station Avenue, dated the 11th of February 2019.

3.2

A full copy of consultation responses received is included at Appendix F.

3.3

Details of how all matters raised have been addressed by the applicant are provided in the following section.

4.0 DISCUSSION.

4.1

One written response was received from a member of the public who was consulted due to the proximity of their property to the application site. The respondent asked a number of questions in connection with the proposed access to the site and made some statements as set out below :-

- What road access will there be from Station Avenue and where will it be located?
- Expressed concern about the impact of the development on the road network and the limited visibility from his own access.
- What disruption will there be during construction and will this be kept to a minimum?
- Will the development have the benefit of mains gas? The respondent wishes to connect to mains gas and so wished to understand the applicant's position in this regard.

4.2

One written response was received from the Senior Flood Management Officer at Wrexham County Borough Council making representations in connection with the draft surface water drainage strategy outlined on the submitted site layout plan. Mr Taunt indicated that the system would require approval from the SuDS Approving Body (SAB).

4.3

One further response has been received from Chirk Town Council by letter dated the 8th of February 2019 providing a copy of the minutes of the meeting of the Town Council on the 5th of February. Members of Town Council went on record to say :-

- *“This application is deemed irresponsible given the proximity to industrial sources of noise, dust and chemical smell nuisance / pollution. It is not a good site with housing intruding into an industrial area.*
- *The avenue of trees along Station Avenue are a visual amenity and deserve the full protection of the Conservation Area status that they reside in. This is a heritage street scene and tourist feature. Removal of any of the trees is seen to be wholly against the reasons why the Conservation Area status was put in place.*
- *On the proposal to add another entrance / exit splay onto Station Avenue the view is that the road is already oversubscribed – particularly in high season when the Caravan Park is on changeover day, Chirk Castle attendance peaking plus the traffic serving nearby industrial / commercial sites. The width of the road does not allow free flowing two-way traffic where this new splay is planned.”*

4.4

The applicant has afforded careful consideration to all of the points raised and the documents submitted as part of the application for planning permission address all of these concerns. Taking each item in turn, the applicant would make the following comments :-

4.5

Mr. Minihane makes various comments about the location and layout of the proposed vehicular and pedestrian to the site. The access has been designed to precisely reflect the access arrangement previously

granted planning permission on Appeal under reference No. APP/H6955/A/18/3194493 and so there is no reason to consider re-designing or relocating the proposed point of access.

4.6

The comments of the Senior Flood Management Officer will be taken account of in the detailed engineering design of the surface water drainage system. The outline surface water drainage strategy indicated on the proposed Site Layout Plan, Dwg No. 10349-03 is intended as a general guide to the proposed drainage strategy and constitutes the most sequentially preferable type of surface water drainage system – ie, infiltration on site. There is no planning reason to alter this strategy at this stage. Once detailed drainage designs have been prepared, approval of the proposed system will be sought from the Suds Approving Body (SAB) in the appropriate way.

4.7

The comments of the Members of Chirk Town Council pay no regard of the grant of planning permission dated July 2018 and therefore all of the comments regarding proximity to industrial uses, protection of trees and highway safety are not material planning considerations and should be disregarded.

The note goes on to say that Members request that this application for planning permission should be amended to seek approval of 22 dwellings as opposed to 24. The applicant contends that the submitted drawings indicate quite clearly that the site is able to sustain 24 dwellings whilst respecting adopted spatial separation distances and amenity provisions and has concluded that 24 dwellings is appropriate and constitutes the most efficient use of the land. This will be considered and determined by Officers when considering the application.

Furthermore, the Members ask about the provision of Affordable Housing. Clearly there is no obligation upon the applicant to provide Affordable Housing in this case.

With regard to the comment regarding an agreement with the applicant under Section 106 of the Act, it is accepted that it will be appropriate for the applicant to enter in to a similar Agreement to that which is in place with the former landowner in relation to the previous grant of planning permission. However it will not be appropriate or reasonable for the County Borough Council to seek to add financial contributions for improvements to Chirk in addition to the requirement to form a Resident's Management Company for the management and maintenance of the areas of Open Space.

5.0 CONCLUSION.

The comments received from the various respondents referred to have been carefully considered during preparation of the formal application for planning permission. It has not been necessary to change or amend the development proposals from those details that formed part of the pre-application consultation exercise because all of the points raised have been adequately addressed by the supporting information which forms part of this application for planning permission and no new material concerns have been raised by the respondents.

D.S. Jones & Co. February 2019.

For and on behalf of Edwards Homes Limited.

APPENDIX A –
Copy of Site Notice

TOWN AND COUNTRY PLANNING (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2C

Purpose of this notice:- this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed developments at:- Land at Station Avenue, Chirk, LL14 5LR

I give notice that Edwards Homes is intending to apply for planning permission to erect 24 number 3 & 4 bedroom new homes.

You may inspect copies of:
the proposed application
the plans, and
other supporting documents at:-

Bowen & Watson, 2 Church Street, Chirk, Wrexham. LL14 5HA

You may view the application between the hours of:-

Monday 9.00am - 5.00pm
Tuesday 9.00am - 5.00pm
Wednesday 9.00am - 5.00pm
Thursday 9.00am - 5.00pm
Friday 9.00am - 5.00pm
Saturday 9.00am - 12.00pm

Anyone who wishes to make representations about this proposed development must write to the applicant's agent at:

Mr S Jones
DS Jones & Co
26 Prospect Drive
Coedpoeth
Wrexham
LL11 3PE

By 22nd February 2019

Signed:-



Date:- 25th January 2019

APPENDIX B –
Declaration in relation to site notice.

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012, AS AMENDED ("THE 2012 ORDER")**

**PROPOSED CONSTRUCTION OF 24 DWELLINGS AND ASSOCIATED WORKS ON LAND AT STATION
AVENUE, CHIRK, WREXHAM, LL14 5LS**

PRE-APPLICATION CONSULTATION – ARTICLE 2F(2)(B) DECLARATION

I declare that the notice referred to in article 2C(1)(a)(i) of the 2012 Order was displayed in accordance with the requirements of that article, namely *"by site display in at least one place on or near the land to which the proposed application relates for not less than 28 days"*.

Signed:



Print Name: Neil Edwards

On behalf of: Edwards Homes Ltd

Date: 22nd February 2019

APPENDIX C –

List of the addresses of persons who were given Notice of the proposed application in accordance with Article 2C(1)(A)(II) [Adjoining owners and occupiers] and a copy of the Notice given to such persons.

NB. IN ACCORDANCE WITH THE DATA PROTECTION ACT 1998, THIS APPENDIX WILL BE SUBMITTED SEPARATELY TO THE LPA

Your Ref:

Our Ref: NE/SJP/PAC/~~Chirk~~

25th January 20019

The Owner and/or Occupier

|
Dear Sir

Re: Land at Station Avenue, ~~Chirk~~, LL14 5LS

Pursuant to Article 1 of the Town and Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016 I am writing to let you know that we intend to submit a planning application to the Wrexham County Borough Council for the construction of 24 houses on the above land. Please find attached a location plan for your information.

The purpose of this notification is to give you the opportunity to comment directly to us on our proposed development before the application is made. After it has been submitted the application will be publicised by the Council. Any comments you make in response to this notice will not prejudice your ability to make representations to the Council on the application itself. You should note that any comments submitted may be placed on the public file.

Any representations on the draft application should be made within the next 28 days. A copy of draft application can be viewed at:-

Bowen & Watson, 2 Church Street, ~~Chirk~~, Wrexham. LL14 5HA

You may view the application between the hours of:-

Monday 9.00am - 5.00pm
Tuesday 9.00am - 5.00pm
Wednesday 9.00am - 5.00pm
Thursday 9.00am - 5.00pm
Friday 9.00am - 5.00pm
Saturday 9.00am - 12.00pm

Any comments should be sent to our Agent at the following address:-

Mr S Jones
DS Jones & Co
26 Prospect Drive
~~Coedpoeth~~
Wrexham
LL11 3PE

Or by email to: dsjonesandco@live.co.uk

Yours sincerely

For Edwards Homes Ltd

Encl.

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APPENDIX D –

Copies of letters / notices to ward members.

Your Ref:

Our Ref: NE/SJP/PAC/~~Chirk~~

25th January 2019

Councillor Terry Evans
Brooklyn
13 Ceiriog Close
~~Chirk~~
Wrexham
LL14 5SB

Dear Councillor Evans

Re: Land at Station Avenue, ~~Chirk~~, LL14 5LS

Pursuant to Article 1 of the Town and Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016 I am writing to let you know that we intend to submit a planning application to the Wrexham County Borough Council for the construction of 24 houses on the above land. Please find attached a location plan for your information.

The purpose of this notification is to give you the opportunity to comment directly to us on our proposed development before the application is made. After it has been submitted the application will be publicised by the Council. Any comments you make in response to this notice will not prejudice your ability to make representations to the Council on the application itself. You should note that any comments submitted may be placed on the public file.

Any representations on the draft application should be made within the next 28 days. A copy of draft application can be viewed at:-

Bowen & Watson, 2 Church Street, ~~Chirk~~, Wrexham. LL14 5HA

You may view the application between the hours of:-

Monday 9.00am - 5.00pm
Tuesday 9.00am - 5.00pm
Wednesday 9.00am - 5.00pm
Thursday 9.00am - 5.00pm
Friday 9.00am - 5.00pm
Saturday 9.00am - 12.00pm

Any comments should be sent to our Agent at the following address:-

Mr S Jones
DS Jones & Co
26 Prospect Drive
~~Coedpoeth~~
Wrexham
LL11 3PE

Or by email to: dsjonesandco@live.co.uk

Yours sincerely

For Edwards Homes Ltd

Encl.

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~~Your~~ Ref:

Our Ref: NE/SJP/PAC/~~Chirk~~

25th January 2019

Councillor Frank Hemmings
5 ~~Newhouses~~
Pentre
~~Chirk~~
Wrexham
LL14 5AP

Dear Councillor Hemmings

Re: Land at Station Avenue, ~~Chirk~~, LL14 5LS

Pursuant to Article 1 of the Town and Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016 I am writing to let you know that we intend to submit a planning application to the Wrexham County Borough Council for the construction of 24 houses on the above land. Please find attached a location plan for your information.

The purpose of this notification is to give you the opportunity to comment directly to us on our proposed development before the application is made. After it has been submitted the application will be publicised by the Council. Any comments you make in response to this notice will not prejudice your ability to make representations to the Council on the application itself. You should note that any comments submitted may be placed on the public file.

Any representations on the draft application should be made within the next 28 days. A copy of draft application can be viewed at:-

Bowen & Watson, 2 Church Street, ~~Chirk~~, Wrexham. LL14 5HA

You may view the application between the hours of:-

Monday 9.00am - 5.00pm
Tuesday 9.00am - 5.00pm
Wednesday 9.00am - 5.00pm
Thursday 9.00am - 5.00pm
Friday 9.00am - 5.00pm
Saturday 9.00am - 12.00pm

Any comments should be sent to our Agent at the following address:-

Mr S Jones
DS Jones & Co
26 Prospect Drive
~~Coedpoeth~~
Wrexham
LL11 3PE

Or by email to: dsjonesandco@live.co.uk

Yours sincerely

For Edwards Homes Ltd

Encl.

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APPENDIX E –
Copy of letter/notice to relevant specialist
consultees.

25th January 2019

Highways Department
Wrexham County Borough Council,
The Guildhall
Wrexham
LL11 1AY

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

Purpose of this notice:- this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure)(Wales) Order 2012.

Proposed developments at:- Land at Station Avenue, Chirk, LL14 5LR

I give notice that Edwards Homes is intending to apply for planning permission to construct 24 number 3 & 4 bedroom new homes.

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

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure)(Wales) Order 2012, a consultation response must be sent to:-

Mr S Jones
DS Jones & Co
26 Prospect Drive
Coedpoeth
Wrexham
LL11 3PE

Email:- dsjonesandco@live.co.uk

by 22nd February 2019

Yours faithfully

Neil Edwards
Edwards Homes Ltd

APPENDIX F –
Copies of all responses received during the
consultation period.

Land at Station Avenue, Chirk, LL14 5LS

MM

Mark Minihane <minihane73@btinternet.com>

Mon 11/02/2019 20:42

dsjonesandco@live.co.uk

Your ref: NE/SJP/PAC/Chirk

Good evening,

Thank you for your letter dated 25 January 2019 in connection with the planning application on the above land.

I live at Lyndens, Station Avenue, which from the proposed development plan looks to be directly opposite the proposed development.

I am therefore very interested in hearing from you in respect of the following:

- what road access there will be to the development from Station Avenue, and where this access will be located in connection to the junction of Castle Crescent and Station Avenue, as I am concerned about the impact on the business of the road when leaving for work in the morning, and more generally. It is already a dangerous exit with very limited visibility in either direction on Station Avenue and I can see this making matters worse;
- what disruption there will be to accessing my property and for what period and what the proposals are for ensuring any disruption is kept to a minimum;
- whether the development will be connected to the main gas network, as I understand the nearest gas main is located some way down Station Avenue (I am interested in connecting to the main gas network, and so I am interested in understanding your proposals in this regard).

I look forward to hearing from you.

Best regards,

Mark Minihane

Pre App Consultation - Station Avenue Chirk.

□

You replied on Wed 06/02/2019 14:43

S

SAB <SAB@wrexham.gov.uk>

Wed 06/02/2019 13:25

dsjonesandco@live.co.uk

I have been made aware of your current DMO consultation on the above site.

I have reviewed the submitted information with particular reference to the proposed surface water management strategy for the site. As this proposed application will be validated after the 7th January 2019 the requirements of Schedule 3 of the Flood and Water Management Act apply.

From the 7th of January 2019 any new development of more than one dwelling or that involves construction work of more than 100m2 is required to obtain approval from the SuDS Approving Body (SAB) prior to the commencement of those construction works. Furthermore the surface water drainage systems serving proposals of greater than one property will be subject to adoption by the SAB and must be constructed in such a manner as to be compliant with new national statutory standards. Given the potential implications for your development, in particular it's layout, it is essential that you satisfy yourself as to whether SAB approval is required, and if so, that you can demonstrate that the surface water drainage arrangements will be compliant with the national standards. While it is possible to seek planning permission in isolation of seeking SAB approval we emphasise the risk in pursuing such an approach. The earlier it can be determined that your proposals are compliant with the new standards the less chance of delay, wasted effort and costs for all parties involved.

It is of note that the available information details a below ground system to manage surface water. It is strongly advised that this approach is reconsidered giving due consideration to the now statutory SuDS standards for Wales.

Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:

https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk .

If you have any question on the above or wish to discuss further please let me know.

Regards

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



01978 729734 / 07808 787632

Amgylchedd a Chynllunio, Cyngor Bwrdeistref Sirol
Wreccsam, De Ffordd yr Abaty, Ystad Ddiwydiannol
Wreccsam, Wreccsam LL13 9PW

Environment & Planning, Wrexham County Borough
Council, Abbey Road South, Wrexham Industrial Estate,
Wrexham LL13 9PW

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CHIRK TOWN COUNCIL
CYNGOR TREF Y WAUN

Clerk
Shaun Jones
Clerc

Tel: 01691 772596
E'mail: chirk.towncouncil@btinternet.com

Parish Hall
Holyhead Road
Chirk
Wrexham
LL14 5NA

8th February 2019

Mr S Jones
DS Jones & Co
26 Prospect Drive
Coedpoeth
WREXHAM
LL11 3PE

Dear Mr Jones,

Re: Pre Application Consultation – Land at Station Avenue, Chirk, LL14 5LS

Chirk Town Council met on 5th February and considered the information provided with regard to your pre-consultation over developing the Land at Station Venue, Chirk, LL14 5LS.

Attached is the extract from the minutes of the meeting.

Yours sincerely,

Shaun Jones
Clerc a Swyddog Ariannol Cyfrifol / Clerk and Responsible Financial Officer
Cyngor Tref Y Waun / Chirk Town Council

APPENDIX:

Pre-Application Consultation – Construction of 24 houses by Edwards Homes.
Land at Station Avenue, Chirk, LL14 5LS.

Comments: Members made reference to their comments provided when the outline planning permission was applied for in January 2016 :-

The Council recommends refusal of this application for the reasons below:-

- *This application is deemed irresponsible given the proximity to industrial sources of noise, dust and chemical smell nuisance/pollution. It is not a good site with housing intruding into an industrial area.*
- *The avenue of trees along Station Avenue are a visual amenity and deserve the full protection of the Conservation Area status that they reside in. This is a heritage street scene and tourist feature. Removal of any of the trees is seen to be wholly against the reasons why the Conservation Area status was put in place.*
- *On the proposal to add another entrance/exit splay onto Station Avenue the view is that the road is already oversubscribed – particularly in high season when the Caravan Park is on changeover day, Chirk Castle attendance peaking plus the traffic serving nearby industrial/commercial sites. The width of the road does not allow free flowing two-way traffic where this new splay is planned.*

It appreciated that planning was approved for the site after appeal but note the number of dwellings has risen back to 24, at the outline stage the plan saw two reductions to 22 dwellings. Members request that this detailed planning application should keep to proposal of 22 dwellings agreed to at appeal.

Also, is there any requirement to provide a proportion of properties as affordable ? There is also a local demand for purpose built homes designed for persons confined to a wheelchair – could this be considered ?

Members also enquire whether the development will see a S106 agreement and if this includes a financial contribution could this be directed to improvements being made locally in Chirk ?

