
Pre-Application Consultation Report (PAC)

Retrospective planning application for the erection of a steel portal framed building for livestock housing and storage of machinery and fodder with all associated works.

Prepared for: E & W M Massey & Son

Upper Park Farm

Eyton

Wrexham

LL13 0YF

February 2018

RJC/BB/3268/70209

Roger Parry and Partners LLP

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land & property
professionals

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Introduction

This statement has been prepared as part of the Pre-Consultation Report and contains information required as part of Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 Guidance Notes.

Point 44 of the Guidance Notes states what information the Pre-Consultation Note must contain:

- 44.a Copy of Site Notice
- 44.b Declaration – Site Notice Displayed
- 44.c Copy of Letter and Site Notice Given to Adjoining Owners/Occupiers
- 44.d Copy of Notice Given
- 44.e Summary of Issues Raised in Response to Publicity
- 44.f Copies of Responses from Specialist Consultees

44.a Copy of Site Notice

SCHEDULE 1 Article 4 (4)

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

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

Proposed development at **Upper Park Farm, Eyton, Wrexham, LL13 0YF**

I give notice that **E & WM Massey & Son**

are intending to apply for planning permission for

Retrospective planning application for the erection of a steel portal framed building for livestock housing and storage of machinery and fodder with all associated works.

You may inspect copies of:

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

online at <http://www.rogerparry.net/planning-architectural-consultancy.html>

(or)

You may view this information at **Roger Parry and Partners, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU** between the hours of **9.00am and 5.00pm**

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at **Roger Parry and Partners, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU** by **7th February 2018**.

Signed:



Date: 10th January 2018

44.b Declaration – Site Notice Displayed

Roger Parry and Partners can confirm that the site notice above was displayed for a minimum of 28 days in two prominent positions both on and near the proposed site.

44.c Copy of Letter and Site Notice Given to Adjoining Owners/Occupiers

Address

10 January 2018

Dear Owner/Occupier

Re: Proposed Planning Application at Upper Park Farm, Eyton, Wrexham, LL13 0YF

Further to the above, we are writing to you to inform you under Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, that a planning application is going to be submitted for Retrospective planning application for the erection of a steel portal framed building for livestock housing and storage of machinery and fodder with all associated works at Upper Park Farm, Eyton, Wrexham, LL13 0YF.

Please find enclosed a copy of the site notice which allows for any representations to be made within 28 days of the site notice being published. It provides you with the necessary details in order for you to comment directly on the proposed development should you wish, before the submission of the planning application.

If you have any queries regarding the development, please do not hesitate to contact Richard Corbett or Becky Bowen on the number below.

Yours sincerely,

Richard J. Corbett BSc (Hons) MRICS FAAV

Partner, Roger Parry & Partners LLP

richard@rogerparry.net

SCHEDULE 1 Article 4 (4)

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

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

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

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

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(or)

You may view this information at **Roger Parry and Partners, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU** between the hours of **9.00am and 5.00pm**

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at **Roger Parry and Partners, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU** by **7th February 2018**.

Signed:



Date: 10th January 2018

44.d Copy of Notice Given to Councillors, Town and Community Councils and Specialist Consultees

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

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

(to be served on specialist consultees as defined by article 2 (1) of the Town and Country Planning (Development Management Procedure) (Wales) order 2012

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

Proposed development at **Upper Park Farm, Eyton, Wrexham, LL13 0YF.**

I give notice that **E & WM Massey and Son**

are intending to apply for planning permission for a

Retrospective planning application for the erection of a steel portal framed building for livestock housing and storage of machinery and fodder with all associated works.

A copy of the proposed application; plans; and other supporting documents can be viewed online at www.rogerparry.net

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 the agent at **Roger Parry and Partners, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU** or richard@rogerparry.net by **7th February 2018.**

Signed:



Date: 10th January 2018

44.e Summary of Issues Raised in Response to Publicity

No letters were received from local residents.

44.f Copies of Responses from Specialist Consultees

Consultees Consulted

- Environmental Health (Public Protection) – No Response
- Ecology and Biodiversity Officer – No Response
- Highways – No response
- Natural Resources Wales – Response attached
- Clwyd-Powys Archaeological Trust (CPAT) – Response attached
- CADW – Response attached
- Welsh Water – No response
- Erbistock Community Council, Mr James Wild (Clerk) – No response
- Local Member Councillor, John Pritchard – No response

Responses Received

Natural Resources Wales

Based on the information submitted to us, we would recommend that any planning application submitted to the local authority should include details of the following requirement to address significant concerns that we have identified. Provided this requirement is met, we would not object to the scheme.

Requirement 1: European Protected Species (EPS): An ecological submission should be provided to inform the planning decision making process.

Protected Species

NRW has identified the possibility that European protected species may be present at the application site.

European protected species (EPS) such as bats and great crested newt and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017. Any development that would contravene the protection afforded to EPS under the Regulations would require a derogation licence from Natural Resources Wales. A licence may only be authorised if:

- i. There is no satisfactory alternative and
- ii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. In addition,
- iii. the development works to be authorised must be for the purposes of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.

Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning (TAN5) states that the local planning authority should not grant planning permission without having satisfied itself that the proposed development either would not impact adversely on any EPS on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

Requirement 1: European Protected Species (EPS): an ecological submission should be provided to inform the planning decision making process.

We advise this report includes ecological surveys together with ecological conservation and habitat restoration measures. We cannot currently confirm the proposal would not be detrimental to the maintenance of the Favourable Conservation Status of any local populations of European protected species. The Local Planning Authority's internal Ecological Advisor should also be contacted to determine any specific information they may require.

Pollution Prevention

Any waste excavation material or building waste generated during the development must be disposed of satisfactorily in accordance with duty of care requirements under section 34 of the Environmental Protection Act 1990. The waste shall be transported using registered waste carriers to suitably permitted or exempt sites. Transfer notes shall be kept for each load for a minimum of 2 years.

Once the shed is in use, the applicant must also ensure that any contaminated effluent produced from livestock housing is contained in accordance with The Water Resources (Control of Pollution), (Silage, Slurry and Agricultural Fuel Oil) (Wales) Regulations 2010, and not allowed to enter any surface water or groundwater.

Our comments above only relate specifically to matters that are included on our checklist "Natural Resources Wales and Planning Consultations" (March 2015) which is published on our website: (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). We have not considered potential effects on other matters and do not *rule out the potential for the proposed development to affect other interests, including environmental interests of local importance*. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

While we take these comments on board it must be noted that this is a retrospective application and the building has been constructed.

CADW

Having carefully considered the information provided with this pre-planning application, we have no objections to the impact of the proposed development.

CPAT

I can confirm that there are no archaeological sites recorded in this area and we have no objection.