



PLANNING STATEMENT

Prepared on behalf of Gower Homes Ltd

in support of a

Detailed Planning Application

for the

***Proposed residential development for 9 no. detached residential dwellings
with associated means of access and landscaping.***

to Wrexham County Borough Council

On land west of Eversley Court, Minera, Wrexham, LL11 3YZ

May 2019

Ref. J10-GH-PS-RevB

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1.0 INTRODUCTION & BACKGROUND

- 1.1 This Planning Statement (PS) has been prepared and undertaken by J10 Planning Ltd (the Agent) acting on behalf of Gower Homes Ltd. The land associated with this proposal comprises an area of previously undeveloped land located to the west of Eversley Court, Minera, Wrexham, LL11 3YZ. The site comprises a single field parcel that extends to 0.45 ha (1.1 acres) in area.
- 1.2 It accompanies and supports the submission of a Detailed Planning application to Wrexham County Borough Council (WCBC) for the proposed development of the site for residential use.
- 1.3 The land is under contract with Gower Homes who will purchase the land for development.
- 1.4 Accordingly, the purpose of this supporting statement is to:
- **Provide some introductory background to the application; a descriptive appraisal of the site, its location, setting and surroundings; to present a detailed description of the proposal; a summary of the pre-application process and identifying any key issues that will assist the reader;**
 - **Identify the key local and national planning policy framework applicable to the proposed development and interpreting these in order to present the detailed case in support of the proposals;**
 - **Summarise the reasons why detailed planning permission should be granted, referring to the scheme deliverables, benefits and net gains this development proposal will offer.**
- 1.5 We consider that this approach will serve to provide the Council with a clear basis for interpretation and decision making. In summary, this statement, along with all the other supporting documentation and plans, demonstrate that the proposed development, subject of this application, is fully compliant with national policy guidance and with the adopted and emerging development plan so as to be acceptable.

The Application Pack

1.6 This Planning Statement (**J10 Planning**) should be read in conjunction with the following plans and documents, which are enclosed as separate items in the associated submission package:

- Architectural Masterplan and detailed house type drawings : **Parry Davies Architects**
- Design & Access Statement : **Parry Davies Architects**
- Landscape plan : **Ark Company**
- Topographical Survey : **Battlefield Surveys**
- Drainage Strategy: **Coopers**
- Ecological Assessment : **Kingdom Ecology**
- Arboricultural Impact Assessment : **Tree Solutions**
- Site Investigation Report (phase 1 and 2 combined) : **Groundsolve**

1.7 This list comprises all the items required by the Council to validate and determine this application.

1.8 These documents and drawings are all provided with the enclosed application and itemised in greater detail on a separate Planning Application submission schedule spreadsheet.

Site Description

- 1.9 The application site is located within the western fringe of Minera's built up settlement directly adjacent to its established residential area. Minera is a small village to the west of Wrexham and its parish of associated communities is home to some 1,600 residents. The name derives from the old Latin meaning of "ore" which reflects its local lead mining heritage.
- 1.10 The application site comprises an unimproved parcel of previously undeveloped field that extends to a total area of 0.45 ha (1.1 acres).
- 1.11 The gradient of the falls gently from a higher point in the north to a lower point in the south.



- 1.12 There is a public right of way that runs beyond the site boundary to the south (Footpath No 6) which joins a northerly route further to the west (Footpath no 10); so, there is good public access from Eversley Court to this network, but none of the paths are affected by this development. The routes are shown on the PROW definitive map extract below, which provide connectivity with the local Minera Park located to the south of the site and pedestrian footways enable safe routes to other local services, amenities such as the Primary School, Church and bus stops on Church Road.



- 1.13 Direct vehicular and pedestrian access is available to off Eversley Court, which leads onto Vicarage Hill.



- 1.14 The site is highlighted below to show its location, context and position on the aerial map.
- 1.15 Perimeter hedgerows run along and define its boundaries and the site also benefits from robust mature tree belts to the north, south and western perimeters, which provide a good sense of enclosure and visual containment.
- 1.16 The site is located in a most accessible position in Minera and within easy walkable range of all its amenities and facilities. The site is well served by public transport service routes that run along the B5426 Church Road and bus stops exist within immediate walking distance of the site.
- 1.17 The site is considered to be located in a highly sustainable and accessible position to take advantage of existing community facility and transportation related infrastructure and we believe it benefits from very excellent sustainability credentials.
- 1.18 The site is well served by facilities available in Minera including, inter alia:
- St Mary's Church
 - Minera Aided Primary School
 - Tyn-y-Capel Inn and Restaurant
 - Minera Park
 - Bus stops (services 10, 11 and 11A)

- Coedpoeth is very accessible with pedestrian footway linking the route from Minera; its wider range of shops, doctor's surgery, employment trading estate and additional range of public transport services, library, post office, filling station, etc

1.19 This not only demonstrates the highly sustainable nature of Minera but given that all such facilities are well within walking distance of the application site it shows how accessible they are and thus how sustainable the application site is.

1.20 The opportunity now exists to secure the delivery of new family housing along with other community benefits.

The Proposed Development

- 1.21 The application is made for Detailed Planning Permission. The description of the development is as follows:

“Proposed residential development for 9 no. detached residential dwellings with associated means of access and landscaping.”

- 1.22 The proposal involves the development of a single parcel of land that extends to 0.45 ha (1.1 acres).

- 1.23 The accommodation schedule comprises the following:

Site Area (ha)	0.45 ha
Site Area (acres)	1.1 acres
3 bed	1
4 bed	8
Total dwellings	9
POS	TBD
Density (dph)	20 dph

- 1.24 The proposal will deliver 9 no. new 3 and 4 bed detached family residential dwellings which are exactly the sort of units that are required to address the known latent demand in the locality.

- 1.25 The proposal shall make educational contributions to local primary and secondary school, where they are required.

- 1.26 Significant levels of public open space (POS) already exist in the area with Minera Park just directly to the south of the application site. There are very limited opportunities to provide new open space upon the application site but given the highly accessible relationship of Minera Park it is anticipated that any need to address POS provision can be made by way of a commuted sum payment for off-site enhancement.

- 1.27 The design and layout provides for a density that is reflective of the local “grain” of Minera and the adjacent Eversley Court development.

- 1.28 Vehicular access proposed is exclusively off Eversley Court, with new pedestrian footways linking and joining those provided in Eversley Court.
- 1.29 The former permission and its draft layout that was granted in 2015 assumed the loss of trees/scrub that lay across the centre of the site and these have since been removed; however, we can confirm that no additional trees need to be removed and tree/hedgerow management will be instigated to ensure their protection during any construction phase and future buffer retention to ensure the established landscape screening will remain in place. The scheme has been designed to ensure that the rural edge is maintained and enhanced and that the style and character befits the location and its surroundings.
- 1.30 The proposals have been developed around a design solution that has embraced and been influenced by all the various technical and professional disciplines employed by the applicant (in particular drainage, trees and ecology) and the guidance conferred by the Council during the more formal WG DMO consultation stage has allowed us to arrive at an acceptable design solution.
- 1.31 The applicant has listened to and been guided by the aspirations, concerns, feedback and guidance from Council officials, statutory consultees, community representatives and members of the public and is confident that the proposals now represent a scheme of the highest quality and sustainability credentials.

Planning History and Pre-Application Process

- 1.32 However, for completeness we include it is this document that serves to address the policy requirement as set out in the legislation.
- 1.33 This site has the benefit of a very relevant and recent planning history. Outline Planning Permission was granted on 5 October 2015 for 8 no. dwellings.
- 1.34 The relevant background paperwork associated with this proposal is provided (**APPENDIX A**) and comprises the approved plans, decision notice, committee minutes and officer committee report. The Officer's report sets out a very detailed and thorough assessment of that proposal.
- 1.35 No statutory objections were raised and only a handful of comments were received from local residents. The officer (Sharon Holman) recommended approval, stating that it was fully compliant with policy; Members agreed and granted permission.
- 1.36 Permission was granted and a Grampian condition was discussed to deliver some additional pedestrian footway enhancement along Vicarage Hill (adj to 44 Mwyn Ffordd). The report noted that the trees located in the centre of the site were of low quality (category C) and could and should be removed.
- 1.37 It is considered that the permission sets a very important precedent and is a material planning consideration.
- 1.38 The recently assented Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 means that from 1 August 2016 a far greater emphasis upon pre-application consultation with key stakeholders was introduced and this has necessitated the formal DMO process being activated for this proposal given that it exceeds the threshold set out in Annex 5 of the Development Management Manual.
- 1.39 This now places and also places a responsibility upon applicants to undertake and follow a pre-application procedure of formal consultation and engagement with key statutory consultees (e.g. NRW, DCWW, etc), the Local Authority, Town/Community Councils, local Ward Councillors and local residents and neighbouring businesses.

- 1.40 It applies to all Major applications (outline or detailed) where the project involves over 1,000 sqm of non-residential space and/or the site exceeds 1.0 ha or where the site involves 10+ residential dwellings and/or a site over 0.5 ha.
- 1.41 This process requires applicants to produce a Pre-Application Consultation Report (PAC).
- 1.42 We undertook a DMO process because the scheme was originally involving 10 no. dwellings. However, since then, having taken account of observations made as part of that formal pre-application consultation exercise (mainly drainage and design issues) the scheme has been reduced to 9 no. units so the DMO process no longer applies and as a result a PAC is no longer required.
- 1.43 Nonetheless, we provide copy paperwork confirming the DMO process took place (**APPENDIX B**) together with copies of all consultation correspondence (**APPENDIX C**); which illustrates not only the effort made but the transparency of the applicant.
- 1.44 No negative feedback or objection was generated. The applicant offered to meet the Ward Councillor and local Community Council but no meetings were arranged. No local resident neighbour responses were received except for one respondent asking about how they could purchase one of the new dwellings.

2.0 PLANNING POLICY CONTEXT

- 2.1 The purpose of this section of the statement is to set out the sequence of planning policy that is considered relevant to the consideration of this application; these are separately examined in detail by assessing and interpreting the merits of the proposals against them, with a view to demonstrating the case in support of the development proposals. The legal test for all planning decisions is to determine the application in accordance with the statutory development plan unless material considerations indicate otherwise.
- 2.2 A material consideration will be whether the plans are up to date. We have adduced that, in this instance, the development plan (for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004) comprises the Development Plan (the **Wrexham Unitary Development Plan**) which was adopted in February 2005.
- 2.3 S38(6) confirms that in determining planning applications “any determination must be made in accordance with the development plan unless material considerations indicated otherwise”. Case law (such as *R. Cummins v Camden LBC* 2001) has established that for a proposal to be in accordance with the Development Plan it is not necessary for it to accord with each and every policy, rather it should conform with the plan as a whole.
- 2.4 Moreover, a more recent judgement (*BDW Trading Ltd. (T/A David Wilson Homes (Central, Mercia and West Midlands)* 27 May 2016)) involved the judgment of Lord Justice Lindblom which offers yet another example of Section 38(6) duty being examined and scrutinised in the Court of Appeal. The appeal was brought about when questions were raised as to whether or not an Inspector, deciding an appeal against a refusal of planning permission on a residential scheme of 114 dwellings, failed to discharge the duty, under Section 38(6) of the Planning and Compulsory Purchase Act 2004, to make the decision in accordance with the development plan unless material considerations indicated otherwise. Lord Justice Lindblom offers some much-needed clarification on the law and the judgment clearly reiterates that the approach to planning decisions is not and should not be rigid and the person making the decision has some scope and autonomy in how they approach the policy position.

- 2.5 The next step is to consider whether any “other material considerations” indicate otherwise. This will include assessing whether the proposals are in conformity and accordance with national policy (the Welsh Spatial Plan, Planning Policy Wales, TAN’s, Interim Ministerial Planning Statements) and any non-statutory guidance (e.g. best practice). We have done this exercise and adduced that national and non-statutory considerations also support the proposals.

Local Development Plan

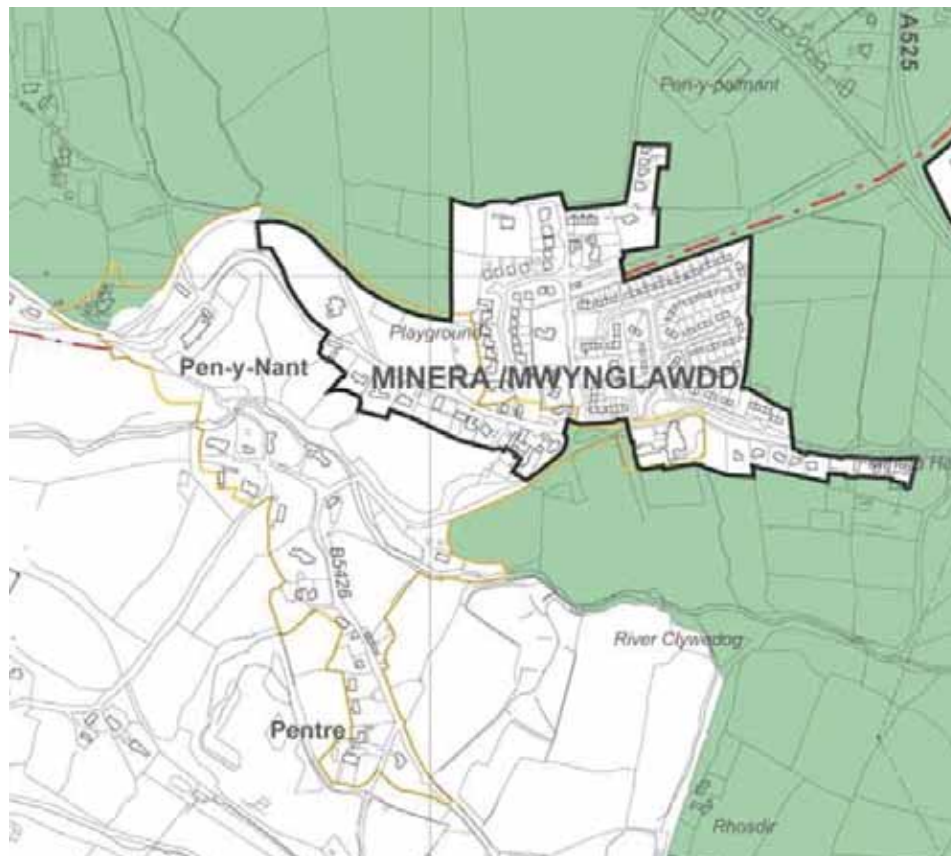
- 2.6 The starting point of any local planning policy assessment must be the Development Plan.
- 2.7 The principle Development Plan for the site comprises the “**Wrexham Unitary Development Plan**”, which was adopted in February 2005 and whose plan policies are currently being used for Development Control purposes. The plan period runs from 1996 to 2011.
- 2.8 Given its primacy, adopted status and the fact (most of) its policies are considered to be (generally) up to date, a degree of weight can still be attached to the relevant policies therein. However, this must be tempered by the fact that the plan has technically expired and in the light of TAN1 guidance (January 2015) the Authority can no longer demonstrate a 5-year housing land supply and moreover, there are National policies that have come on-stream since that must be afforded significant weight.
- 2.9 The Authority is now embarking upon a replacement for the UDP in the shape of a Local Development Plan (LDP) which will cover the plan period 2013 to 2028, but the plan has not been through Examination and been adopted and until it has been then PPW9 Para 2.14 must apply. At the time of writing the LDP has reached the Submission Plan stage with a full suite of evidence base and draft policies and allocations; so, we consider that some weight must apply despite it not having been subject of a binding Inspectors Report.
- 2.10 Indeed, an amended Delivery Agreement was approved by Welsh Government (WG) on 11 October 2017, which set out a timetable which suggested the plan will be adopted during Spring 2019. This date has slipped and continues to do so and the table below provides an anticipated programme.

STAGE	NOTES	DATE	STATUS
Approval of a refreshed delivery agreement	Publication and approval	11 October 2017	Approved
Publication of Deposit Plan for consultation	Consultation	April to May 2018	Completed
Review of responses, reporting to Planning Policy Panel, Executive Board and Full Council for approval to submit to WG		December 2018	Completed
Production of Focused Changes		December 2018	Completed

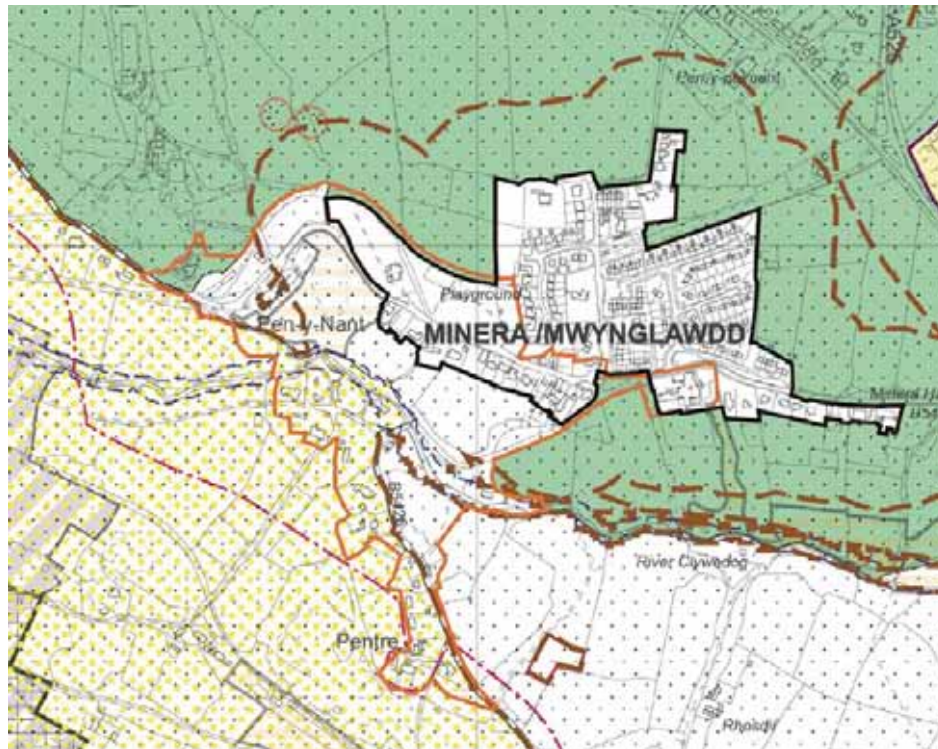
Submission of plan to WG for Examination		December 2018	Completed
Independent Examination to test soundness of plan	Dependent upon WG availability	likely to be September/October 2019	Awaited
Inspectors Report	Publication	Maybe Q1 2020	Awaited
LDP Adoption	Must be within 8 weeks of receipt of a binding Inspectors Report	Maybe Q2 2020	Awaited

2.11 We are concerned that despite the plan being submitted for Examination there is a risk it could be found to be “unsound” (for whatever reason) or for the Examination to open, pause and re-open (for whatever reason) and this could delay the plan being adopted and this programme not being adhered to. Even if it is adopted by the end of 2019; this will leave just 9 years of the plan to run and an early Review will be required.

2.12 In the meantime, the following two plan extracts illustrate the sites' designation in both the UDP and emerging LDP as falling within the defined settlement boundary for Minera and not being identified under any defined policy. This therefore means that the site can come forward as policy compliant infill development.



Existing UDP Proposals Map



Proposed LDP Proposals Map

- 2.13 The site clearly lies beyond the defined boundary of the Minera Conservation Area which was first designated in July 1975 and its boundary amended and enlarged in May 1981 and July 2002 to take in more of the areas historic buildings and remnants of former industrial activity and the sections of the surrounding landscape which strengthen the character of the area. The Minera Conservation Area Character Assessment and Management Plan was adopted in December 2012.
- 2.14 The fact that there is a very dense mature tree buffer to the south of the application site means that there is no physical or visual connection with the Conservation Area, and this will inure through the retained protection of these trees.
- 2.15 The application site will be able to deliver a host of community benefits that will serve to meet the needs of the community over the current plan period. It offers an entirely logical and sustainable extension to the village with access to local services, facilities and infrastructure, free of constraint.

- 2.16 In the meantime, the approach should be to identify the provisions of the (existing and emerging) development plan and determine if the application is in accordance or in conflict. If in compliance (as is the case here) the starting point will be to approve proposals by granting planning permission as the decision is in accordance with the plan.
- 2.17 We have assessed and tested the proposals against all relevant policies from the Adopted LDP and consider the principal policies listed in the table below to be the most relevant and appropriate in this instance.
- 2.18 Rather than simply reiterating what each policy seeks to achieve in great detail, since the Council will be entirely familiar with this, we will spend time emphasising and providing reasons why the proposal and the principle of the proposed development meets and conforms with these policies as set out in the table the follows below.

POLICY	APPLICATION CONFORMITY
PS1 Broad Location of Development	Development ought to be directed to within defined settlement boundaries. This proposal complies with this.
PS2 Broad Location of Development	Development ought not to materially or detrimentally affect countryside, landscape/townscape character, open space or the quality of the natural environment. Our evidence (design, landscape, tree, ecology) demonstrates that the proposal will not harm such interests by virtue of the sites enclosed and contacted character and the retention of tree/hedgerow and ecological habitats.
PS3 Broad Location of Development	Development should preferably use previously developed brownfield land wherever possible and where greenfield land is used that it should avoid Grade 1, 2, 3a quality and land of ecological, landscape or amenity value. We are aware that whilst the site is greenfield it comprises grade 3b land.
PS4 Broad Location of Development	Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to reduce the need to travel by private car and offer alternatives. The proposal demonstrates that the integrity of the existing settlement will remain and that this site is located in a highly accessible and sustainable location to take advantage of public transport modes.
PS8 Transport	We have shown that the site is located in a position that enables maximum use of travel options in a highly sustainable manner and will encourage walking, cycling and public transport connections.
GDP1 Development Objectives	This policy seeks to ensure that all new development meet the following criteria: a) Character, appearance, design and layout b) Personal and community safety

	c) Design techniques to conserve energy and water resources d) Ensure safe/convenient pedestrian and vehicular access and making connections/links e) Convenient access to public transport f) Ensure amenity of environment are safeguarded from odour and noise effects g) Secure public services. h) Safeguard nature conservation habitats. i) Ensure that development is not subject to flooding, contamination, etc on or off site. j) Have regard to any Welsh linguistic identity. k) Secure the development of sustainable communities through economic, social and environmental wellbeing. The Council must accept that despite the proposals being detailed there may be items that need to be conditioned. The applicant considers that the Policy is met by the proposal and the submission demonstrates this.
GDP2 Capacity of Infrastructure & Community Facilities	There is no evidence that the proposal would result in any local infrastructure (highway, drainage, etc) or community facilities (education, health, open space) becoming deficient as a result of this development being implemented. Any need to provide for additional capacity must therefore be demonstrated by the Authority and if any gaps in provision can be proven to exist then the applicant will consider whether any such requirement can be provided ... such requirements must be fairly and reasonably related in scale and kind and not be disproportionate to the development proposed.
EC2 Agricultural Land	This policy seeks to protect the loss of grade 1, 2 or 3a agricultural land. The fact is that this parcel is Grade 3b as defined by the WG predictive mapping.
EC4 Hedgerows, Trees & Woodland	This policy seeks to protect and conserve such features in order to enhance the character of the local landscape. The scheme submitted has been very careful to ensure that no loss is involved. Existing features shall be maintained and managed and the illustrative layout has integrated them. Moreover, the root protection zones of all trees have been shown to be protected and no overshadowing will impinge upon new residents.
EC6 Biodiversity Conservation	Our ecological investigations have demonstrated that there are no special biodiversity habitats of special importance in existence across the site but despite this the retained boundary landscaping features will serve to enhance the opportunities for existing habitats.
EC12 Development & Flood Risk	The Drainage Strategy report provided does not suggest that there will be any unacceptable risk of site flooding on or off site.
EC13 Surface Water Run-off	The Drainage Strategy report provided does not suggest that there will be any unacceptable adverse impact as a result of surface water run-off.

H1 Housing Allocations	This policy states that sufficient land will be allocated for housing between 1996 and 2011. This term has now expired and the policy is silent on providing beyond this date. As it is, the Council are unable to demonstrate a 5-year housing land supply (less than the previously published 3.1 years in 2014 – which apparently is now down to 1.14 years in 2016) and moreover in the light of TAN1 (Jan 2015) this has been effectively “zeroed” because the Authority has an expired plan. Thus the lack of a sufficient supply is a significant material consideration that must be afforded the maximum weight in favour of supporting this development.
H7 Affordable Housing	This policy seeks a contribution on sites over 25 dwellings and SPG28 recommends a provision of 25%. Given that this threshold is not exceeded then no affordable will apply.
CLF5 Open Space Requirements from new Residential Developments	This policy seeks 0.4 ha per 50 dwellings; for all schemes of 10+ dwellings; thus, reflecting SPG10 and this equates to 80 sqm per dwelling. For a 10-unit scheme this would equate to 800 sqm. However, this is a 9 no. unit scheme so the policy does not apply. The SPG does state that in suitable developments of less than 20 dwellings the local Planning Authority may agree that there is adequate equipped council owned play and amenity provision in close proximity to the proposed development, which could be used by the new residents rather than having provision supplied on site. The existing provision must be safely and easily accessible, not involving the crossing of main roads. In such cases the developer must enter into a legal agreement with the Council to pay the commuted sum referred to above. This money would then be used to upgrade, enhance, augment and maintain the agreed existing provision. We would argue that the local Minera Park which is directly adjacent to this site fulfils this need.
T8 Parking	In conformity with SPG16 adequate parking provision can be made to satisfy standards based upon the illustrative layout submitted.
T9 Walking, Cycling and horse riding Routes	The proposals are looking to ensure opportunities for pedestrian and cycling access routes are integrated, with linkages and connectivity through and into the site.

2.19 Moving onto the emerging LDP, the published Deposit Draft comprises a series of policies that the Authority are seeking to apply once the plan has been adopted. Some degree of weight can be afforded these (and their associated evidence base). Evidently, the Authority is proposing to allocate the application sites for housing which is welcomed by the applicant.

2.20 We have assessed the proposal against some of the key relevant policies from the emerging LDP Deposit Plan and consider the principal policies listed in the table below to be the most relevant and appropriate in this instance.

POLICY	COMMENTARY
SP1 Housing Provision	Policy also seeks to “maximise” the delivery of affordable housing where a need is identified, recognising the varying levels of development viability across the County Borough and also seeks to achieve a minimum density of 30 dph, whilst having regard to the context of the site. The supporting text to this policy states that the Council must make sure that any extra cost placed on developers does not render schemes to become unviable and ultimately, not delivered. We support the Council's understanding of this position. There is a risk and concern amongst the development industry that by applying a density target and requiring affordable housing at 30% will make every scheme unviable and unattractive to the development market. Given that the site involves 10 dwellings this equates to 22.2 dph and we would argue that the higher target of 30 dph would result in 14 units, which may be considered by locals as not fitting the character of the area and being unrealistic. The applicant considers that the layout and mix of dwellings is reflective of the local grain and character of Minera and to increase the density beyond and towards 30 dph would not be consistent with urban design and placemaking principles.
SP2 Location of Development	Minera, being classified as a Tier 4 “minor village” settlement, given its scale, function, high levels of sustainability and available services/facilities it ought to be identified for more than just infill and exception site housing.
SP6 Planning Obligations	This policy sets out a shopping list of items that could be sought from developments; our caution and concern is that it needs to recognise and include a viability mechanism to ensure that schemes are not “over-loaded” with challenging obligations and moreover that some prioritisation is given so developers can be clear on what items are most important. A host of deliverables are already being presented and these are considered appropriate and reasonable; to “load” more obligations on a scheme (beyond these and the standard POS and education contributions) would harm viability and deliverability.
SP14 Health and Wellbeing	Presently there is access to healthcare facilities in Coedpoeth.
NE6 Waste Water Treatment and River Water Quality	The Coopers report confirms that satisfactory foul and surface water drainage solutions exist.
H2 Affordable Housing	This policy seeks contributions on all sites above 10+ units in line with area-based target quotas (in this case 30%). This scheme involves just 9 no. units so this policy would not be applicable.
CF2 Provision of New Open Space	This policy seeks to have new public open space provided on all residential schemes over 10+ units at a rate of 0.25 ha per 50 dwellings (or 50 sqm per dwelling). For a site of 9 dwellings this would equate to an area of 450 sqm (0.045 ha). If this cannot be delivered on site, then a commuted sum payment might be applicable.

- 2.21 In conclusion we feel that some of the emerging policies must change (sic. those relating to affordable housing and planning obligations) to make them sound. They will be challenged by the applicant at Plan Examination unless amended prior to the Submission Version being sent to Welsh Government.
- 2.22 However, in the meantime, we can conclude that the application proposals clearly comply with the existing UDP and the spirit of the emerging LDP.

Supplementary Planning Policy

2.23 There are some relevant approved/adopted non-statutory supplementary planning guidance documents that exist which have been considered by the applicant team in preparing this proposal; these comprise the following:

- SPG6 – Access to and use of Buildings
- SPG7 – Landscape and Development
- SPG10 – Public Open Space on New Housing Development
- SPG15 – Cycling
- SPG16 – Parking Standards
- SPG17 – Trees & Development
- SPG21 – Space Around Dwellings
- SPG24 – Designing Out Crime
- SPG27 – Developer Contributions to Schools
- SPG28 – Affordable Housing
- SPG30 – Design Guide for Developers & Architects when Designing Residential Development
- SPG31 – The Welsh Language & Welsh Communities
- SPG32 – Biodiversity & Development

2.24 Notwithstanding the fact that the applicant considers the proposal complies with each and every one of these documents the applicant must question what weight that can realistically be afforded them, not least because the relevant Planning Acts (2004 and 2012) are clear as to the Regulations under which such guidance is published and the fact is that unless a document has been through “examination” its weight is tempered and diluted. In view of this, very limited weight can be given to such documents.

National Planning Policy

2.25 The overarching policy framework in Wales comprises the **Wales Spatial Plan (WSP)** which provides the operational strategic framework for planning policy in the Principality, but is not spatially specific. WSP was updated in **July 2008**. Its 5 core aims and objectives are to:

- o Build sustainable communities;
- o Promote a sustainable economy;
- o Value the environment;
- o Achieve sustainable accessibility and;
- o Respect distinctiveness.

2.26 **WSP** is to be replaced by the emerging **National Development Plan (NDP)** which will:

1. set out where nationally important growth and infrastructure is needed and how the planning system - nationally, regionally and locally - can deliver it
2. provide direction for Strategic and Local Development Plans and support the determination of Developments of National Significance
3. sit alongside Planning Policy Wales, which sets out the Welsh Government's planning policies and will continue to provide the context for land use planning
4. support national economic, transport, environmental, housing, energy and cultural strategies and ensure they can be delivered through the planning system
5. be reviewed every 5 years

2.27 **Planning Policy Wales (PPW) (Edition 10 December 2018)** provides more detailed strategic over-arching guidance on planning policy direction and is now less of a policy and land use specific document compared to its forebears; it instead focuses in on 4 central themes:

1. Placemaking in action
2. Active and social spaces
3. Productive and enterprising places
4. Distinctive and natural places

- 2.28 Thus, it has “placemaking” at its core and states that the fundamental purpose of the planning system is to contribute to and promote the achievement of sustainable patterns of development.
- 2.29 The “placemaking” theme introduces 5 key planning principles :
1. Growing our economy in a sustainable manner
 2. Making best use of resources
 3. Facilitating accessible and healthy environments
 4. Creating and sustaining communities
 5. Maximising environmental protection and limiting environmental impact
- 2.30 PPW10 confirms that LPAs must ensure that the supply of land to meet the housing requirement proposed is deliverable and that sufficient land is genuinely available or will become available to provide a five-year supply of land for housing. It also confirms that planning applications which comply with up-to-date development plans should be assumed to be viable and it should not be necessary for viability issues to be considered further.
- 2.31 PPW10 is supplemented by the **Technical Advice Notes (TAN's)** and by draft Ministerial Interim Planning Policy Statements (MIPPS).
- 2.32 The **Development Management Manual** (May 2017) and **Development Plans Manual** (August 2015) guide practitioners on the day to day implementation guidance.
- 2.33 Procedural advice is then set out in Circulars and Ministerial clarification letters.
- 2.34 As such, these documents may be used as material planning considerations to the determination of individual planning applications.
- 2.35 The Welsh Government publication “**Prosperity for All : the national strategy**” was issued in September 2017 and remains very relevant. It states that one of its key priorities is Housing and says that the bedrock of living well is a good quality, affordable home which brings a wide range of benefits to health, learning and prosperity.

2.57 The most relevant TAN's (and MTAN's) that are considered to be material in this instance comprise the following:

- TAN1 : Joint Housing Land Availability Studies (2015)
- TAN5 : Nature Conservation & Planning (2009)
- TAN6 : Planning for Sustainable Rural Communities (2010)
- TAN12 : Design (2016)
- TAN15 : Development & Floodrisk (2004)
- TAN18 : Transport (2007)
- TAN22 : Sustainable Buildings (2010)
- TAN23 : Economic Development (2014)

2.58 We do not consider it appropriate to slavishly cover each of them in exacting detail but instead we will summarise the key and salient and pertinent points from each of them. As a general comment we consider that the proposals comply with them all.

	COMMENTARY
TAN1	This presented a marked “step change” in policy direction. This must also be read in the context of the Council's current development plan status. The Council released its last Joint Housing Land Availability Study (JHLAS 2014) in March 2015; this is a document that every Authority must publish on an annual basis and it identifies what housing land supply they consider is present. PPW (Para 9.2.3) states that it is a requirement of all Authorities to provide a 5 year housing land supply. However, the last published figures (JHLAS 2014) show that Wrexham had just 3.1 years supply (down from 3.4 years in 2013, 3.5 years in 2012, 3.9 years in 2011, 5.35 years in 2010); thus the trajectory is that it is decreasing every year and with no adopted LDP to identify future sources of supply the situation is forecast to only get worse. We are aware that more recent figures from 2016 suggest the supply has plummeted to just 1.14 years supply. TAN1 however provides even greater guidance and clarity and Paras 6.2. 8.1 and 8.2 are of particular pertinence; for they states that where a current study shows less than 5 years the need to increase supply (by approving more development) should be given considerable weight when dealing with planning applications provided that the development would otherwise comply with the development plan and national policy. However, where there is an expired UDP and/or no adopted LDP in place the Authority will effectively be considered not to have any supply (a zeroed position)

	This places Wrexham in a very difficult position, particularly since they will not be adopting their LDP until maybe Q4 2019. A “step-change” in delivery is needed if the position of being able to provide “deliverable” (i.e. available, free of constraints and viably developable) sites that might positively contribute to housing land supply can be arrested. Given this site is within the defined settlement limits for Minera in both the UDP and emerging LDP it is not considered this proposal challenges the dis-application of Para 6.2. PLEASE REFER to the following section for a more detailed assessment on the implications of the WG dis-application of Para 6.2.
TAN5	Protected species and habitats have been assessed and examined; with an extended Phase 1 Ecological Assessment undertaken. A “dark corridor” and buffer is identified along the northern, southern and western perimeters of the site for bats.
TAN6	Although mainly dealing with agricultural related development this TAN does seek to support development that will serve to enhance the future sustainability of rural communities through new residential opportunities. Section 6.2 discusses agricultural land quality; the Predictive Map suggests that the site comprises Grade 3b. More importantly, this parcel does not provide any productive use, so its loss will have no impact upon BMV and/or agricultural production.
TAN12	As Para 2.5 states : Good design is not inevitable. It requires a collaborative, creative, inclusive, process of problem solving and innovation – embracing sustainability, architecture, place making, public realm, landscape, and infrastructure. The design solution arrived at (as expressed in the DAS) demonstrates that TAN12 has been followed and has taken a sensitive and sympathetic approach and response to the local natural and built environment assets. The applicant considers that this guidance has been met and issues of scale, appearance and materials have all been successfully resolved.
TAN15	The site does lie within a Flood Zone A (low risk category). Nonetheless a Drainage Strategy report has been undertaken and it is believed the site will be suitable for infiltration and that a sustainable method of surface water drainage can be achieved. Connections to the mains (foul) drainage facility is possible.
TAN18	We believe that the site is located in a highly sustainable location and very accessible. Pedestrian linkages, connections and footway provision providing safer routes are all significant benefits and improvements to the local area that this scheme can deliver.

TAN22	The standard Code will be meet and building Regulations will serve to ensure buildings meet current standards of sustainability.
TAN23	This is of significant material weight given that PPW defines economic development broadly so that it can include any form of development that generates wealth, jobs and income (including residential). It follows therefore, that the economic impact of these proposals must be given serious weight; the nature and extent of the benefits are provided in the summary section to this statement. Para 1.15 recognises that economic land uses include construction and include house building. And the PPW references on a number of occasions the need to align housing and jobs and the delivery of meeting affordable housing need in a sustainable travel to work area. The most relevant and pertinent Paragraphs in TAN23 comprise the following: Para 1.2.1 <i>As a consequence it is essential that the planning system recognises, and gives due weight to, the economic benefits associated with new development.</i> Para 1.2.2 <i>PPW advises that planning for economic land uses should aim to provide the land that the market requires, unless there are good reasons to the contrary</i> Para 1.2.5 <i>Local planning authorities should recognise market signals and have regard to the need to guide economic development to the most appropriate locations, rather than prevent or discourage such development</i> Key factors in determining the weight and benefits of supporting schemes will be to ask the questions (posed under Section 2) of what the alternatives are, how many jobs will be directly provided and what other special merit might exist. This scheme will deliver and generate many construction and supply chain jobs and the new housing will serve to support enhanced local services and facilities once occupied. Section 3 discusses supporting strong rural economies; recognising that sustainable development is essential to building strong and vibrant rural economic communities; and it is important in aligning existing and future homes and jobs.

2.59 In conclusion, having assessed the relevant national planning policy guidance, it is our contention that the proposed development is supported, fully compliant and is endorsed by local and national planning policy.

TAN 1 Para 6.2 assessment

- 2.60 In the light of the Welsh Government Ministerial letter of 18 July 2018, pertaining to the dis-application of Para 6.2 of TAN1 we felt that it would be helpful and necessary for us to consider its implications for a site like this.
- 2.61 Our findings, having reviewed this, our that we consider it makes very little difference and our position is set out below.
- 2.62 The WG issued a Consultation Paper on this topic on 10 May 2018, requesting feedback by 21 June 2018. A Ministerial letter date 18 July 2018 then confirmed that having reviewed the consultation feedback it would proceed in dis-applying Para 6.2 of TAN 1. We have duly considered its impact upon the proposal site and set out their response to this below.

National Policy

- 2.63 TAN1 is mainly about how Authorities must show they have a rolling 5-year housing land supply and provides guidance on the methodology in calculating this. Para 2.2 states that:

“The Welsh Government considers that having complete coverage of adopted LDPs across Wales is critical in ensuring that the homes which are needed are delivered. Consequently, housing land availability needs to be soundly based on meeting the housing requirements identified by local planning authorities, which requires an adopted LDP to be in place”.

- 2.64 Removing Para 6.2 does not mean that Authorities can take their foot off the gas and slow-down their plan process; it means that the emphasis is still on having an adopted LDP; the critical need to deliver housing has not suddenly disappeared; the need to have an adopted plan remains an urgent action.

2.65 Para 6.2 states that:

“The housing land supply figure should also be treated as a material consideration in determining planning applications for housing. Where the Technical Advice Note 1: Joint Housing Land Availability Studies current study shows a land supply below the 5-year requirement or where the local planning authority has been unable to undertake a study (see 8.2 below), the need to increase supply should be given considerable weight when dealing with planning applications provided that the development would otherwise comply with development plan and national planning policies.”

2.66 So, if an Authority cannot demonstrate a 5-year supply Para 6.2 places a degree of pressure upon them to approve applications. However, such applications must still comply with the development plan and National policies in all other respects; it simply means that not having a 5-year supply adds another element of weight in favour of such proposals.

2.67 Para 6.2 of TAN1 is just one paragraph and must not be read in isolation and taken out of context from a whole swathe of arguably more important policy guidance such as TAN 2 (delivering affordable housing) and TAN 23 (in delivering economic development) and, in particular, PPW10 states that there is a presumption in favour of sustainable development in accordance with the development plan (Para 1.17), which should be up-to-date (Para 1.21).

2.68 This is incredibly important, and we believe in this instance the Authority must be careful not to deviate from this key guidance; whereby significant material weight must be attributed to such policy.

WG direction of travel

2.69 The Consultation Paper of 10 May 2018 suggested that the removal of Para 6.2 could alleviate some of the pressures upon LPA's when dealing with “speculative development” and give them greater capacity to focus on LDP preparation and review.

2.70 It also clearly stated that the determination of applications should continue to be made in accordance with the development plan and national policies and that the principle of sustainable development and creation of cohesive communities will continue to be applicable.

- 2.71 Indeed, the 18 July 2018 letter reinforces the need to increase the delivery of new homes in sustainable locations and invites evidence to explore ways in which the planning system can do this.
- 2.72 We consider that the (temporary) dis-application of Para 6.2 is therefore unsound, challengeable and counter-intuitive and will actually serve to reduce house building in sustainable locations and harm the economy of Wales by deterring investment in what is still a very fragile and increasingly challenging market place.
- 2.73 Moreover, this proposal is not “speculative” in any way, shape or form.

Local Development Plan Policy Position

- 2.74 The Authority have an approved LDP Delivery Agreement and we do not believe that there is any evidence that proves the Authority is spending so much time on such applications that it is removing their ability to deliver their LDP.
- 2.75 We have every confidence in the Authority delivering their LDP, despite feeling concerned that they may struggle to meet their agreed programme of adoption regardless, of whether Para 6.2 exists or not.
- 2.76 The fact that the Authority is unable to demonstrate a 5-year housing supply will not go away because Para 6.2 has been removed.
- 2.77 The suggestion made by WG is that no longer can “considerable weight” be applied to not having a 5-year housing land supply; however, the Ministerial letter clearly confirms that it is up to decision makers (be these Officers, Members or the Planning Inspectorate) what amount of weight is afforded and in our opinion, we would suggest that “substantial weight” can and should be still be applied.
- 2.78 However, as we have suggested above the temporary dis-application of Para 6.2 is not, in any event, the sole determining factor; it is just one area.

Response pertaining to Para 6.2 and the Proposal site

- 2.79 **Firstly**, this proposal is not speculative. The site has been submitted in the knowledge that the housebuilding market is keen to develop here, and the applicants' intent of its seriousness is demonstrated by the submission of this proposal as a Detailed planning application. Moreover, the Council's own UDP and emerging LDP confirms the site's status as "within settlement" so its promotion for housing is "policy compliant" in every respect ... something that the 2015 permission established.
- 2.80 **Secondly**, the site is actually located within the defined settlement boundary for Minera in both the UDP and emerging LDP; in a highly sustainable location and meets all the criteria for placemaking, accessibility and sustainability tests.
- 2.81 **Thirdly**, it has been demonstrated that all technical aspects of the site present no conflicts or constraint to this site being brought forward for development and that it is technically deliverable in all respects.
- 2.82 **Fourthly**, we have proven that the site complies with the existing UDP, the emerging LDP and all other material aspects of National guidance (PPW and TAN's) as set out above.
- 2.83 **Fifthly**, this site, if assessed as part of a formal JHLAS (as determined by Para 4.4.3 of TAN 1) is, we consider, genuinely available within a 5-year period in that:
- The necessary infrastructure is available; consultation with the appropriate public and private statutory undertakers and infrastructure providers confirms this;
 - There are no legal or ownership problems needing to be resolved; the landowners are willing; the land is free from any possible encumbrances; and no easements or covenants exist and there are no tenancies needing to be extinguished; it is free of any such constraint;
 - The owners are keen to dispose of the site to Gower Homes; illustrating that there is little doubt it will be sold and brought forward for development.

- 2.84 **Sixthly**, the applicant is fully aware of the recent decision to dis-apply Para 6.2 of TAN1 and wishes to confirm that they are simply looking to demonstrate that the site is deliverable. They believe that this sites' sustainability credentials, the potential community benefits package and the fact it offers a natural and logical infill to the settlement and that substantial weight must be attributed to this regardless of any Para 6,2 dis-application.
- 2.85 **Seventhly**, we would like to add that the fact remains that notwithstanding any dis-application the need to deliver new homes will not diminish or disappear. The dis-application will simply make the delivery of new homes increasingly more challenging and sustainable sites such as this will come under increasing pressure to deliver, which may result in Local Planning Authorities having to release even more sites to fulfil their housing need supply within an even more compressed plan period timeframe.
- 2.86 In all other respects, the site has been proven to be deliverable, suitable, available and viable.

Summary

- 2.87 In the opinion of the applicant:
- Dis-applying Para 6.2 will be counter-intuitive and harm the delivery of affordable housing, undermine economic growth and development and ultimately not do anything to speed up the delivery of sustainable development and new housing.
 - There is no evidence that Para 6.2 has weakened the ability of Authorities to deliver an adopted LDP and no evidence that its dis-application will lead to them resourcing and accelerating their LDP programme.
 - Reducing and/or removing and/or placing additional obstacles in the path of developers will not incentivise investment but deter it and it will weaken the longer term needs of Authorities who are reliant upon income from non-allocated windfall sites (be this through application fee income, council tax, infrastructure investment, jobs, etc) as it will place key projects on hold and many cannot afford to play catch up and try to deliver all their housing needs within what might remain of an LDP plan period ... such compression will have a negative effect.

- The lack of a 5-year housing land supply will remain a material consideration as this is point of law and no amount of “playing around” with “emphasis” will dilute the fact the nation is in a housing crisis.
- The dis-application will not do anything to support “sustainable” objectives and will not address the root cause of any issues relating to the inability of many Authorities to have an adopted and up-to-date LDP and thus a rolling 5-year housing land supply because that problem is down to under-resourcing and under-funding of Planning Departments.
- The development industry already pays for its service but should not be penalised and impeded from delivering jobs and new homes and nor should the good people of Wales suffer by default.

2.88 Notwithstanding, the removal of Para 6.2 the proposal site meets all the tests of National Policy and the principles of sustainable development and creation of cohesive communities.

3.0 SUMMARY BENEFITS IN SUPPORT

- 3.1 This statement has assessed the suitability of the application site for the proposed development and having concluded that the proposal is inherently compliant with Local and National policy it is my opinion that this proposal must be approved.
- 3.2 I have then sought to consider whether there happen to be any other material considerations that might balance out any reason for approval and actually outweigh its compliance with policy; to such an extent so as to make the proposal unacceptable.
- 3.3 My conclusion is that there is nothing to prejudice a positive determination and indeed it is my opinion that suggests the exact opposite. What has been revealed by the site planning history, technical studies and pre-application consultation process demonstrates that this proposal should be supported and encouraged to come forward.
- 3.4 The application is submitted in order to facilitate the implementation of the proposals and, subject to an application being submitted during Q1 2019 and then being approved during Q2 2019, this will pave the way for commencement of development as early as Q3 2019 and potential completion within 12 months of that date.
- 3.5 The site is deliverable. The owners have entered into a legal agreement with the developer Gower Homes to purchase the site on grant of planning. Gower have spent significant resources on the planning process and the commitment to delivering the site is reflected in the fact this is a Detailed planning application. In this age of DMO consultation the resources needed to promote a site do not come cheaply and as such this has deterred many formerly speculative approaches. This is a very serious and real development and Gower Homes are committed to delivering and achieving a permission. It is their hope that they will obtain the support of Officers and Members and be granted permission without having to go to appeal, but if they have to they will resource an appeal. This site represents a significant investment for them and they are committed to delivering new homes and securing and maintaining local jobs locally in Wrexham Borough.

- 3.6 We believe this statement, together with the accompanying and supporting documentation and associated plans demonstrate this and satisfactorily illustrate all the points that need to be considered.
- 3.7 The benefits (as set out below) present a compelling case as to why this scheme should be supported and granted planning permission.
- 3.8 The development will achieve sustainable development in accordance with the emerging policy emphasis upon providing a series of **economic, social and environmental net gains**.
- 3.9 We believe the development will achieve sustainable development in accordance with an emphasis on generating significant and mutually supportive economic, social and environmental benefits which collectively constitute sustainable development; this being a key concept and ambition being driven by the placemaking agenda promoted by Planning Policy Wales.
- 3.10 A range of **considerable community and public benefits** are provided, which cumulatively present a compelling case as to why this scheme should be supported and granted planning permission. These benefits will go beyond simply delivering new housing and can be summarised as **scheme deliverables** with **roles** in the following manner:

ECONOMIC DELIVERABLES & ROLE

- The total project contract value for this project is in the region of **£2.0 M** and this will help to secure existing construction jobs based locally and create new ones.
- In what are still tough economic times; skilled jobs in the locality that will help maintain employment and provide and contribute towards the ongoing economic investment in the locality is a significant bonus.
- It is estimated that the development would need a constant **10 direct operative jobs** a day to sustain a 12-month construction programme with another **10 supply chain jobs** indirectly supported.
- Significant **local spend and economic output** during the construction period of the development will represent a big boost to existing businesses. Indeed, construction industry bodies have found that for every £1 spent in the construction industry this generates £3 in the local economy so with a £2.0 M project this is an investment worth up to **£6.0 M** over a 12-month build period; spend that will lead to new services being offered locally.

- Post-completion, the **spending power of another 9 households** into the local economy can also be expected to be significant; not only in first occupation expenditure (to make a house “feel like a home”) of around **£70,200** (based upon £7,800/home) but ongoing local expenditure in sustaining local services and facilities beyond just the construction cycle to the tune of **£247,518** per annum (based upon the average annual household expenditure of £27,502); this will serve to sustain around another **4 local jobs**.
- The completed development will also generate **Council Tax revenue** for the Authority and with an average £2,021 bill per Band F household this will generate up to **£18,189 per annum** in supporting and enhancing existing public services.
- With a local **Community Council precept** seeing new income being devoted to local initiatives to address any local expenditure needs at grass roots.
- This proposal seeks to deliver jobs, economic growth and prosperity into the local economy.

SOCIAL DELIVERABLES & ROLE

- The proposal involves a **mixed range of new family housing** including 1 no. 3 bed and 8 no. 4 bed homes.
- **Provision of a commuted sum to enhance existing local Public Open Space (POS) to meet policy standards.**
- Where there is a proven need to make a **commuted sum payment** towards any **Educational Supplement** this will be made.
- Providing for safe **pedestrian routes** and **connections** into the village core.
- The new housing will offer the opportunity to secure the future of the local Primary schools; housing brings families, retains families; thus, providing future community sustainability for its other services and facilities too (the pub, bus services, Church, etc).
- Providing access for all sectors of the community, particularly those with mobility difficulties – the design incorporates **DDA compliant** grade access into the buildings and across the sites.
- Accessible by foot/cycling to local amenities and facilities, and taking advantage of public transport interfaces (bus routes); thus promoting sustainable travel choices and **reducing the need to travel** using private modes of transport.

- The development of the site for a use that meets Highway safety needs and will provide for sufficient off-street parking spaces, turning and access for all refuse, emergency and delivery vehicles.

ENVIRONMENTAL DELIVERABLES & ROLE

- Resulting in the **comprehensive development** of the site with a sympathetic and sensitive design taking account of the neighbouring rural and urban grain and its landscape setting and character.
- Delivering a mix and range of housing types and sizes in a way that reflects the existing urban grain of the settlement and at density that is appropriate and delivers “**place-making**”.
- The design has taken account and respect of its landscape setting, ecological habitat and tree / hedgerow infrastructure and sought to integrate these features and ensure maximum retention. The site is enclosed by natural features and the design layout and landscape treatment proposed will safeguard the open countryside.
- Providing **connective and safe pedestrian** links/routes into and adjacent to the development site; thus, maintaining **public access** to/from the site.
- The proposed layout and detail of the scheme in design terms offers the highest **quality design solution** that could be expected for this site and the applicant has invested heavily in this to get it right and it will serve to significantly enhance the design quality of the area; thus benefiting the special character and appearance of the site in its rural / urban fringe setting.

3.11 The development proposals therefore generate significant and mutually supportive economic, social and environmental benefits and gains which collectively constitute sustainable development in line with PPW and must not be underestimated.

3.12 We consider these scheme deliverables should be afforded **full weight as material planning considerations**. They are significant enough to justify and demonstrate that the proposals are acceptable and would serve to outweigh any perceived or apparent concerns (or harms) that this proposal could be considered to have upon the locality.

3.13 This proposal has also demonstrated that it is in full accordance and wholly compliant with all national and local planning policy and associated best practice guidance governing development proposals.

- 3.14 We submit that considerable and significant weight should be afforded to the Policy documents referred to as material considerations in support of the proposals.
- 3.15 This is a scheme of high quality and advanced sustainability; which strategically fits with planning policy and other material planning considerations.
- 3.16 On this basis, and from the assessment of the relevant material planning considerations, we genuinely consider that the proposed development should be granted **Detailed Planning Permission**.
- 3.17 Any conditions that are to be attached should follow the guidance set out in Welsh Government Planning Circular 16/2014 whereby any planning conditions must meet the following six tests:
- *Necessary;*
 - *Relevant to planning;*
 - *Relevant to the development to be permitted;*
 - *Enforceable;*
 - *Precise; and*
 - *Reasonable in all other respects.*
- 3.18 We would request that in the event a draft decision notice and conditions are prepared, that we are fully involved in the process in order to ensure that the wording of such conditions meet the above tests and enable the swift commencement of development.
- 3.19 **This application is technically robust, and it has been demonstrated that there are few, if any, negative impacts that would result. The overall planning balance is weighted strongly in favour of granting permission as per Section 38(6) of the Planning & Compulsory Purchase Act 2004. The proposals must be supported and permission approved without any delay in accordance with the Framework because we have demonstrated that no adverse impacts are evident in impeding such a positive determination being reached and any impacts which might be judged to occur would have to significantly and demonstrably outweigh the benefits when assessed against policies of the Framework taken as a whole and in our opinion none exist.**
- 3.20 **Accordingly, we commend these proposals to the Council.**

APPENDIX A

Planning History

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

Applicant	CLAYTON JOHNSON & WYNNE	Code No	MIN P/2015/0356
Agent	LAWRAY PARTNERSHIP MR KEITH O'HANLON THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Date Received	15/05/2015
		Decision Date	05/10/2015

Town and Country Planning Act, 1990

Location of application

LAND WEST OF EVERSLEY COURT, MINERA, WREXHAM, LL11 3YZ

Description of application

APPLICATION FOR OUTLINE PLANNING PERMISSION FOR 8 DWELLINGS (ALL DETAILED MATTERS RESERVED FOR FURTHER APPROVAL)

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
PS6	Strategic employment provision
T8	Parking
T9	Walking, cycling and horse riding routes

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 layout of the building(s)
 - b. the scale of the building(s)
 - c. the appearance of the building(s)
 - d. the means of access to the site and building(s)
 - e. the landscaping of the site.

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2. Plans and particulars of the reserved matters referred to in condition 1 (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 approved.
3. The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
4. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday.
5. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.
6. Full details of both hard and soft landscape works, to include some native planting to maintain connectivity to the wider landscape shall be submitted and approved as part of the reserved matters application. The plan shall include a timescale for the implementation of works, and shall provide for ecological improvement / habitat creation and enhancement in the soft landscape areas for the benefit of biodiversity conservation specifically tailored to the landscape features.
7. The development shall be carried out in strict accordance with the methodology, findings and recommendations contained within the Extended Phase 1 Habitat Survey as prepared by The Tyrer Partnership and dated 1 May 2105 approved as part of this application.
8. No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:
 - 1) Detailed layout, design, drainage and construction of the proposed new footway / carriageway, and
 - 2) Detailed layout, design, drainage and construction of the proposed new footway and boundary wall adjacent to 44 Mwyn Ffrordd.
 The approved scheme shall be fully implemented prior to the commencement of development.
9. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
10. As part of the reserved matters application, further details of the proposed vehicular parking and turning facilities shall be submitted to and

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approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

11. Details of all of the proposed boundary treatments and any retaining walls in and around the site shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters application. The boundary treatments as are approved shall be fully implemented in strict accordance with the details as are approved prior to first use of the development.

12. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

13. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

14. There shall be no clearance of vegetation on site between the months of March to August inclusively.

15. No part of the development shall commence until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring.

16. No part of the development shall be occupied until a Verification Report which demonstrates that the remedial works approved as part of condition no. 15 above have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.

17. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of

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the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:

i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;

ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,

iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

18. No part of the development shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with condition no. 17. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the agreed management and maintenance plan.

Reason(s)

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
2. To comply with Section 92 of the Town and Country Planning Act, 1990.
3. To comply with Section 92 of the Town and Country Planning Act, 1990.
4. To protect the amenities of the occupiers of nearby properties.
5. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment.
6. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
7. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
8. In the interests of highway safety.
9. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.

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10. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
11. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
12. In the interests of highway safety.
13. In the interests of highway safety.
14. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
15. In the interests of the amenities of the future occupants of the buildings
16. In the interests of the amenities of the future occupants of the buildings
17. To ensure satisfactory drainage of the site and to avoid flooding.
18. To ensure satisfactory drainage of the site and to avoid flooding.

Note(s) to applicant

The applicant is advised that compliance with condition no. 04 does not provide an exemption from the statutory noise nuisance provisions of the Environmental Protection Act 1990. Any complaints received relating to noise from the development during the permitted hours may still be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints and legal action may be taken where appropriate.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to

Applicant	CLAYTON JOHNSON & WYNNE	Code No	MIN P/2015/0356
Agent	LAWRAY PARTNERSHIP MR KEITH O'HANLON THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Date Received	15/05/2015
		Decision Date	05/10/2015

burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of an estate road intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences. Please contact the Highway Authority on telephone no. 01978 729690 for further guidance.

The applicant is advised that submission of a copy of the relevant section 38 adoption agreement, between the applicant and the Highway Authority, to the Local Planning Authority will allow the above condition no(s). 08 to be formally discharged in writing.

Further advice on compliance with condition no. 16 may be obtained by contacting the Council's Environmental Protection Team on 01978 315733. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Housing and Public Protection Department prior to commencement of works on site.

Applicant	CLAYTON JOHNSON & WYNNE	Code No	MIN P/2015/0356
Agent	LAWRAY PARTNERSHIP MR KEITH O'HANLON THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Date Received	15/05/2015
		Decision Date	05/10/2015



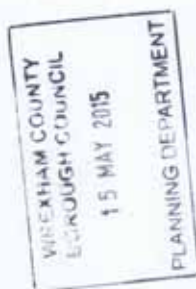
Officer Appointed for this purpose
Head of Community Wellbeing and Development

Refer to the Statement of Applicant's Rights and General Information enclosed
or refer to the following link:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm



P/2015/0356

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The Best Investment You Can Make Is In You.

Clayton, Johnson & Wynne

Proposed Development at
Eversley Court, Minera

Existing Site Location Plan

11750-A3 CON EV0605211

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WREXHAM COUNTY
BOROUGH COUNCIL
15 MAY 2015
PLANNING DEPARTMENT

11. Resolution of the bid, if necessary, according to the provisions of the contract	12. Date of award	13. Date of completion
14. Date of completion	15. Date of completion	16. Date of completion
17. Date of completion	18. Date of completion	19. Date of completion
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The film, *Intermission* (1997), features a 12.5 per cent drop in the 18-34 age group.

WREXHAM COUNTY
BOROUGH COUNCIL
APPROVED

Clayton, Johnson & Wynne

Proposed Development at
Eversley Court, Minera

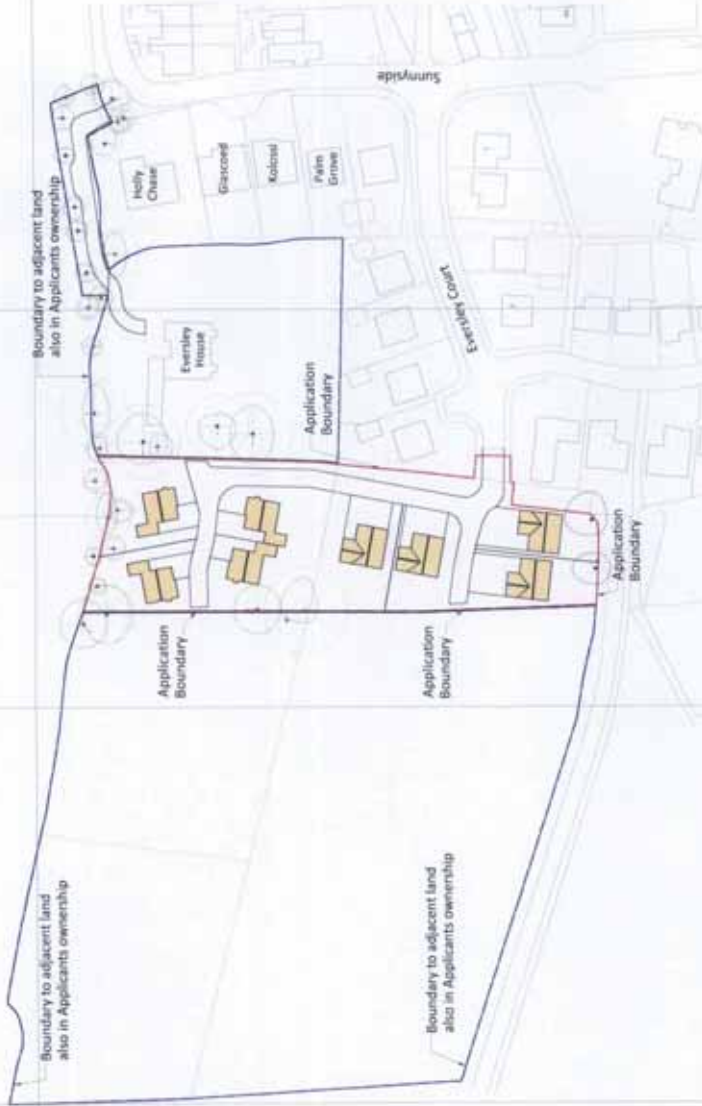
Existing Block Plan

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JOB NO	N1538	ISSUANCE NO	AX.02	P3	00000000
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P /2015 /0356



**WREXHAM COUNTY
BOROUGH COUNCIL**
15 MAY 2015
PLANNING DEPARTMENT

FOR APPROVAL
FOR CONSTRUCTION
FOR TENDER
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The Firm, Eversley Court
The Firm, Eversley Court
The Firm, Eversley Court
The Firm, Eversley Court
The Firm, Eversley Court

**WREXHAM COUNTY
BOROUGH COUNCIL**
APPROVED
PLANNING DEPARTMENT

Clayton, Johnson & Wynne

Proposed Development at
Eversley Court, Minera

Proposed Site Location Plan

07 2014 1:1250@A3 COH

N1538 AX 03 P3



Information (Design and Planning) Regulations
Design and Planning Regulations require that all planning applications be accompanied by a site plan showing the location of the proposed development on the site. The site plan must also show the location of the proposed development in relation to the surrounding area. The site plan must also show the location of the proposed development in relation to the surrounding area. The site plan must also show the location of the proposed development in relation to the surrounding area.

P / 2015 / 0356

WREXHAM COUNTY
BOROUGH COUNCIL
15 MAY 2015
PLANNING DEPARTMENT

FOR APPROVAL
FOR CONSTRUCTION
FOR TENDER
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15-16, Church Street, Wrexham, Wrexham, Wrexham, Wrexham
Wrexham, Wrexham, Wrexham, Wrexham
Wrexham, Wrexham, Wrexham, Wrexham
Wrexham, Wrexham, Wrexham, Wrexham

Clayton, Johnson & Wynne

Proposed Development at
Eversley Court, Minera

Proposed Block Plan

DATE	07/2014	SCALE	1:500@A3	COPIES	1
APP NO	N1538	AX.04	P3		
APP NO	N1538	AX.04	P3		



**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT THE
GUILDHALL, WREXHAM ON MONDAY, 5 OCTOBER 2015**

MEMBERS

Councillor M G Morris, Chair
Councillor Mike Edwards, Vice-Chair

Councillor	Andrew Bailey	Councillor	Paul Pemberton
"	I David Bithell, MBE	"	John Phillips
"	Terry Boland	"	John Pritchard
"	Terry Evans	"	Graham Rogers
"	A Keith Gregory	"	* Paul Rogers
"	D J Griffiths	"	Barbara Roxburgh
"	G W Griffiths	"	David Taylor
"	Kevin Hughes	"	Robert Walsh
"	Bernie McCann	"	* Andy Williams

*Absent

Also Present – Councillors P Jeffares, R Alun Jenkins, David Kelly, Mrs J M Lowe and Carole O'Toole MBE

26 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Paul Rogers and Andy Williams.

27 MINUTES

The Minutes of the meetings held on 7 September 2015 and 18 September 2015 were submitted.

RESOLVED – That the Minutes of the meetings held on 7 September 2015 and 18 September 2015 be received and confirmed as a correct record.

28 ERECTION OF SINGLE-STOREY SECTION BUILDING (12.235 METRES LONG X 6.055 METRES WIDE) TO BE USED AS ANCILLARY OFFICES IN CONNECTION WITH ARMON LTD, UNIT 34, FIVE CROSSES INDUSTRIAL ESTATE, MINERA, WREXHAM (APPLICATION CODE NO P/2015/0539).

The Head of Community Wellbeing and Development submitted a report (HCWD/30/15 pages 156 -159) together with a further addendum report in respect of the above-mentioned application.

The Planning Control Manager requested that consideration of the application be deferred to allow for a review of car parking issues on site.

RESOLVED – That consideration of the application be deferred to allow the Head of Community Wellbeing and Development time to review car parking

deemed necessary, and failure to comply with such a Notice can result in prosecution.

5. The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

APPLICATION NO: P/2015/0356	LOCATION: Land West of Eversley Court, Minera, Wrexham, LL11 3YZ	DATE RECEIVED 15/05/2015
COMMUNITY: Minera	DESCRIPTION: Application for outline planning permission for 8 dwellings (all detailed matters reserved for further approval)	CASE OFFICER: SEH
WARD: Minera	APPLICANT(S) NAME: Clayton Johnson & Wynne	AGENT NAME: Lawray Partnershi Mr Keith O'hanlon

The Local Member sought clarification on the adequacy of the existing drainage infrastructure to accommodate this development and that sufficient land was available to make the necessary footpath improvement along Vicarage Lane.

During consideration of the application several Members suggested that, if the Committee was minded to grant permission, proposed condition no.8 be amended so that no part of the development shall commence until all the works detailed in the condition had been fully implemented. This was agreed by the Committee.

RESOLVED - That permission be GRANTED.

Conditions

1. Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
 - a. the layout of the building(s);
 - b. the scale of the building(s);
 - c. the appearance of the building(s);
 - d. the means of access to the site and building(s);
 - e. the landscaping of the site.
2. Plans and particulars of the reserved matters referred to in Condition No.1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of 3 years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.
3. The development hereby approved shall be commenced before the expiry of 5 years from the date of this permission or before the expiry of 2 years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
4. All works in relation to the implementation of this permission, including

deliveries to and/or leaving the site, shall be undertaken only between the hours of 07.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday.

5. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.
6. Full details of both hard and soft landscape works, to include some native planting to maintain connectivity to the wider landscape shall be submitted and approved as part of the reserved matters application. The plan shall include a timescale for the implementation of works and shall provide for ecological improvement/habitat creation and enhancement in the soft landscape areas for the benefit of biodiversity conservation specifically tailored to the landscape features.
7. The development shall be carried out in strict accordance with the methodology, findings and recommendations contained within the Extended Phase 1 Habitat Survey as prepared by The Tyrer Partnership and dated 1st May 2105 approved as part of this application.
8. No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:
 - 1) Detailed layout, design, drainage and construction of the proposed new footway / carriageway, and
 - 2) Detailed layout, design, drainage and construction of the proposed new footway and boundary wall adjacent to 44 Mwyn Ffrordd.The approved scheme shall be fully implemented prior to the commencement of development.
9. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
10. As part of the reserved matters application, further details of the proposed vehicular parking and turning facilities shall be submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
11. Details of all of the proposed boundary treatments and any retaining walls in and around the site shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters application. The boundary treatments as are approved shall be fully implemented in strict accordance with the details as are approved prior to first use of the development.
12. No part of the development shall commence until a Construction Traffic Management Plan, including provisions for contractor parking, has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.
13. No private surface water run-off shall be permitted to flow from the development site onto the adjoining highway. An Aco-drain or similar shall be provided across the approved access to intercept any such run-off prior to first use of the development.
14. There shall be no clearance of vegetation on site between the months of March to August inclusively.
15. No part of the development shall commence until a scheme to deal with

potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring.

16. No part of the development shall be occupied until a Verification Report which demonstrates that the remedial works approved as part of Condition No. 15 above have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.
17. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:
 - i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
 - ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
 - iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
18. No part of the development shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with Condition No. 17. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the agreed management and maintenance plan.

Reasons

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.
2. To comply with Section 92 of the Town and Country Planning Act 1990.
3. To comply with Section 92 of the Town and Country Planning Act 1990.
4. To protect the amenities of the occupiers of nearby properties.
5. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment.
6. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted.
7. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted.
8. In the interests of highway safety.

9. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
10. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
11. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
12. In the interests of highway safety.
13. In the interests of highway safety.
14. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted.
15. In the interests of the amenities of the future occupants of the buildings.
16. In the interests of the amenities of the future occupants of the buildings.
17. To ensure satisfactory drainage of the site and to avoid flooding.
18. To ensure satisfactory drainage of the site and to avoid flooding.

Notes to Applicant

1. The applicant is advised that compliance with Condition No. 4 does not provide an exemption from the statutory noise nuisance provisions of the Environmental Protection Act 1990. Any complaints received relating to noise from the development during the permitted hours may still be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints and legal action may be taken where appropriate.
2. The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.
3. Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:-
 - Under the Environmental Protection Act 1990, anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
 - Under the same Act an Abatement Notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the Notice can result in prosecution;
 - Under the Clean Air Act 1993, it is an offence for a commercial activity to burn anything that gives rise to dark smoke.
4. To prevent offences under the above named Acts, there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.
5. The applicant is advised that, under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978

- 315300 for further advice and information.
6. This planning permission requires that development be carried out in accordance with the approved plans, including the construction of an estate road intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences. Please contact the Highway Authority on 01978 729690 for further guidance.
 7. The applicant is advised that submission of a copy of the relevant Section 38 Adoption Agreement, between the applicant and the Highway Authority, to the Local Planning Authority will allow the above Condition No.8 to be formally discharged in writing.
 8. Further advice on compliance with Condition No. 16 may be obtained by contacting the Council's Environmental Protection Team on 01978 315733. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Housing and Public Protection Department prior to commencement of works on site.

APPLICATION NO: P/2015/0536	LOCATION: Millward House, Southsea Road, New Broughton, Wrexham, LL11 6TE	DATE RECEIVED 15/07/2015
COMMUNITY: Broughton	DESCRIPTION: Construction of new vehicular access and driveway	CASE OFFICER: KH
WARD: New Broughton	APPLICANT(S) NAME: Mrs P Jackson	AGENT NAME: Sustain Architectu Matthew Roberts

Mrs Dawn Edwards-Jones (representing applicant) was not present having informed the Planning Department that she no longer wanted to speak in support of the application at the meeting.

RESOLVED – That permission be GRANTED.

Condition

The development hereby permitted shall be commenced before the expiry of 5 years from the date of this permission.

Reason

To comply with Section 91(3) of the Town and Country Planning Act 1990.

APPLICATION NO: P/2015/0538	LOCATION: Millward House, Southsea Road, New	DATE RECEIVED 15/07/2015
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REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT –
5 October 2015

APPLICATION NO:
P/2015 /0356

LOCATION:
LAND WEST OF EVERSLEY COURT
MINERA WREXHAM
LL11 3YZ

DATE RECEIVED:
15/05/2015

COMMUNITY:
Minera

DESCRIPTION:
APPLICATION FOR OUTLINE
PLANNING PERMISSION FOR 8
DWELLINGS (ALL DETAILED
MATTERS RESERVED FOR
FURTHER APPROVAL)

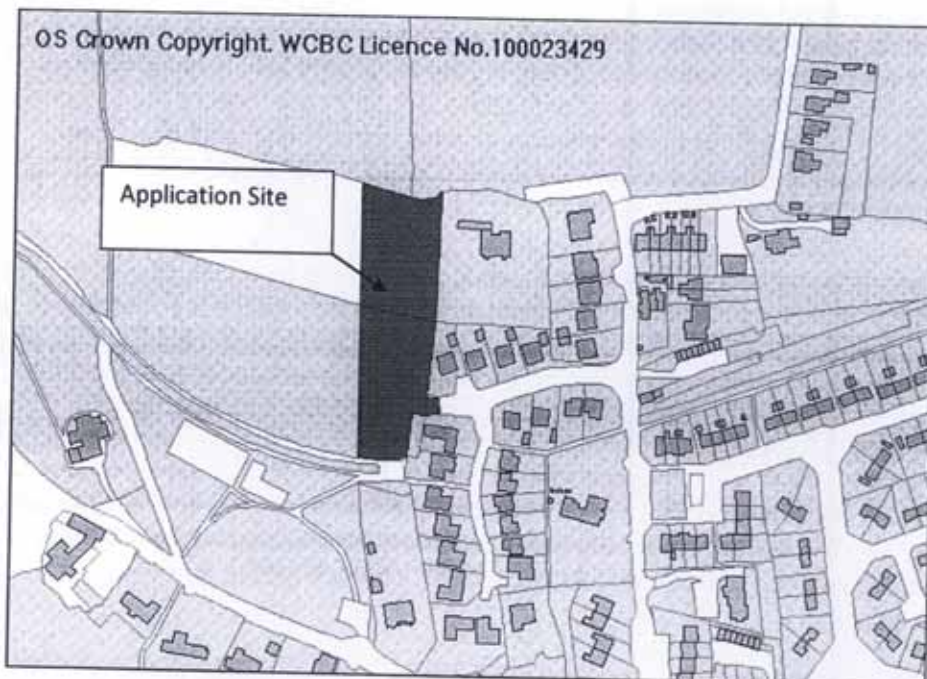
CASE OFFICER:
SEH

WARD:
Minera

AGENT NAME:
LAWRAY
PARTNERSHIP
MR KEITH O'HANLON

APPLICANT(S) NAME:
CLAYTON JOHNSON & WYNNE

THE SITE



PROPOSAL

This is an Outline application for residential development consisting of 8 no. dwellings. The application includes a Design and Access Statement, Arboricultural Impact Assessment and Extended Phase One Habitat Survey.

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT –
5 October 2015

RELEVANT HISTORY

P/2014/0596	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT - ALL MATTERS RESERVED	WITHDRAWN 10/10/2014
P/2012/0618	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (3 DWELLINGS)	REFUSED 25/10/2012

DEVELOPMENT PLAN

Inside settlement limit. UDP Policies PS1, PS2, PS3, PS4, GDP1, GDP2, EC4, EC6, T8 and T9 apply. Local Planning Guidance Notes Nos. 16 'Parking Standards', 17 'Trees and Development', 21 'Space around Dwellings' and 27 'Developer Contributions to Schools' are also relevant.

CONSULTATIONS

Community Council:	Re-consulted 24.08.15
Local Member:	Re-notified 24.08.15
Highways:	No objection subject to recommended conditions (see special considerations section below).
Welsh Water:	Consulted 26.05.15
Education:	Consulted 01.06.15
NRW:	No objections subject to conditions relating to bats.(See special considerations section below).
Public Protection:	No objection subject to recommended conditions relating to the potential for land contamination and noise nuisance during the construction phase.
Site Notices:	Expired 23.06.15
Neighbours:	3 online comments and 4 letters received raising the following planning considerations: • Increase in traffic generation on an already busy road where footway provision is inadequate. This will impact on pedestrian safety generally but particularly on children walking to and from school; • Loss of privacy due to overlooking; • Visual impact and conservation area; • Increase in indiscriminate parking on the surrounding roads; • Proper drainage is required; • The local sewerage treatment capability is unsustainable; • The development will cause disturbance to local residents in terms of noise, dust and damage to road surfaces;

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT –
5 October 2015

- Impact on bird population and wildlife;
- Impact upon the trees on site;
- This development may lead to more houses being built on the adjacent land;
- Land ownership is questioned.

Re-notified 24.08.15

SPECIAL CONSIDERATIONS/ ISSUES

Background: This is an Outline application for residential development of 8 no. dwellings with all matters relating to layout, design, appearance, landscaping and access reserved for further approval. The main issues to consider relate to the impact of the development upon visual and residential amenities of the area, trees, drainage and ecology.

Visual Impact: The application site is bounded to the south by the former railway line which forms the northern boundary to Minera Conservation Area. The northern section of the site, which adjoins the western boundary with Eversley, is covered by a variety of trees. The trees within this area when viewed cumulatively with the trees within the adjoining fields to the west form a backdrop to views across the Conservation Area from Pentre in the South and from the AONB at Minera Mountain and give enclosure to the settlement. The lower section of the site is more open with trees and hedges positioned around the boundary. This section is viewed in the context of the existing residential development at Eversley Court and new development within this area would not appear out of character with the general pattern of land use, plot size etc. In addition, development in this area would not require the removal of significant tree cover. The materials, layout and design of any new properties will be further considered at reserved matters stage to ensure sensitive integration with the existing residential development at Eversley Court and within wider views of the area to ensure that the development makes a positive contribution to the visual amenities of the area in accordance with GDP1.

Design and Residential Amenity: The submitted indicative layout plan has demonstrated that the site is capable of supporting the 8 no. dwellings as proposed. The plan has demonstrated adequate on-site parking and garden space together with safe and satisfactory vehicular access. Separation distances in accordance with Council guidelines can be achieved and there would be no significant loss of light or privacy. As this application is in outline only with all matters reserved for further consideration, these matters will be properly considered as part of the reserved matters application.

Highways, Access and Parking: The site is located at the end of a hammerhead on an unclassified highway (Eversley Court) within a 30 mph speed limit. Eversley Court is 5.5 metres wide which, by Council standards, is adequate to cater for up to 150 no. dwellings. Eversley Court currently serves 37 dwellings and so it will easily cater for the additional 8 dwellings as proposed.

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT –
5 October 2015

Visibility from Eversley Court onto Vicarage Lane is also concurrent with Welsh Government guidelines and there are no concerns with the increased use of this access. However, footway provision along Vicarage Lane is substandard. As this is the main route to the local school on Minera Hall road it is considered necessary that improvements are made in the interests of pedestrian safety. A scheme has been identified adjacent to No 44 Mwyn Ffordd where it will be possible to utilise a small section of garden to construct a footway which will be of benefit to all users of the highway. I have received written confirmation from the Housing Department that the developer will be permitted to make this highway improvement which will be secured by way of Grampian planning condition.

Trees: A full Arboricultural Impact Assessment has been carried out and submitted as part of the application which demonstrates that no significant trees will be lost to make way for the development and only trees of low quality (Category C) need be removed from the centre of the site. As part of the reserved matters application a Tree Protection Plan showing the proposed site layout, the trees and their root protection areas and shadow paths will be required.

Ecology: There are no objections to the development of this site provided that it is carried out in accordance with the recommendations contained within submitted ecology report. The landscaping for the site should ensure that the linear tree and shrub elements that are located on the north and south boundaries are retained and enhanced with native species planting to maintain connectivity to the wider landscape and protect bat flight lines. Further, the east boundary should be planted with native hedgerow to offset any loss. All new planting should comprise of native mixed species and any artificial lighting on site should be bat friendly.

Drainage: No objections to the scheme have been received from either Welsh Water or Natural Resources Wales (NRW). A comprehensive sustainable drainage scheme will be required by planning condition.

Other Matters: Concerns have been raised in relation to the ownership of the application site. The application form confirms that all interested parties (landowners) have been formally notified and made aware of the application.

Devaluation of property is not a relevant planning consideration for this application. Though local residents will experience some level of disturbance during the development stage, this impact is not permanent and a condition restricting operational hours will be attached to any permission.

CONCLUSION

The application site lies within the defined settlement limit where residential development is acceptable subject to compliance with UDP policy GDP1. The proposed development of the site will not be to the detriment of the character

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT –
5 October 2015

of the area and will make a positive contribution to the locality in accordance with UDP policies PS2 and GDP1. Subject to some highway improvements which can be secured by condition, the development is acceptable in terms of highway safety and will not have a significant detrimental impact upon local residential amenity.

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 layout of the building(s)
 - b. the scale of the building(s)
 - c. the appearance of the building(s)
 - d. the means of access to the site and building(s)
 - e. the landscaping of the site.
2. Plans and particulars of the reserved matters referred to in condition 1 (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 approved.
3. The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
4. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday.
5. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.
6. Full details of both hard and soft landscape works, to include some native planting to maintain connectivity to the wider landscape shall be submitted and approved as part of the reserved matters application. The plan shall include a timescale for the implementation of works, and shall provide for ecological improvement / habitat creation and enhancement in the soft landscape areas for the benefit of biodiversity conservation specifically tailored to the landscape features.
7. The development shall be carried out in strict accordance with the methodology, findings and recommendations contained within the Extended Phase 1 Habitat Survey as prepared by The Tyrer Partnership and dated 1 May 2105 approved as part of this application.
8. No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:
 - 1) Detailed layout, design, drainage and construction of the proposed new footway / carriageway, and
 - 2) Detailed layout, design, drainage and construction of the proposed new footway and boundary wall adjacent to 44 Mwyn Ffrordd.

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT –
5 October 2015

The scheme as is approved shall be fully implemented prior to first use of the development.

9. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

10. As part of the reserved matters application, further details of the proposed vehicular parking and turning facilities shall be submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

11. Details of all of the proposed boundary treatments and any retaining walls in and around the site shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters application. The boundary treatments as are approved shall be fully implemented in strict accordance with the details as are approved prior to first use of the development.

12. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

13. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

14. There shall be no clearance of vegetation on site between the months of March to August inclusively.

15. No part of the development shall commence until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring.

16. No part of the development shall be occupied until a Verification Report which demonstrates that the remedial works approved as part of condition no. 15 above have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.

17. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:

i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT –
5 October 2015

the measures taken to prevent pollution of receiving ground water and/or surface waters;

ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

18. No part of the development shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with condition no. 17. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the agreed management and maintenance plan.

REASON(S)

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
2. To comply with Section 92 of the Town and Country Planning Act, 1990.
3. To comply with Section 92 of the Town and Country Planning Act, 1990.
4. To protect the amenities of the occupiers of nearby properties.
5. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment.
6. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
7. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
8. In the interests of highway safety.
9. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
10. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
11. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
12. In the interests of highway safety.
13. In the interests of highway safety.
14. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
15. In the interests of the amenities of the future occupants of the buildings
16. In the interests of the amenities of the future occupants of the buildings
17. To ensure satisfactory drainage of the site and to avoid flooding.
18. To ensure satisfactory drainage of the site and to avoid flooding.

NOTE(S) TO APPLICANT

The applicant is advised that compliance with condition no. 04 does not provide an exemption from the statutory noise nuisance provisions of the Environmental Protection Act 1990. Any complaints received relating to noise from the development during the permitted hours may still be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints and legal action may be taken where appropriate.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of an estate road intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences. Please contact the Highway Authority on telephone no. 01978 729690 for further guidance.

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT –
5 October 2015

The applicant is advised that submission of a copy of the relevant section 38 adoption agreement, between the applicant and the Highway Authority, to the Local Planning Authority will allow the above condition no(s). 08 to be formally discharged in writing.

Further advice on compliance with condition no. 16 may be obtained by contacting the Council's Environmental Protection Team on 01978 315733. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Housing and Public Protection Department prior to commencement of works on site.

APPENDIX B

Pre-application

(DMO paperwork)



DMO Consultation : Site Notices : January 2019





CONSULTATIONS

J10 offer a range of bespoke consultation services. These include undertaking project specific community engagement exercises, stakeholder liaison and pre-application feasibility.

We consider consultation as more just paying lip-service to a statutory process and more about embracing third party views and concerns. In our opinion, every project benefits from a front-loaded proactive consultation approach and real value can be added by listening and learning often this will help to positively shape the project as it moves forward, overcomes problems and identifies solutions.

Quality pre-submission efforts are increasingly becoming best practice and indeed certain statutory planning systems now oblige a more formal process involving the production of PAC's and SCI's.

Current consultations can be viewed here and a response form is provided on this page which will enable you to submit comments direct to the team.

Please note that unless you specifically request for any personal details to be redacted they will appear in any subsequent consultation report we may produce and submit in support of an application made available as a public document to the Local Planning Authority.

Please note that the consultation material that appears on the link below is DRAFT only and NO planning application has been made.

We look forward to hearing from you.

Live Consultations

Gower Minera

Comment on a consultation

Name *

E-Mail *

Name of Consultation *

Message *

Please prove that you are human by solving the equation *

 $2 + 4 = ?$



GOWER MINERA



[5719- 1 Site Layout Plan](#)



[5719-2-Conwy.pdf](#)



[5719- 3-Rhuddlan](#)



[5719- 5 1of2-Chirk](#)



[5719- 5 2of2-Chirk](#)



[5719-4-Beaumaris](#)



[5719-6-Harlech](#)



[5719-7 Twin Garage details](#)



[5719-8 DAS](#)



[5719-L1 Location Plan](#)



[5719-S1 Site Survey](#)



[6896 – Drainage Strategy](#)



[DMO Binder1 – Consultees](#)



[DMO Binder1 – MCC](#)



[DMO Binder1 – site notice Flyer](#)



[DMO Notice photo](#)



[J10 - Planning Statement - January 2019](#)



[J10 dmo email - cllr kelly 210119](#)



[J10 dmo email - consultees 210119](#)



[J10 dmo email - minera cc 210119](#)



[J10 PA Covering Letter - draft](#)



[J10 PA Forms - draft](#)



[J10 PA Notice - draft](#)



[J10 PA Notice Letter - Clayton - draft](#)



[J10 PA Notice Letter - Favret - draft](#)



[J10 PA Notice Letter - Johnson - draft](#)



[J10 PA submission schedule v.1 210119](#)



[Minera - Arboricultural Impact Assessment & Method Statement Dec 2018](#)



[Minera- Ecological Assessment](#)



[Neighbour Notification area](#)

If you want to comment on this Consultation please click the button on the right which will take you to the main Consultations page with the consultations contact form.

[Comment](#)



Statutory Consultee (Welsh Water)

Council Consultee (Planning / Highways / Environmental Protection / Drainage)

SCHEDULE 1C : Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 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 **land west of Eversley Court, Minera, Wrexham, LL11 3YZ**

I give notice that **Gower Homes Ltd**

is intending to apply for planning permission to **Wrexham County Borough Council** for the **Proposed residential development for 10 no. detached residential dwellings with associated means of access.**

You may inspect copies of the proposed application, the plans and other supporting documents online at <http://www.j10planning.com/consultations/gower-minera>

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 justin@j10planning.com by **18 February 2019**.

Signed: **Justin Paul (on behalf of Gower Homes Ltd)**

Date: **21 January 2019**



Ymgynghoreion Statudol (Dŵr Cymru)

Ymgynghoreion y Cyngor (Cynllunio / Priffyrdd / Gwarchod yr Amgylchedd / Draenio)

ATODLEN 1C : Erthygl 2D

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGL 2D (i'w gyflwyno i ymgynghoreion arbenigol, fel y'u diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cynymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad Arfaethedig ar **tir i'r gorllewin o Llys Eversley, Y Mwynglawdd, Wrecsam, LL11 3YZ**

Rwyf yn hysbysu bod **Gower Homes Ltd**

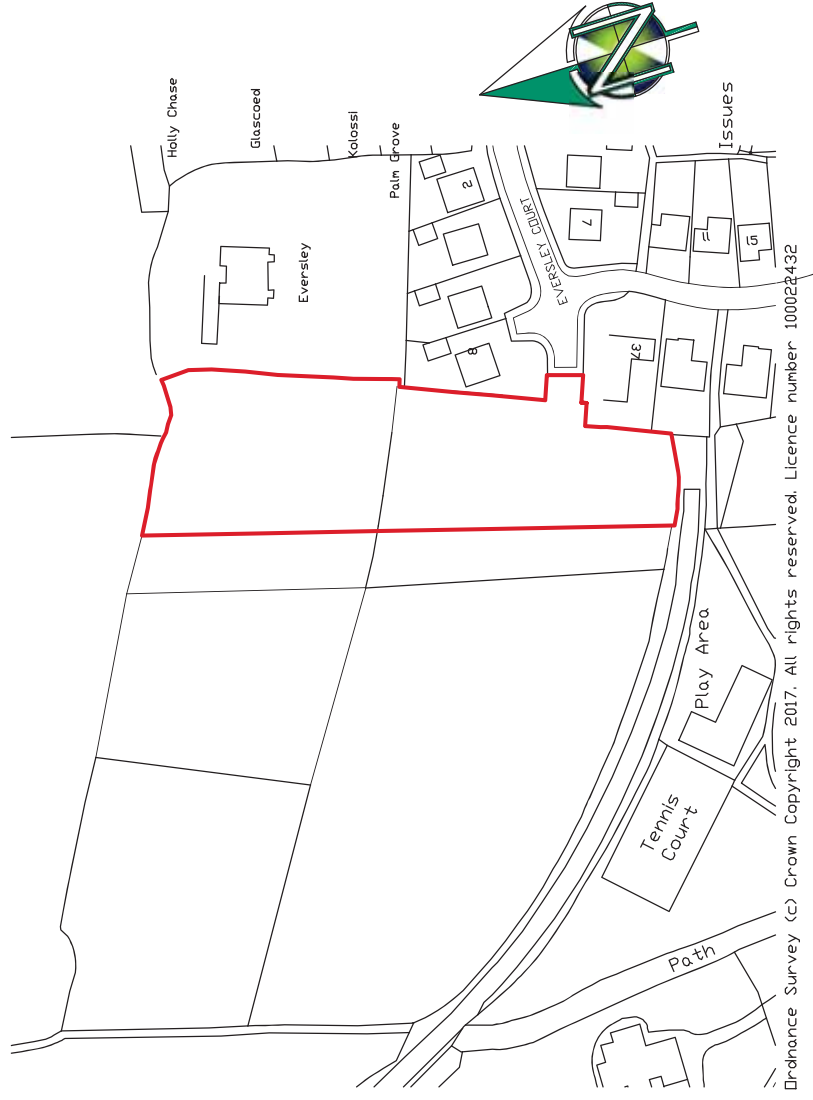
yn bwriadu gwneud cais am ganiatâd cynllunio i Gyngor Bwrdeistref Sirol Wrecsam ar gyfer y datblygiad preswyl arfaethedig ar gyfer 10 rhif. anheddau preswyl ar wahân gyda dulliau cysylltiedig o fynediad.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein yn <http://www.j10planning.com/consultations/gower-minera>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at justin@j10planning.com erbyn **18 Ionawr 2019**.

Llofnod: **Justin Paul** (ar ran **Gower Homes**)

Dyddiad: **21 Chwefror 2019**



PLANNING DRAWING

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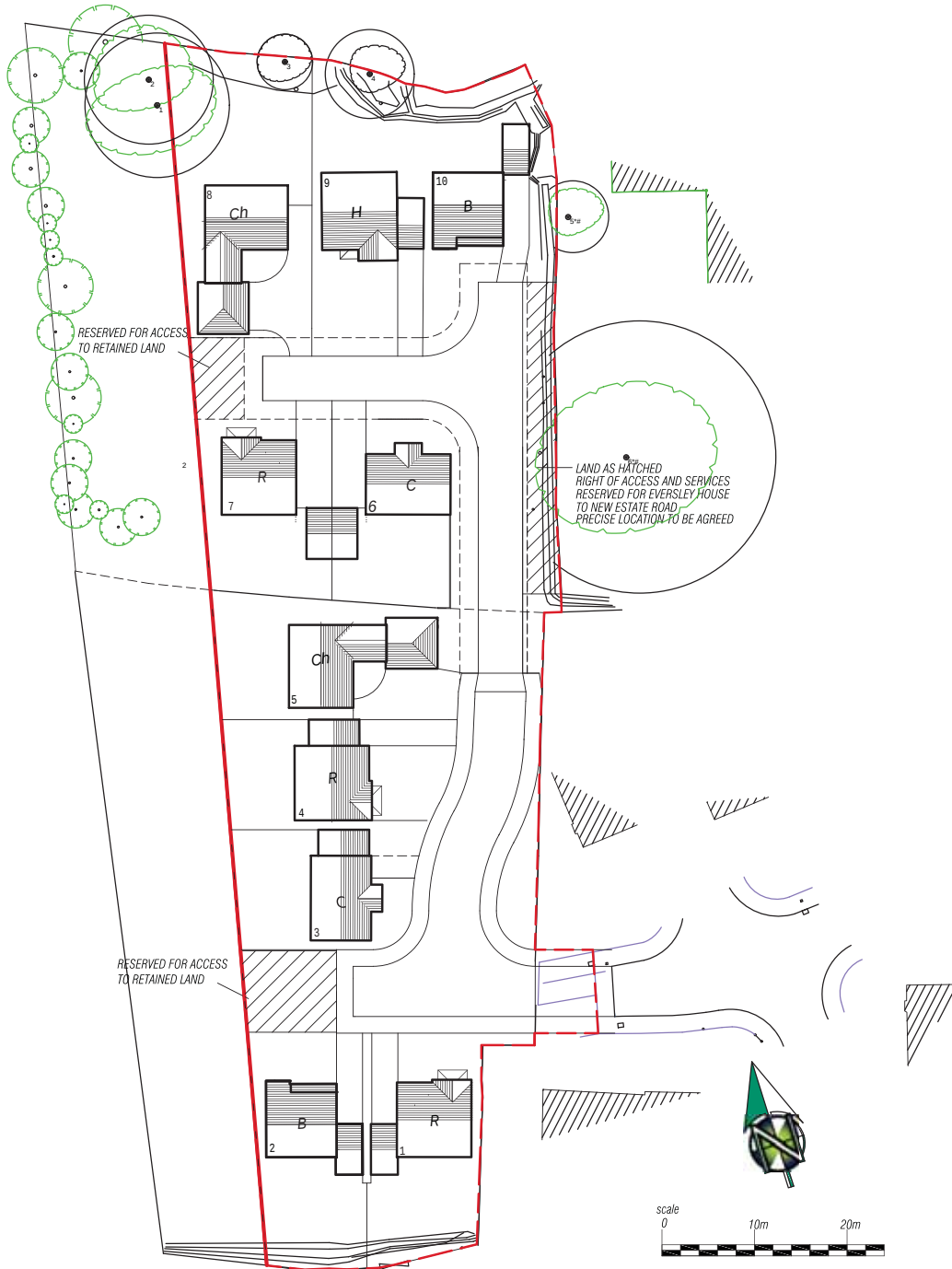
PROJECT TITLE

Land at Eversley Court, Minera LL11 3YZ

DRWG. TITLE.	DATE	SCALE	DRWN	DRWG NO.	REV
SITE LOCATION PLAN	November 2018	1:1250 @ A3	KEG	16.5719/L1	

PARRY DAVIES ARCHITECTS Ltd. Studio 55;20, North Wales Business Park, Abergele LL22 8LJ
Tel: 01745 585517 E-mail: info@parrydavesarchitects.co.uk

ACCOMMODATION SCHEDULE						
TYPE	PLOT NUMBER	NUMBER OF BEDROOMS	MAXIMUM WIDTH - METERS (EXCLUDING ANY ATTACHED GARAGES)	MAXIMUM DEPTH - METERS	HEIGHT TO RIDGE FROM FINISHED FLOOR LEVEL - METERS	FLOOR AREA - M2
CHIRK	5, 8	4	9	10.8	7.2	134.12
HARLECH	9	4	8.21	9.26	7.6	125.16
BEAUMARIS	2, 10	3	7.6	8.25	7.6	96.19
RHUDDLAN	1, 4, 7	4	8.1	8.4	7.5	114.6
CONWY	3, 6	4	9.34	7.76	7.0	104.66



PLANNING DRAWING

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PROJECT TITLE

Land at Eversley Court, Minera LL11 3YZ

DRWG. TITLE.

SITE LAYOUT PLAN

DATE

October 2018

SCALE

1:500 @ A3

DRWN

KEG

DRWG NO.

16.5719/1

REV

Parry Davies Architects Ltd. Studio 55:20, North Wales Business Park, Abergelle LL22 8LJ Tel: 01745 585517 E-mail: info@parrydavesarchitects.co.uk





Minera Community Council
Clerk
Ms Emma Topham
PO Box 2305
Wrexham
LL11 0FS

SCHEDULE 1C : Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE
2D (to be served on specialist consultees, as defined by article 2(1) of the Town and
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You may inspect copies of the proposed application, the plans and other supporting documents online at <http://www.j10planning.com/consultations/gower-minera>

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 justin@j10planning.com by **18 February 2019**.

Signed: **Justin Paul (on behalf of Gower Homes Ltd)**

Date: **21 January 2019**

Additional Note : the applicant is happy to meet with the Community Council to positively engage with Members; this may follow the form of us meeting outside of your ordinary meeting schedule thus, providing the Community Council with an opportunity to share their views and have queries answered in greater detail. If this is of interest please contact me to set up a suitable time and venue.

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



Cyngor Cymuned Minera
Clerc
Ms Emma Topham
PO Box 2305
Wrecsam
LL11 0FS

ATODLEN 1C : Erthygl 2D

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGL 2D (i'w gyflwyno i ymgynghoreion arbenigol, fel y'u diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

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Datblygiad Arfaethedig ar tir i'r gorllewin o Llys Eversley, Y Mwynglawdd, Wrecsam, LL11 3YZ

Rwyf yn hysbysu bod **Gower Homes Ltd**

yn bwriadu gwneud cais am ganiatâd cynllunio i Gyngor Bwrdeistref Sirol Wrecsam ar gyfer y datblygiad preswyl arfaethedig ar gyfer 10 rhif. anheddau preswyl ar wahân gyda dulliau cysylltiedig o fynediad.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein yn <http://www.j10planning.com/consultations/gower-minera>

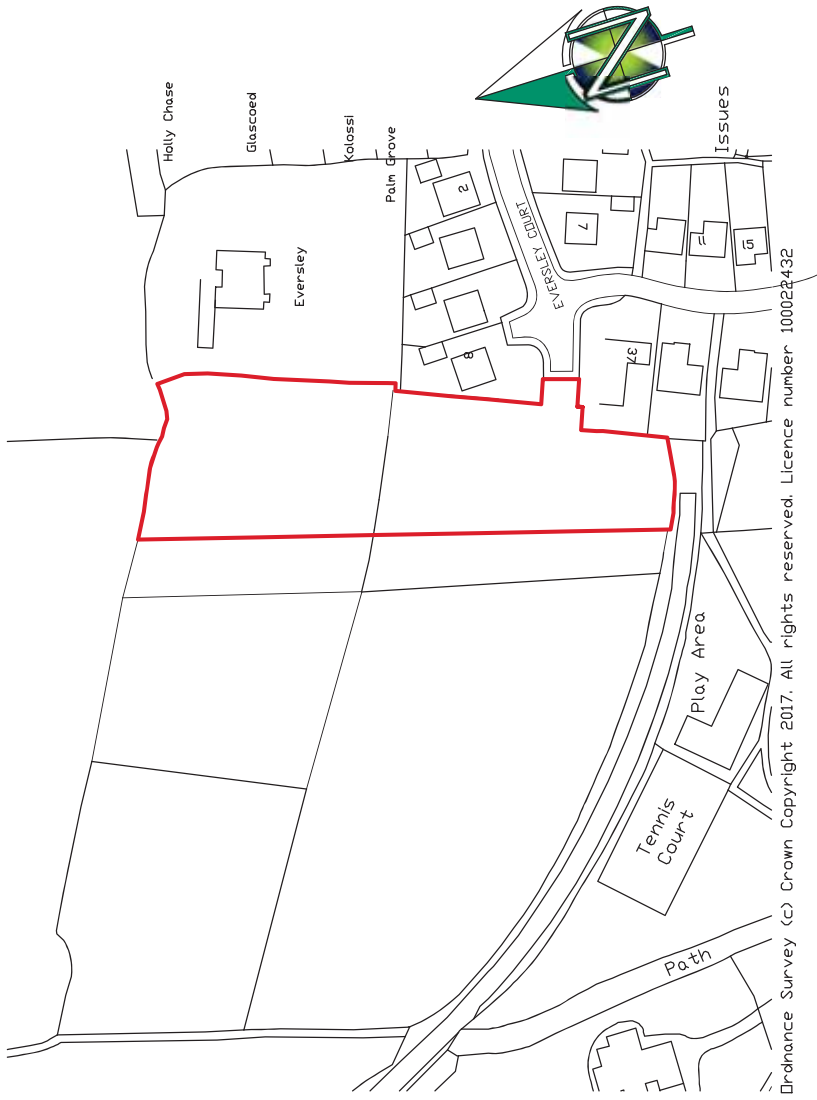
Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at justin@j10planning.com erbyn **18 Ionawr 2019**.

Llofnod: **Justin Paul** (ar ran **Gower Homes**)

Dyddiad: **21 Chwefror 2019**

Nodyn Ychwanegol : mae'r ymgeisydd yn fodlon cwrdd â'r Cyngor Cymuned i ymgysylltu â'i Aelodau mewn modd cadarnhaol; efallai y bydd hyn yn golygu cwrdd â chi y tu allan i amserlen arferol eich cyfarfodydd. Fe fydd yn rhoi cyfle i'r Cyngor Cymuned rannu eu barn a chael atebion mwy manwl i'w hymholiadau. Os bydd hyn o ddiddordeb i chi, cysylltwch â mi i drefnu amser a lleoliad addas.

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

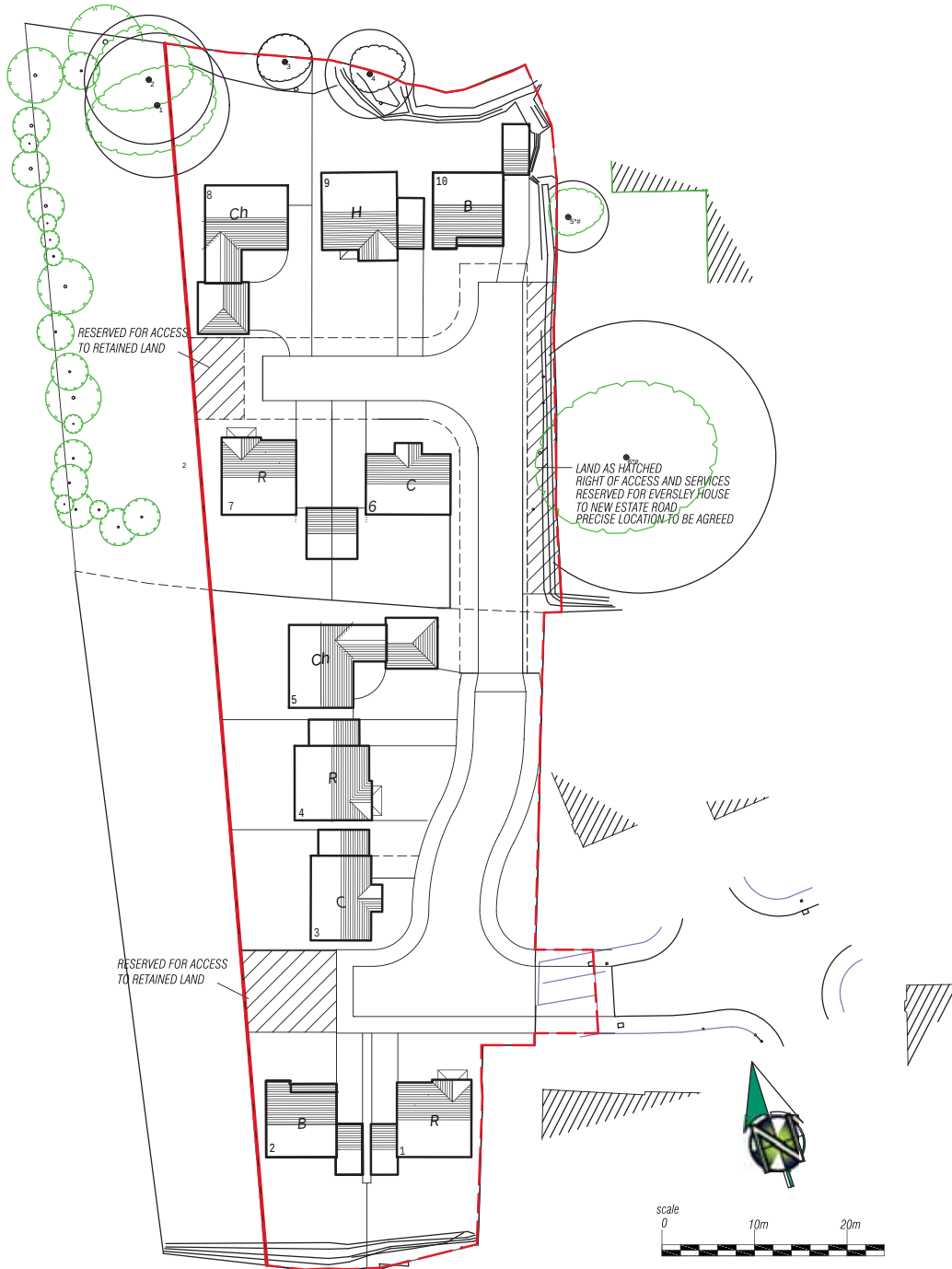


PLANNING DRAWING

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ACCOMMODATION SCHEDULE						
TYPE	PLOT NUMBER	NUMBER OF BEDROOMS	MAXIMUM WIDTH - METERS (EXCLUDING ANY ATTACHED GARAGES)	MAXIMUM DEPTH - METERS	HEIGHT TO RIDGE FROM FINISHED FLOOR LEVEL - METERS	FLOOR AREA - M2
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PROJECT TITLE

Land at Eversley Court, Minera LL11 3YZ

DRWG. TITLE.

SITE LAYOUT PLAN

DATE

October 2018

SCALE

1:500 @ A3

DRWN

KEG

DRWG NO.

16.5719/1

REV

Parry Davies Architects Ltd. Studio 55:20, North Wales Business Park, Abergelle LL22 8LJ Tel: 01745 585517 E-mail: info@parrydavesarchitects.co.uk



SCHEDULE 1B Articles 2C & 2D
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR
PLANNING PERMISSION

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 **land west of Eversley Court, Minera, Wrexham, LL11 3YZ**

I give notice that **Gower Homes Ltd**

is intending to apply for planning permission to **Wrexham County Borough Council** for the **Proposed residential development for 10 no. detached residential dwellings with associated means of access.**

You may inspect copies of the proposed application, the plans and other supporting documents online at <http://www.j10planning.com/consultations/gower-minera>

and computer facilities are available to view this information online at **Coedpoeth Library, Plas Pentwyn, Castle Road, Coedpoeth, Wrexham, LL11 3NA** between the hours of:

Monday 2.00 pm - 5.30 pm

Tuesday 10.00 am - 12.30 pm & 2.00 pm - 5.30 pm

Wednesday 2.00 pm - 5.30 pm

Friday 10.00 am - 12.30 pm & 2.00 pm - 6.30 pm

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at justin@j10planning.com or **J10 Planning Ltd, 1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ**

By 18 February 2019

Signed: **Justin Paul (on behalf of Gower Homes)**

Date: **21 January 2019**

ATODLEN 1B Erthyglau 2C a 2D
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM
GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgynghoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig ar tir i'r gorllewin o Llys Eversley, Y Mwynglawdd, Wrecsam, LL11 3YZ

Rwyf yn hysbysu bod **Gower Homes Ltd**

yn bwriadu gwneud cais am ganiatâd cynllunio i Gyngor Bwrdeistref Sirol Wrecsam ar gyfer y datblygiad preswyl arfaethedig ar gyfer 10 rhif. anheddau preswyl ar wahân gyda dulliau cysylltiedig o fynediad.

Gallwch archwilio copïau o'r canlynol: y cais arfaethedig, y cynlluniau a dogfennau ategol eraill ar-lein yn <http://www.j10planning.com/consultations/gower-minera>

ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn **Llyfrgell Coedpoeth, Plas Pentwyn, Heol y Castell, Coedpoeth, Wrecsam, LL11 3NA** rhwng oriau:

Dydd Llun : 14.00 – 17.00

Dydd Mawrth : 14.00 – 17.00

Dydd Mercher : 10.00 – 17.00

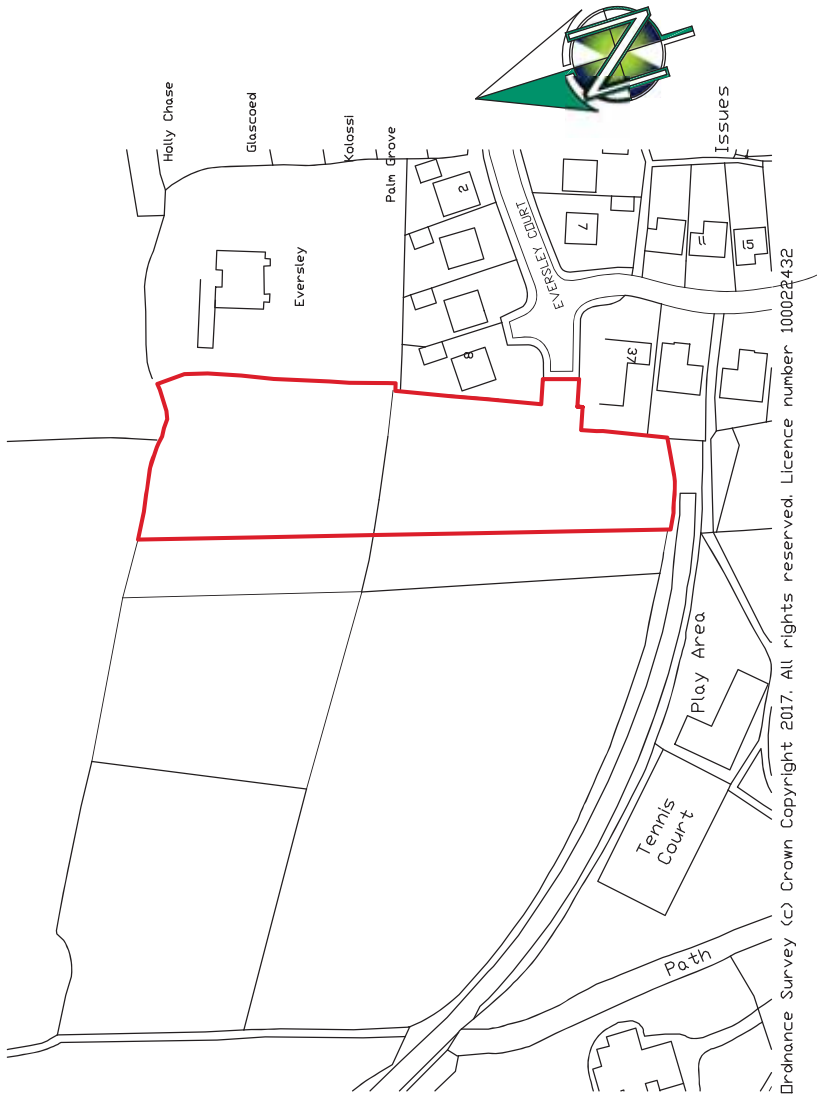
Dydd Gwener : 10.00 – 13.00

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn justin@j10planning.com neu **J10 Planning Ltd, 1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ**

Erbyn **18 Ionawr 2019**

Llofnod: **Justin Paul (ar ran Gower Homes Ltd)**

Dyddiad: **21 Chwefror 2019**

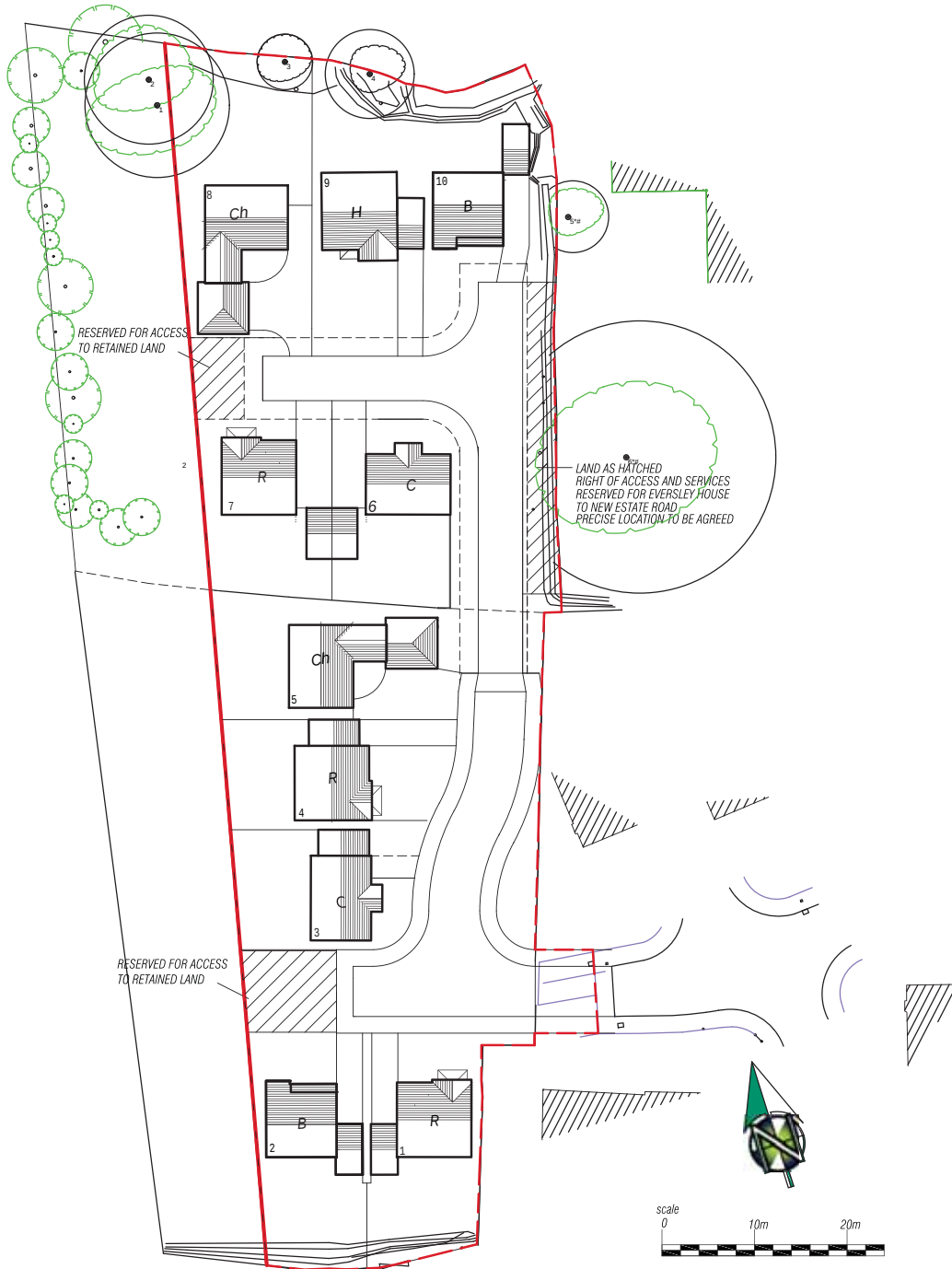


PLANNING DRAWING

									
PROJECT TITLE									
Land at Eversley Court, Minera LL11 3YZ									
© COPYRIGHT OF PARRY DAVIES ARCHITECTS LTD. CHARTERED ARCHITECTS. CHECK DIMENSIONS ON SITE. REPORT ANY ERRORS OR OMISSIONS TO ARCHITECT.									
DRWG. TITLE									
SITE LOCATION PLAN									
DATE			SCALE		DRAWN		REV		
November 2018			1:1250 @ A3		KEG		16.5719/L1		
Parry Davies Architects Ltd. Studio 55:20, North Wales Business Park, Abergelle LL22 8LJ Tel: 01745 585517 E-mail: info@parrydavesarchitects.co.uk									

© COPYRIGHT OF PARRY DAVIES ARCHITECTS LTD. CHARTERED ARCHITECTS. CHECK DIMENSIONS ON SITE. REPORT ANY ERRORS OR OMISSIONS TO ARCHITECT.

ACCOMMODATION SCHEDULE						
TYPE	PLOT NUMBER	NUMBER OF BEDROOMS	MAXIMUM WIDTH - METERS (EXCLUDING ANY ATTACHED GARAGES)	MAXIMUM DEPTH - METERS	HEIGHT TO RIDGE FROM FINISHED FLOOR LEVEL - METERS	FLOOR AREA - M2
CHIRK	5, 8	4	9	10.8	7.2	134.12
HARLECH	9	4	8.21	9.26	7.6	125.16
BEAUMARIS	2, 10	3	7.6	8.25	7.6	96.19
RHUDDLAN	1, 4, 7	4	8.1	8.4	7.5	114.6
CONWY	3, 6	4	9.34	7.76	7.0	104.66



PLANNING DRAWING

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PROJECT TITLE

Land at Eversley Court, Minera LL11 3YZ

DRWG. TITLE.

SITE LAYOUT PLAN

DATE

October 2018

SCALE

1:500 @ A3

DRWN

KEG

DRWG NO.

16.5719/1

REV

Parry Davies Architects Ltd. Studio 55:20, North Wales Business Park, Abergelle LL22 8LJ Tel: 01745 585517 E-mail: info@parrydavesarchitects.co.uk



From: Justin Paul
To: ["david.kelly@wrexham.gov.uk"](mailto:david.kelly@wrexham.gov.uk)
Cc: [Michael Forgrave](#)
Subject: Gower Homes : DMO consultation
Date: 21 January 2019 11:08:00
Attachments: [image007.png](#)
[image009.png](#)
[DMO Binder1 - Cllr.pdf](#)

Dear Cllr Kelly

As required by the relevant planning legislation please find attached formal Notices with respect the proposed residential development by Gower Homes in Minera.

The notice provides a link to the full suite of documents and plans associated with this proposal, but to make life easier I provide the hyperlink here (live from later on today):

<http://www.j10planning.com/consultations/gower/minera>

Please note that under separate cover we have notified the Community Council and also offered them an opportunity to positively engage with us by coming in to meet them (ideally outside of normal Council meeting business so adequate time is provided). We'd be happy to meet you separately or with them, whatever might suit.

Additionally, all neighbours within immediate proximity of the application site have today been notified by a notice drop.

Site notices have been erected as well.

Any queries please let me know.

Yours sincerely

Justin Paul

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



From: Justin Paul
To: "Phil Palmer"; "Pete Douthwaite"; Ian Jones; "Neil Taunt"; "developer.services@dwrcymru.com"; "Sharon Holman"
Cc: Michael Forgrave
Subject: Gower Homes : DMO consultation
Date: 21 January 2019 11:08:00
Attachments: [image002.png](#)
[image006.png](#)
[DMO Binder1 - Consultees.pdf](#)

Dear Sir / Madam

As required by the relevant planning legislation please find attached formal Notices with respect the proposed residential development by Gower Homes upon a site located in Minera, Wrexham.

The notice provides a link to the full suite of documents and plans associated with this proposal, but to make life easier I provide the hyperlink here (live from later on today):

<http://www.j10planning.com/consultations/gower/minera>

I look forward to hearing from you in advance of the 18 February 2019 deadline.

Yours faithfully
Justin Paul

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



From: Justin Paul
To: "mineracc@googlemail.com"
Cc: [Michael Forgrave](#)
Subject: Gower : DMO consultation
Date: 21 January 2019 11:09:00
Attachments: [image007.png](#)
[image009.png](#)
[DMO Binder1 - MCC.pdf](#)

Dear Ms Topham

I am sending the attached correspondence, given your position as Clerk to Minera CC.

As required by the relevant planning legislation please find attached formal Notices with respect the proposed residential development by Gower Homes in Minera.

The notice provides a link to the full suite of documents and plans associated with this proposal, but to make life easier I provide the hyperlink here (live from later on today):

<http://www.j10planning.com/consultations/gower/minera>

You will note from our letter that we are also offering the Community Council an opportunity to positively engage and if you wish to take us up on this then please let me know.

Yours sincerely
Justin Paul

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



APPENDIX C

Pre-application

(consultation

responses)

From: [Michael Forgrave](#)
To: [Justin Paul](#)
Subject: FW: land off Eversley Court, Minera
Date: 16 January 2019 19:05:19
Attachments: [image001.png](#)
[5719- 1-Site Layout Plan.pdf](#)

Michael Forgrave Managing director

michael.forgrave@gowerhomes.co.uk

Tel: 01978 291 364

www.gowerhomes.co.uk

8 Temple Row | Wrexham | LL13 8LY



Take a look at our new look website www.gowerhomes.co.uk featuring our current and upcoming developments

From: Michael Forgrave [<mailto:michael.forgrave@gowerhomes.co.uk>]

Sent: 16 January 2019 19:02

To: 'david.kelly@wrexham.gov.uk' <david.kelly@wrexham.gov.uk>

Subject: land off Eversley Court, Minera

Dear Councillor Kelly,

Out of courtesy I thought I should let you know that we hope to submit a detailed planning application in the next 2-3 months for 10 detached houses off Eversley Court, Minera. Before we do though we need to carry out the DMO process which is the new process that must be carried out prior to the submission of a planning application. The DMO process requires us to set up a website with full details of our proposals, including all drawings and consultants reports and for us to contact local residents, local councillor and statutory authorities to advise of our proposals. We then collate all responses and submit them with our detailed planning application. we hope to commence the DMO next Monday, 21st January.

As I'm sure that you are aware this site is zoned for housing, and is within the settlement limit of Minera and has outline planning permission for 8 detached houses, planning reference number P/2015/0356.

Gower Homes are a Wrexham Company and we have been building houses in Wrexham for over 27 years. We are delighted to have secured this site because it will provide Gower Homes with 50% of our workload for around 10-12 months; myself, and the majority of our workforce, subcontractors and suppliers live in the borough of Wrexham, most of whom have been working with us for many years. Our total workforces numbers around 65 personnel. Our current sites are in Gwersyllt and Llay, and we've recently completed sites in Brymbo, Pentrebychan, Acrefair and Rhosddu (the former Rempoy and the surplus car park at total fitness gym).

The houses that we are proposing at Minera are all two storey 3 and 4 bedroomed houses which we expect to appeal to local families.

If you have any queries or wish to meet up to discuss any aspect of our proposals I am happy to do so – this could be at our Temple Row office in the town centre, our sales office on our Gwersyllt site or at the planning department in the presence of a planning officer, who we think will be

Sharon Holman because she dealt with the outline planning application.

Please feel free to contact me on the telephone number below.

Michael Forgrave.

Michael Forgrave Managing director

michael.forgrave@gowerhomes.co.uk

Tel: 01978 291 364

www.gowerhomes.co.uk

8 Temple Row | Wrexham | LL13 8LY



Take a look at our new look website www.gowerhomes.co.uk featuring our current and upcoming developments

From: [Carol Douglas Jones](#)
To: [Justin Paul](#)
Subject: Re Gower Development Minera
Date: 02 February 2019 20:13:17

Dear Justin,

I would like to register my interest in the above development and would be very interested in purchasing one of the 4 bedroomed properties.

I currently live in Coedpoeth but would love to live in Minera near my local Church.

Please could you keep informed of progress and if I am able to pay a deposit to secure a property I would be happy to do so. We have a property to sell but we are very interested.
Yours Faithfully

Mrs Carol Douglas- Jones &
Sent from my iPhone

From: Justin Paul
To: ["Minera Community Council"](#)
Cc: [Michael Forgrave](#)
Subject: RE: Gower : DMO consultation
Date: 26 February 2019 09:46:00
Attachments: [image001.png](#)
[image003.png](#)

Emma

Our availability is as follows :

- Fri 1st : AM / PM
- Mon 4th : AM / PM
- Mon 11th : AM / PM
- Fri 15th : AM only

Prefer to be away by 5pm if a PM is preferred.

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



From: Minera Community Council <mineracc@gmail.com>
Sent: 26 February 2019 09:27
To: Justin Paul <Justin@j10planning.com>
Subject: Re: Gower : DMO consultation

Daytime or evening which ever is preferable.

On Tue, 26 Feb 2019, 09:15 Justin Paul, <Justin@j10planning.com> wrote:

Is that morning or evening ?

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



From: Minera Community Council <mineracc@googlemail.com>

Sent: 26 February 2019 09:08

To: Justin Paul <Justin@j10planning.com>

Subject: Re: Gower : DMO consultation

We would like to arrange a meeting with you asap, within the next two weeks, it would be in the Minera Ward at the Tyn Y Capel. The best days to suit the council are Mondays and Fridays. Please advise your availability?

Thanks

Emma

On Tue, 26 Feb 2019, 08:26 Justin Paul, <Justin@j10planning.com> wrote:

Good morning Emma

I assume you realise that the DMO consultation period has now expired (18 Feb 2019) and under the WG legislation we are not obliged to accept any comments after the due date. Notwithstanding this, we are happy to meet with the Community Council so please let me know what the most suitable time, date and location are best for your Members as we can work around you.

I would however, suggest this is done in the next two weeks as we are now finalising a formal planning application submission based upon comments received from the formal consultation process and it would be helpful for all involved that any issues that might be raised can be addressed before we submit as opposed to after the event (hence the whole point of the formal DMO process).

I await to hear from you.

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

-

From: Minera Community Council <mineracc@googlemail.com>

Sent: 25 February 2019 21:44

To: Justin Paul <Justin@j10planning.com>

Subject: Re: Gower : DMO consultation

-

Good Evening

Minera Community Council would like to arrange a meeting for you to talk through your planning application. Please advise when you would be available for such a

[meeting?](#)

-
[Best Regards](#)

-
[Emma Topham](#)

[Kind regards](#)

[Emma Louise Topham](#)

[Clerk to Minera Community Council](#)

-

-
[On Mon, 21 Jan 2019 at 11:09, Justin Paul <Justin@j10planning.com> wrote:](#)

[Dear Ms Topham](#)

-
[I am sending the attached correspondence, given your position as Clerk to Minera CC.](#)

-
[As required by the relevant planning legislation please find attached formal Notices with respect the proposed \[residential\]\(#\) development by \[Gower Homes in Minera\]\(#\).](#)

-
[The notice provides a link to the full suite of documents and plans associated with this proposal, but to make life easier I provide the hyperlink here \(live from later on today\):](#)

-
<http://www.j10planning.com/consultations/gower/minera>

-
[You will note from our letter that we are also offering the Community Council an opportunity to positively engage and if you wish to take us up on this then please let me know.](#)

-
[Yours sincerely](#)

[Justin Paul](#)

-
[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 // \[justin@j10planning.com\]\(mailto:justin@j10planning.com\)](#)

[Company Reg. No. 6000409 VAT Reg. No. 815630835](#)

-



Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

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

Mr Justin Paul
J10 Planning
1-3 Upper Eastgate Row
Eastgate Row North
Chester
Chester
CH1 1LQ

Date: 24/01/2019
Our Ref: PPA0003795

Dear Mr Paul

Grid Ref: 327042 352024

Site Address: Land west of Eversley Court, Minera, Wrexham

Development: Construction of 10 detached residential dwellings

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 21st January 2019, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

Having reviewed the details submitted I would offer the following advice which should be taken into account within any future planning application for the development:

SEWERAGE

Foul flows only from the proposed development can be accommodated within the public sewerage system.

SURFACE WATER

With reference to the surface water flows from the proposed development, under the Flood and Water Management Act 2010 (Schedule 3) you are required to include Sustainable Drainage Systems (SuDS) features that comply with the Welsh Government's Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems (2018). From January 2019, new developments of more than one dwelling or where the area covered by construction work would equal or exceeds 100 square metres require approval before construction can commence



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

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

from the SuDS Approval Body (SAB).

Under no circumstances would we allow surface water runoff from the proposed development to be discharged into the combined public sewerage network.

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



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

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

From: [SAB](#)
To: [Justin Paul](#)
Subject: DMO Consultation - Gower Homes Minera
Date: 06 February 2019 11:08:42
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Thank you for the recent 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 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 submitted drainage report does state that certain options for the management of surface waters from the site are discounted due to the proposed layout. This includes the existing route by which surface waters would be conveyed from the greenfield site.

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.

Many thanks

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 Wrecsam, De Ffordd yr

From: [HealthandHousing](#)
To: [Justin Paul](#)
Subject: FW: Gower Homes : DMO consultation
Date: 22 January 2019 10:28:39
Attachments: [image002.png](#)
[image006.png](#)
[DMO Binder1 - Consultees.pdf](#)

Hello Justin

The Environmental Protection Section of Wrexham County B C has no specific comments or objections to make regarding the proposed development.

In our role as a consultee to Planning we will be recommending standard dust and noise conditions for the construction phase to be incorporated into any planning permission that may be granted.

Regards

Nick Minshall
Pollution Control Officer

From: Ian1 Jones
Sent: 22 January 2019 09:42
To: HealthandHousing
Subject: FW: Gower Homes : DMO consultation

From: Justin Paul [<mailto:Justin@j10planning.com>]
Sent: 21 January 2019 11:09
To: Phil Palmer; Peter Douthwaite; Ian1 Jones; Neil Taunt; developer.services@dwrcymru.com; Sharon Holman
Cc: Michael Forgrave
Subject: Gower Homes : DMO consultation

Dear Sir / Madam

As required by the relevant planning legislation please find attached formal Notices with respect the proposed residential development by Gower Homes upon a site located in Minera, Wrexham.

The notice provides a link to the full suite of documents and plans associated with this proposal, but to make life easier I provide the hyperlink here (live from later on today):

<http://www.j10planning.com/consultations/gower/minera>

I look forward to hearing from you in advance of the 18 February 2019 deadline.

Yours faithfully
Justin Paul

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



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

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

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

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

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

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

From: [Peter Douthwaite](#)
To: [Justin Paul](#)
Subject: RE: Gower Homes : DMO consultation
Date: 15 February 2019 15:28:44
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[4.8m wide carriageway.pdf](#)
[5.5m wide carriageway.pdf](#)

The site has a previous outline planning permission dated 05/10/2015 for the erection of 8 dwellings with all matters reserved.

The proposed development increases the number of dwellings to 10. It is not envisaged that the additional two dwellings will have any detrimental impact on the highway.

The footways and public footpath links from Eversley Court are adequate to get pedestrians safely to the local Play area off Church Road and on to Vicarage Hill. However the footway provision on Vicarage Hill is substandard. Vicarage Hill is the main route to the local school on Minera Hall Road and in order to support this application it is considered that improvements to pedestrian provision are required.

A scheme of potential improvement has been identified adjacent to no. 44 Mwyn Ffordd. This property is currently within Council ownership and it would appear possible to utilise a small area of the garden along with the existing highway verge to construct a footway. The provision of this improvement would allow a safer pedestrian route to be established from the new development, along Mwyn Ffordd and Trem y Mynydd to Minera School and would be beneficial to highway safety.

I received confirmation from the Housing Department in 2015 that they would be willing to allow the previous applicant to undertake the works required to provide a 1.2m wide footway and boundary wall.

The turning head to the north of the proposed development site appears to be below current design standards. I attach the latest standards for your information and suggest your plans are amended in accordance with them.

As a minimum, for maintenance purposes, we will require a 0.5m service strip along the area of land shown as hatched on the plan which is reserved for Eversley House. I don't envisage it being a big issue but we will require further discussion when designing the road layout. Any proposed services would then have to be located within the 1.8m footway / service strip on the western edge of the proposed carriageway.

Regards

Pete Douthwaite
Senior Development Control Engineer Uwch Beiriannydd Rheoli Datblygu
01978 729689



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

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

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From: Justin Paul [mailto:Justin@j10planning.com]

Sent: 21 January 2019 11:09

To: Phil Palmer; Peter Douthwaite; Ian1 Jones; Neil Taunt; developer.services@dwrcymru.com;
Sharon Holman

Cc: Michael Forgrave

Subject: Gower Homes : DMO consultation

Dear Sir / Madam

As required by the relevant planning legislation please find attached formal Notices with respect the proposed residential development by Gower Homes upon a site located in Minera, Wrexham.

The notice provides a link to the full suite of documents and plans associated with this proposal, but to make life easier I provide the hyperlink here (live from later on today):

<http://www.j10planning.com/consultations/gower/minera>

I look forward to hearing from you in advance of the 18 February 2019 deadline.

Yours faithfully

Justin Paul

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

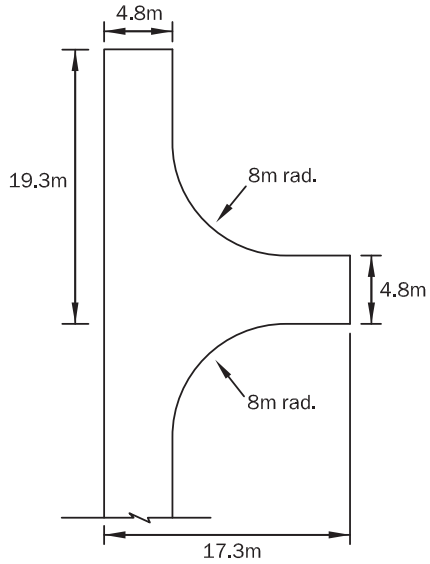
Company Reg. No. 6000409 VAT Reg. No. 815630835



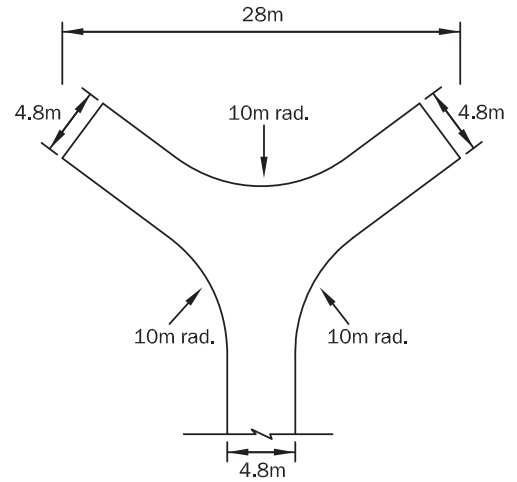
Turning Areas

4.8m Wide Carriageway

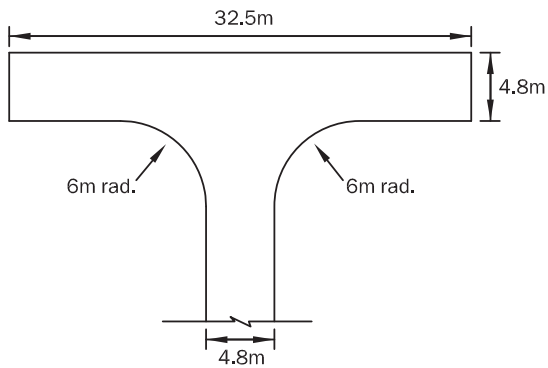
1



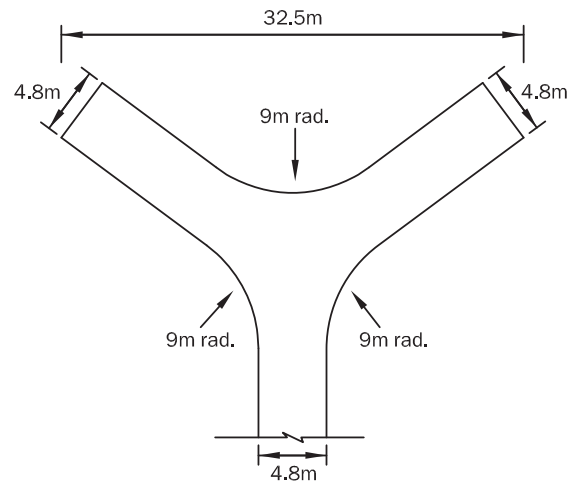
2



3



4



Note:

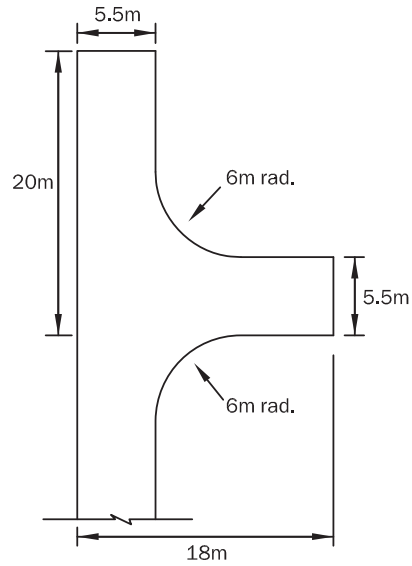
Turning areas are based on an 11.18m long, 2.55m wide refuse vehicle.

Scale 1:500

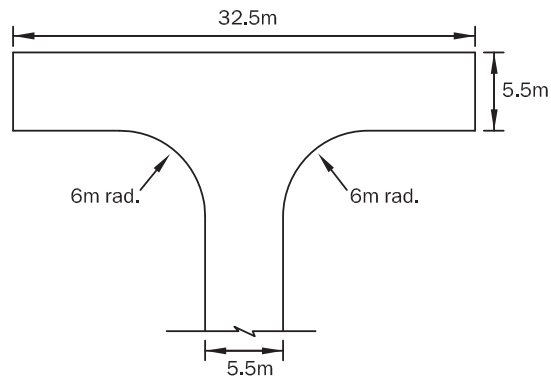
Turning Areas

5.5m Wide Carriageway

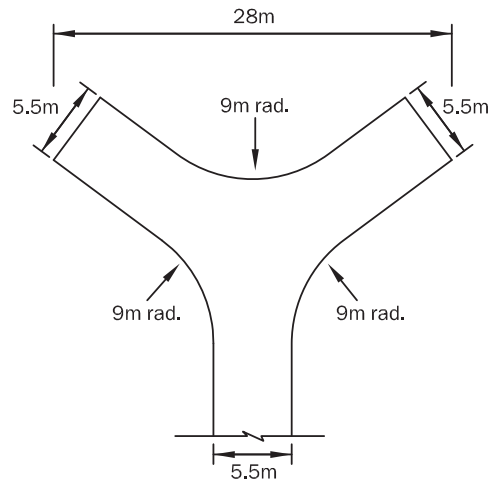
1



2



3



Note:

Turning areas are based on an 11.18m long, 2.55m wide refuse vehicle.

Scale 1:500

From: [Michael Forgrave](#)
To: [Justin Paul](#)
Subject: FW: minera court - gower homes
Date: 20 February 2019 13:54:00
Attachments: [image001.png](#)

Fyi.

Michael Forgrave Managing director

michael.forgrave@gowerhomes.co.uk

Tel: 01978 291 364

www.gowerhomes.co.uk

8 Temple Row | Wrexham | LL13 8LY



Take a look at our new look website www.gowerhomes.co.uk featuring our current and upcoming developments

From: Parry Davies Architects Ltd [<mailto:pdparchitects@aol.com>]

Sent: 20 February 2019 13:16

To: Peter.Douthwaite@wrexham.gov.uk

Cc: michael.forgrave@gowerhomes.co.uk

Subject: Re: minera court - gower homes

thank you for your reply and assistance in this matter

we have measured the car parking to plots 2 and 3 and the min second car parking space is 4800mm and 5200mm on these plots

the drive length to plot 8 is 9600mm long

regards

r gratton

for and on behalf of

Parry Davies Architects Ltd.

Studio 55:20, North Wales Business Park, Abergele, LL22 8LJ

e-mail: pdparchitects@aol.com

telephone: 01745 585517

www.parrydaviesarchitects.co.uk

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-----Original Message-----

From: Peter Douthwaite <Peter.Douthwaite@wrexham.gov.uk>

To: Parry Davies Architects Ltd <pdparchitects@aol.com>

CC: Michael Forgrave <michael.forgrave@gowerhomes.co.uk>

Sent: Wed, 20 Feb 2019 12:27

Subject: RE: minera court - gower homes

Richard

I think we can accept the road design now.

Just a thought, but are you able to perhaps push the garages back at plots 2 ,3 & 8 just to give you an additional space on the driveway?you'd need 9.6m for two cars to park behind one another.

The proposed parking provision is not something I'd raise objection to but you could just create additional space to take away any potential objection from the locals / councillor?

Cheers
Pete

From: Parry Davies Architects Ltd [<mailto:pdparchitects@aol.com>]
Sent: 20 February 2019 09:48
To: Peter Douthwaite
Cc: michael.forgrave@gowerhomes.co.uk
Subject: minera court - gower homes

This email's attachments were cleaned of potential threats by Wrexham Council's Security Gateway. Click [here](#) if the original attachments are required (justification needed).

we refer to our telephone conversation and attach for your further consideration amended site layout plan

we have extended the hammer head to the 5.5m wide road to 20m long and the 4.8m wide road to 15.3m long as discussed

we would appreciate your consideration on the above

regards

r gratton

for and on behalf of

Parry Davies Architects Ltd.
Studio 55:20, North Wales Business Park, Abergele, LL22 8LJ

e-mail: pdparchitects@aol.com
telephone: 01745 585517
www.parrydaviesarchitects.co.uk

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

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

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

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

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

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