

Cadnant Planning

BRYN-Y-GROG FARM, MARCHWIEL
Ms Barbara Price
Pre-application Consultation Report
14 January 2019
2018.063

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Riverside Business Park
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Pre-Application Consultation Report



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Contents

1. Introduction	1
2. Consultation requirements and approach	2
3. Consultation responses	7
4. Conclusion	11

1. Introduction

- 1.1 This Pre-Application Consultation (PAC) Report accompanies a full planning application by Ms Barbara Price for the change of use of land at Bryn-y-Grog Farm, Marchwiel, Wrexham to allow for 22 car boot sales to be held on the land annually.
- 1.2 Following the enactment of the Planning (Wales) Act 2015 (the Act) the requirement for pre-application consultation on major development schemes was implemented. This includes development carried out on a site of one hectare or more. Therefore, as the site area of this application exceeds one hectare, the application at Bryn-y-Grog Farm triggers the requirement for PAC.
- 1.3 This PAC Report has been prepared by Cadnant Planning on behalf of Ms Barbara Price (the applicant) and sets out how the applicant has complied with their duty to carry out pre-application consultation on the proposed scheme at Bryn-y-Grog Farm.
- 1.4 The requirement to carry out pre-application consultation falls under Section 17 of the Act and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as amended by the 2016 Order. Guidance on carrying out the pre-application consultation requirements within the Act has been provided by the Welsh Government set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 'Guidance on Pre-application Consultation'.
- 1.5 These documents have shaped the consultation approach to ensure that all elements of the legalisation and guidance have been met when carrying out pre-application consultation.
- 1.6 This PAC Report sets out how the consultation activities carried out comply with the requirements of the Act. As well as a summary of the consultation responses received, what category of consultee there were received from and how the responses received have been taken into account to shape the final scheme submitted.
- 1.7 The detail in this PAC Report shows that consultation carried out with the local community and stakeholders has been timely, meaningful, effective and compliant with the requirements.

2. Consultation requirements and approach

Compliance with consultation requirements

2.1 The requirement to carry out pre-application consultation falls under Section 17 of the Act. To demonstrate how the consultation activities carried out by the applicant complies with the legalisation and guidance a series of tables are provided at Appendix A. These tables set out in detail how the applicant has complied with each of the following:

- The statutory requirements of Section 17 of the Act 'Requirement to carry out pre-application consultation' where 'the applicant must carry out consultation on the proposed application in accordance with subsections (3) and (4)';
- The Town and Country Planning DMPWO (Amendment) 2016 Part 1A 'Requirement to carry out pre-application consultation 2B';
- The Guidance set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 'Guidance on Pre-application Consultation'.

Statutory consultation activities

2.2 Statutory consultation under the relevant requirements and guidance took place in 1 September 2018 to 30 September 2018. A summary of the activities that took place are set out below.

Display of site notices

2.3 The Applicant is required to place site notices (in Welsh and English) in at least one place on or near the land to which the proposed application relates for public viewing for a minimum of 28 days.

2.4 English and Welsh site notice were created in line with 'Schedule 1B: Publicity and Consultation before Applying for Planning Permission Notice under Articles 2C and 2D' - Town and Country Planning DMPWO'. A copy of the notice is provided at Appendix B.

2.5 The notices were displayed from 1 September 2018 to 30 September 2018, providing a 29-day viewing period for the notices, which exceeds the 28 day minimum period.

2.6 The notices were placed at four locations near the site, as shown in Figures 2.1 and 2.2.

Pre-Application Consultation Report

Figure 2.1 Photographs of site notices displayed in the vicinity of the site



2.7 The location of the displayed site notices is illustrated in Figure 2.2 below.

Pre-Application Consultation Report

Figure 2.2 Location of site notices in the vicinity of the site (Google Maps)



Notification to neighbouring owners or occupiers

- 2.8 The applicant must notify any owner or occupier of land adjoining the application site via a letter (in Welsh and English). A total of five owners/occupiers were notified and these are identified in Appendix C.
- 2.9 Copies of the notice (see Appendix B) together with a cover letter (in Welsh and English) explaining why the owners/occupiers had received the notice was sent. A copy of these cover letters are provided at Appendix D.

Consult with 'community' consultees

- 2.10 The applicant must notify all 'community' consultees of the consultation via a letter.
- 2.11 Community consultees comprise of each community council in whose area the proposed development would be situated; and/or each councillor (local member) representing an electoral ward in which the proposed development would be situated.
- 2.12 The application site falls within the Marchweil Community Council area. With regards to the relevant councillor (local member) representing an electoral ward in which the

Pre-Application Consultation Report

proposed development would be situated, the application site falls within the Marchwiel ward. This ward is represented by Cllr John Pritchard.

- 2.13 The Community Council and Councillor named above are considered as ‘community’ consultees and were therefore provided a copy of a notice (see Appendix B), together with a cover email (in Welsh and English) explaining why they had received the notice. This notice and cover email was distributed on 1 September 2018 electronically via email. A copy of the cover email is included in Appendix E.

Consult with ‘specialist’ consultees

- 2.14 The applicant must consult with ‘specialist consultees’ who comprise the list of consultees in Schedule 4 to the Town and Country Planning DMPWO as amended by the 2016 Order.
- 2.15 The relevant specialist consultees are decided through development description tests, the table at Appendix F sets out which consultees were considered as relevant. The specialist consultees consulted with as part of this pre-application consultation included:
- Wrexham County Borough Council Highways Authority;
 - The Coal Authority;
 - Cadw; and
 - Natural Resources Wales.
- 2.16 The specialist consultees were served with a notice under Schedule 1C (Article 2D - Consultation Before Applying for Planning Permission - DMPWO 2012, along with a cover email explaining why they had received the notice.
- 2.17 A copy of the notice under Schedule 1C and the cover email is provided at Appendix G. Both were provided in Welsh and English and were distributed to consultees on 1 September 2018 electronically via an email.

Provide a postal address and email address

- 2.18 The applicant must provide a postal and email address for the submission of any comments by consultees. During the consultation period consultees were able to submit their comments using the following methods:
- A postal address at:

Pre-Application Consultation Report

Cadnant Planning, 1 Connaught House, Riverside Business Park, Benarth Road, Conwy, LL32 8UB;

- Email address:
PAC@cadnantplanning.co.uk

2.19 These details were provided to all consultees through the site notices and were displayed on the consultation website.

Provide a copy of the draft planning application

2.20 The applicant must provide a copy of the draft planning application documents and any relevant supporting information for public viewing. As part of the consultation the following draft application documents were provided:

- Application Form;
- Location Plan; and
- Design, Access and Planning Statement.

2.21 The guidance encourages applicants to make this information available for viewing online. The above documents were made available for viewing and downloading from the website www.cadnantplanning.co.uk/consultations (English version) and www.cadnantplanning.co.uk/ymgyngghoriadau (Welsh version). A screenshot of the websites are provided in Appendix H.

2.22 Those without internet access were directed to use computer facilities at Wrexham Library and Arts Centre at Rhosddu Road, Wrexham, LL11 1AU. The library address and opening times were displayed on the site notice provided to all consultees.

3. Consultation responses

- 3.1 This section sets out the comments received from community and specialist consultees during the pre-application consultation and how the applicant has considered the responses received. and offer an explanation of the action which has been taken, if required, in order to address the comments. Full consultation responses can be found in Appendix I.

Specialist consultees

- 3.2 Responses received from those considered as specialist consultees is summarised below. A copy of responses in full is provided in Appendix I. The applicant's response to the comments received is also detailed below.

Wrexham County Borough Council Highways Authority

- 3.3 Wrexham CBC Highways Authority provided the following comments initially for the proposed development:
- There is limited forward visibility at the existing access off the A525, and therefore development that would result in a significant increase in vehicle movements through the access would not be supported;
 - In regard to the field access off Marchwiell Hall Road close to the junction with the A525, it is recommended that the access is surfaced with hard bound materials and that the gates are set back a suitable distance from the road, depending on the size of vehicles entering the site;
 - Visibility at the field access at the south corner of the site off Marchwiell Hall Road is inadequate in both directions;
 - No passing places or other improvements have been offered to be provided along Marchwiell Hall Road as part of the development;
 - No information has been provided indicating the number of visitors/cars that attend the car boot sale;
 - No details of parking spaces have been provided;
 - No details of anticipated daily vehicle movements have been provided;
 - No details of access arrangements/vehicle routing have been provided;
 - It is recommended that a Temporary Traffic Regulation Order is undertaken in advance of any proposed car boot sales at the site.

Pre-Application Consultation Report

3.4 Following these initial comments, a representative from the Highways Authority met with the applicant on site on 19 November 2018, in order to address some of the issues raised. Written feedback was provided to the applicant following this meeting, which is summarised below:

- Would be preferable to operate an informal one-way system whereby visitors enter the site via the access close to the Marchwiel Road / A525 junction and exit the site via the main A525 access;
- Agreement to improve the access close to Marchwiel Road / A525 junction through setting gates back by 10 metres and surfacing the road with hard bound materials. Details of these improvements should be provided;
- Would recommend that any permission granted would be temporary in order to establish whether any significant issues arise from the development;
- Would recommend the submission of a Traffic Management Plan, including details of the informal one-way system;
- Details of how parking is managed at site to be provided;
- Would recommend that a statement that car boot sales will be staggered with those occurring on the neighbouring property, opposite the site.

Applicant's response

3.5 The applicant notes the comments raised by the Highways Authority and responds as follows:

- A Traffic Management Plan has been submitted as part of this planning application for consideration;
- Details of the one-way system, parking management and improvements to the existing access near to the junction of Marchwiel Road and the A525 have demonstrated on amended plans, submitted as part of this planning application for consideration;
- The proposed accesses into and out of the site have been reduced to one entrance and one exit.

The Coal Authority

- The application site is located within the coalfield, but outside of the defined Development High Risk Area meaning that there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability.
- Accordingly, there is no requirement to submit a Coal Mining Risk Assessment in support of a planning application for the redevelopment of this site.

Pre-Application Consultation Report

Applicant's response

3.6 The applicant notes the comments raised by The Coal Authority and as there is no objection, no amendments are considered necessary.

Cadw

- No objections to the proposed development.

Applicant's response

3.7 The applicant notes the comments raised by Cadw and as there is no objection, no amendments are considered necessary.

Natural Resources Wales

- No objection to the proposed development.
- The site is located near to land that is, or has been, used for the deposition of waste material, and therefore are advised to consult with local authority's Environmental Health and Building Control Departments, as they may hold detailed records, and may wish to make appropriate recommendations in respect of landfill gas investigation/remedial work.

Applicant's response

3.8 The applicant notes the comments raised by NRW and responds as follows and as there is no objection, no amendments are considered necessary.

Community consultees

Marchwiell Community Council

- No formal response was received from Marchwiell Community Council in response to the PAC.

Marchwiell Councillor John Pritchard

- No formal response was received in response to the PAC.

Applicant's response

3.9 As no formal responses were received from the Town Council or local Councillors, no amendments have been made

Local community

Local community consultation responses

3.10 No responses were received from the local community in response to the PAC.

4. Conclusion

- 4.1 This PAC Report sets out the pre-application consultation activities undertaken, the consultation responses received and how the applicant has taken these responses into account.
- 4.2 Each consultation response received has been responded to in section 3 of this PAC Report. The applicant has carefully analysed and given due consideration to all feedback received during this Pre-Application Consultation and this PAC Report demonstrates how the feedback received has been responded to.
- 4.3 As a result of the consultation, some minor amendments have been made to the proposed scheme; that is, the removal of an access into the site. Additionally, a Traffic Management Plan and a detailed Site Plan have been submitted as part of this application for clarification over the points raised by the Highways Authority.
- 4.4 It can be considered that the pre-application consultation undertaken with the local community and stakeholders has been timely, meaningful and effective. The requirement to consult has been satisfied.

APPENDIX A

Compliance Tables

Compliance tables

Table A-1 below summarises how the applicant has complied with the statutory requirements of Section 17, 61Z, of the Planning (Wales) Act 2015 'Requirement to carry out pre-application consultation' where the applicant must carry out consultation on the proposed application in accordance with subsections (3) and (4) before applying for planning permission.

Table A-1

Statutory requirement	Action taken
(3) The applicant must publicise the proposed application in such manner as the applicant reasonably considers likely to bring it to the attention of a majority of the persons who own or occupy premises in the vicinity of the land.	Site notices were erected and displayed for the whole consultation period in the vicinity of the site - as detailed in Section 2 of the Pre-application Consultation Report. In addition, owners/occupiers were notified via letter/notice of the consultation.
(4) The applicant must consult each specified person about the proposed application.	All relevant Specialist Consultees and Community Consultees were consulted as per Schedule 2 Consultation before the grant of permission Article 5(3) of the DMPO (Wales) 2016.
(5) Publicity under subsection (3) must— (a) set out how the applicant may be contacted by persons wishing to comment on the proposed development; (b) give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.	The notice under Schedule 1B and the notice under Schedule 1C, provided details on how the applicant (agent) could be contacted to discuss the scheme/provide comments - this comprised of an email, telephone and postal address. The notices were displayed from 01/09/2018 to 30/09/2018 providing a 29-day viewing period for the notices, which exceeds the 28-day minimum period.

Table A-2 below sets out how the applicant has complied with statutory requirements of Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 as follows, Part 1A Requirement to carry out pre-application consultation 2B:

Table A-2

Statutory requirement	Action taken
Publicity before applying for planning Permission 2C (1) The applicant (2) must publicise the proposed application by - (a) giving requisite notice - (i) by site display in at least one place on or near the land to which the proposed application relates for not less than 28 days; and (ii) in writing to any owner or occupier of any land adjoining the land to which the proposed application relates; and (b) making the following information available for inspection at a location in the vicinity of the proposed development for not less than 28 days beginning with each day on which each of the notices referred to in subparagraph (a) or article 2D (2) are given— (i) any documents and particulars or evidence that would be required for a subsequent application, in the same or substantially the same form, to be a valid application except certificates in relation to notices of applications for planning permission required by article 11; (ii) a plan which identifies the land to which the proposed application relates; (iii) any other plans, drawings and information necessary to describe the development which is the subject of the proposed application;	Site notices were displayed in the vicinity of the site from 01/09/2018 to 30/09/2018 (a 29-day period). The exact locations of the notices are provided in Figure 2.1. A copy of the notice is provided in Appendix B. A copy of the notice was provided to the owners or occupiers of any land adjoining the application site with a cover letter (see Appendix D). All of the consultation, all draft application documents (in line with the validation requirements) were made available to view and download from the below weblink: www.cadnantplanning.co.uk/consultations For those without internet access the closest public building to the proposed application site that provided free internet access and computer facilities was at Wrexham Library & Arts Centre, Rhosddu Road, Wrexham, LL11 1AU. This information was advertised on the site notices. The draft planning application documents consulted upon included: • Application Forms; • Location Plan; and • Design, Access and Planning Statement.

(iv) in a case to which article 7 applies, the design and access statement; and (v) subject to article 8(2), the particulars or evidence required by the local planning authority under section 62(3) of the 1990 Act (1).	
(2) Any plans or drawings required to be provided by paragraph (1)(b)(ii) or (iii) must be drawn to an identified scale and, in the case of plans, must show the direction of north.	All of the plans consulted on included a scale and north arrow.
(3) The applicant must have complied with paragraph (1) before an application is submitted.	How the applicant has complied is detailed in this PAC Report.
(4) Where the notice referred to in paragraph (1)(a)(i) is, without any fault or intention of the applicant, removed obscured or defaced before the period of 28 days has elapsed, the applicant will be treated as having complied with the requirements of the relevant paragraph if the applicant has taken reasonable steps to protect the notice and, if need be, replace it.	The notices were laminated to protect them from the weather and were not damaged and remained in place for the duration of the consultation period.
(5) In this article “requisite notice” (“hysbysiad gofynnol”) means notice in the form set out in Schedule 1B or in a form substantially to the like effect.	The notice was created to be user friendly in design, whilst containing all of the information set out in Schedule 1B.
Consultation before applying for planning permission 2D	

(1) The following persons or descriptions of persons are specified for the purposes of section 61Z (4) of the 1990 Act— (a) any community consultees; and (b) any specialist consultee.	Appendix F and section 2 identifies the Specialist Consultees consulted as part of the application. Community consultees included the ward councillors for Marchwiel and Marchwiel Community Council. Letters and site notices advertised the consultation to the owners/occupiers of adjoining land and community.
(2) Where an applicant is required to consult a community consultee, the applicant must give the community consultee requisite notice in writing of the proposed application.	A copy of the notice and covering letter was provided to the community consultees (see Appendix E.
(3) Where an applicant is required to consult a specialist consultee, the applicant must give the specialist consultee requisite notice in writing of the proposed application and enclose each of the documents referred to in article 2C(1)(b) or provide a link to a website on which those documents can be found.	A copy of the notice under Schedule 1C was provided to the specialist consultees with a covering email which contained a link to the website.
(4) The applicant must have complied with paragraphs (2) and (3) and have given the specialist consultee time to respond in accordance with article 2E (1) before an application is submitted.	As shown above paragraphs (2) and (3) have been complied with. 29 days were provided for the consultees to respond from 01/09/2018 to 30/09/2018.
5) In this article, “requisite notice” (“hysbysiad gofynnol”) means (a) in relation to a community consultee notice in the form set out in Schedule 1B; and (b) in relation to a specialist consultee notice in the form set out in Schedule 1C, or a form substantially to the like effect.	A copy of the site notice under Schedule 1B was provided to the community consultees with a covering letter/email. A copy of the notice under Schedule 1C was provided to the specialist consultees with a cover email.
Duty to respond to pre-application consultation: specialist consultees 2E	

(1) A specialist consultee, consulted in accordance with the provisions of section 61Z(4) of the 1990 Act, must provide a substantive response within 28 days beginning with the day on which the notice referred to in article 2D(3) is given or such other period as may be agreed in writing between the specialist consultee and the applicant.	The specialist consultees who responded to the consultation are set out in Section 3 of this PAC Report/Appendix I. An extension of time was provided to Wrexham County Borough Council during the consultation period.
(2) For the purposes of this article, a substantive response is one which— (a) states that the specialist consultee has no comment to make; (b) states that the specialist consultee has no objection to the proposed development and refers the applicant to current standing advice by the specialist consultee on the subject of the consultation; (c) advises the applicant of any concerns identified in relation to the proposed development and how those concerns can be addressed; or (d) advises the applicant that the specialist consultee has concerns and that it would object to an application for planning permission made in the same or substantially the same terms and sets out the reasons for those objections.	The full responses are included in Appendix I and did form substantive responses.
Pre-application consultation reports 2F	
(1) Where an applicant has been required to carry out pre-application consultation in accordance with the provisions of section 61Z of the 1990 Act and articles 2C and 2D and submits an application for planning permission, that application must be	Compliance is set out in this PAC Report and shown in detail in Appendix A.

accompanied by a pre-application consultation report which gives particulars of— (a) how the applicant complied with section 61Z of the 1990 Act; (b) any response to the consultation received from any person consulted under section 61Z(3) or (4) of the 1990 Act; and (c) the account taken of those responses.	
(2) The pre-application consultation report must include— (a) a copy of the notice referred to in article 2C(1)(a)(i);	See Appendix B.
(b) A declaration that the notices referred to in 2C(1)(a)(i) was displayed in accordance with the requirements of this article	Site notices were displayed in the vicinity of the site. The exact location of the notices are provided in Figures 2.1 and 2.2.
(c) a list of the addresses of persons who were given notice of the proposed application in accordance with article 2C(1)(a)(ii) and a copy of the notice given to such persons;	See Appendix C.
(d) copies of all notices given to community consultees and specialist consultees in accordance with articles 2D(2) and 2D(3);	A copy of the site notice under Schedule 1B was provided to the community consultees with a cover email (See Appendix B and E). A copy of the notice under Schedule 1C was provided to the specialist consultees with a cover email (See Appendix G).
(e) a summary of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and articles 2C and 2D(2), including confirmation of whether the issues raised have been addressed, and, if so, how; and	See Section 3.

(f) copies of all responses received from specialist consultees with an explanation of the account taken of each response.	See section 3 and Appendix I.
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APPENDIX B

Site Notice under Schedule 1B

Newid defnydd tir i gael ei ddefnyddio ar gyfer 22 gwerthiant cist car yn flynyddol ar Fferm Bryn-y-Grog, Marchwiel

ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D - Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais cynllunio i Cyngor Bwrdeistref Sirol Wrecsam. Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan Cyngor Bwrdeistref Sirol Wrecsam; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i Cyngor Bwrdeistref Sirol Wrecsam ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylw a gyflwynir gael ei gadw yn y ffeil gyhoeddus.

Datblygiad arfaethedig ar dir ar **Fferm Bryn-y-Grog, Marchwiel, Wrecsam, LL13 0SR**. Dangosir lleoliad y safle ar y map ar y dde.

Rhoddir hysbysiad bod **Ms Barbara Price** yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer newid defnydd tir i gael ei ddefnyddio ar gyfer cynnal 22 gwerthiant cist car yn flynyddol.

Gellwch archwilio copiau o'r canlynol:

- y cais arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill.

Ar-lein ar
www.cadnantplanning.co.uk/ymgyngghoriadau

Mae cyfleusterau cyfrifiadur ar gael i weld y wybodaeth hon ar-lein yn Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam, LL11 1AU, yn ystod yr oriau canlynol:

Amseroedd agor	
Dydd Llun	9:30-17:00
Dydd Mawrth	10:00-19:00
Dydd Mercher	09:30-12:30
Dydd Iau	14:00-17:00
Dydd Gwener	9:30-17:00
Dydd Sadwrn	09:30-12:30



Dylai unrhywun sydd eisiau gwneud sylwadau am y datblygiad arfaethedig yma ysgrifennu atom ar:



PAC@cadnantplanning.co.uk



Cadnant Planning
1 Tŷ Connaught
Parc Busnes Riverside
Ffordd Benarth
Conwy
LL32 8UB



www.cadnantplanning.co.uk/ymgyngghoriadau

Erbyn: 30 Medi 2018

Arwyddwyd: *S Farooq*

Sarinah Fooq MPlan (Hons)

Dyddiad: 01/09/2018

Change of use of land to be used for 22 car boot sales annually at Bryn-y-Grog Farm, Marchwiel

SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to Wrexham County Borough Council. Any subsequent planning application will be publicised by Wrexham County Borough Council; any comments provided in response to this notice will not prejudice your ability to make representations to Wrexham County Borough Council on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development on **land at Bryn-y-Grog Farm, Marchwiel, Wrexham LL13 0SR**. The site location is illustrated on the map to the right.

Notice is given that **Ms Barbara Price** is intending to apply for full planning permission for change of use of land for 22 of car boot sales to be held on the land annually.

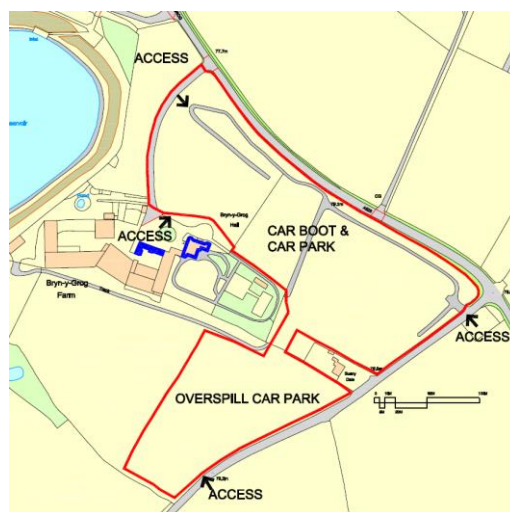
You may inspect copies of:

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

online at www.cadnantplanning.co.uk/consultations

Computer facilities are available to view this information online at Wrexham Library & Arts Centre, Rhosddu Road, Wrexham, LL11 1AU, during the hours of:

Opening times	
Monday	Closed
Tuesday	13:00 – 18:00
Wednesday	09:30 – 12:30
Thursday	13:00 – 18:00
Friday	13:00 – 17:00
Saturday	09:30 – 12:30



Anyone who wishes to make representations regarding this proposed development must write to us at:



PAC@cadnantplanning.co.uk



Cadnant Planning
1 Connaught House
Riverside Business Park
Benarth Road
Conwy
LL32 8UB



www.cadnantplanning.co.uk/consultations

By: 30 September 2018

Signed: *S Farooq*

Sarinah Farooq MPlan (Hons)

Date: 01/09/2018

APPENDIX C

Identified owners and occupiers

List of neighbours/landowners:

Paran Craig Price

Tanglewood, Cross Lanes,

Wrexham, LL13 0TA

Patricia Ann Downes

Sunnydale,

Marchwiel Hall Road,

Marchwiel

Wrexham LL13 0SS

Kirsty Jane Wahlberb and Laurence Gustave Wahlberg

Marchwiel Hall,

Marchwiel

Wrexham LL13 0SS

Joyce Davies

Sunnyside,

Croes-y-Mab

Marchwiel

Wrexham

David Nigel Gordon Lloyd and Sharon Helen Lloyd

Penyllan Farm,

Wrexham Road,

Marchwiel

Wrexham LL13 0PF

APPENDIX D

Cover letters to owners and occupiers



w. www.cadnantplanning.co.uk
e. info@cadnantplanning.co.uk

1 Tŷ Connaught
Parc Busnes Riverside
Ffordd Benarth
Conwy LL32 8UB

Ff: 01492 581 800

Dyddiad: 01/09/2018

Ein Cyf: 2018.063

Annwyl berchennog/deiliaid,

PAR: Datblygiad arfaethedig ar dir ar Fferm Bryn-y-Grog, Marchwiel, Wrecsam, LL13 0SR.

Mae'n ofynnol i ni gynnal ymgynghoriad 28 diwrnod cyn cyflwyno ceisiadau cynllunio sylweddol i'r Awdurdod Cynllunio Lleol. Mae hyn yn caniatáu i aelodau o'r cyhoedd a ymgynghowyr statudol i gael mynediad i weld y cynlluniau a dogfennau cysylltiedig, mewn man cyhoeddus yng nghyffiniau'r safle neu ar-lein, a gwneud sylwadau am y cais a fydd wedyn yn cael eu hystyried cyn cyflwyno cais cynllunio ffurfiol.

Amgaeaf hysbysiad sy'n cynnwys yr holl wybodaeth am y datblygiad arfaethedig; manylion ar gyfer ble y gellwch weld y dogfennau; ac, sut i wneud sylwadau o fewn y cyfnod amser perthnasol.

Byddem yn ddiolchgar o dderbyn unrhyw sylwadau, yr ydych yn dymuno eu gwneud, ynglŷn â'r datblygiad hwn, trwy eu gyrru yn uniongyrchol i ni, ar y cyfeiriad neu gyfeiriad e-bost uchod erbyn 30 Medi 2018.

Os hoffech drafod unrhywbeth, peidiwch ag oedi i gysylltu â ni.

Yn gywir,

S Farooq

Sarinah Fooq MPlan (Hons)

Cynllunydd



w. www.cadnantplanning.co.uk
e. info@cadnantplanning.co.uk

1 Connaught House
Riverside Business Park
Benarth Road
Conwy LL32 8UB

t: 01492 581 800

Date: 01/09/2018

**Our
Ref:** 2018.063

Dear Owner / Occupier,

RE: Proposed development on land at Bryn-y-Grog Farm, Marchwiel, Wrexham LL13 0SR.

We are required to conduct a 28-day consultation prior to submitting major planning applications to the Local Planning Authority. This is to allow members of the public and statutory consultees to be able to gain access to view the plans and associated documents online, and make comments about the application which will then be considered and addressed prior to submission.

Please find enclosed a notice which contains all of the information regarding the proposed development; where to view the documents; and, how to make comments within the relevant timescale.

We would be grateful to receive any comments, should you wish to make any, regarding this development, directly to us, at the above address or email address by the 30 September 2018.

If you wish to discuss anything, please do not hesitate to contact us.

Yours sincerely,

S Farooq

Sarinah Farooq MPlan (Hons)

Planner

APPENDIX E

Community consultee letter

Annwyl Gyngorydd John Pritchard,

Rydym yn ysgrifennu atoch chi fel yr Aelod Lleol Marchwiel, i'ch hysbysu am Ymgynghoriad Cyn Cyflwyno cais am ddatblygiad arfaethedig ar **Fferm Bryn-y-Grog, Marchwiel, Wrecsam, LL13 0SR**.

Rhoddir rhybudd bod **Ms Barbara Price** yn bwriadu cyflwyno cais cynllunio llawn ar gyfer newid defnydd tir i gael ei ddefnyddio ar gyfer cynnal 22 gwerthiant cist car yn flynyddol.

Amgaeaf gopi o'r rhybudd y cyflwynir i chi. Gellwch archwilio copiau o'r canlynol:

- y cais arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill.

Ar-lein ar www.cadnantplanning.co.uk/ymgyngoriadau

Gallwch gyflwyno sylwadau drwy e-bost: PAC@cadnantplanning.co.uk neu drwy'r post i:

Cadnant Planning,
1 Tŷ Connaught, Parc Busnes Riverside,
Ffordd Benarth,
Conwy, LL32 8UB;

erbyn 30 Medi 2018.

Byddem yn croesawu y cyfle i drafod y cynnig yn fanylach gyda chi os yw hyn o ddiddordeb.

Edrychwn ymlaen i glywed ganddoch yn fuan.

Yn gywir,

.....

Dear Councillor,

We are writing to you as the Local Councillor for Marchwiell, to notify you of a Pre-Application Consultation which is being held regarding proposed development on **land at Bryn-y-Grog Farm, Marchwiell, Wrexham LL13 0SR**.

Notice is given that **Ms Barbara Price** is intending to apply for change of use of land for 22 of car boot sales to be held on the land annually.

We enclose a copy of the notice served upon you. You may inspect copies of:

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

online at www.cadnantplanning.co.uk/consultations

You can submit comments via email: PAC@cadnantplanning.co.uk or by post to:

Cadnant Planning,
1 Connaught House, Riverside Business Park,
Benarth Road,
Conwy, LL32 8UB;

by 30 September 2018.

We would welcome an opportunity to discuss the proposals in more detail with you if this is of interest.

We look forward to hearing from you in due course.

Yours sincerely,

Sarinah Farooq | Cynllunydd | Planner

Cadnant Planning



Conwy | 1 Connaught House, Riverside Business Park, Benarth Road, Conwy, LL32 8UB
| 01492581800

Chester | HQ Building, St Nicholas Street, Chester CH1 2NP | 01244621007

Mae'r e-bost hwn ac unrhyw atodiad iddo yn gyfrinachol ac fe'i bwriedir ar gyfer y sawl a enwir arno yn unig. Gall gynnwys gwybodaeth freintiedig. Os yw wedi eich cyrraedd trwy gamgymeriad ni ellwch ei gopio, ei ddosbarthu na'i ddangos i unrhyw un arall a dylech gysylltu gyda Cadnant Planning Ltd ar 01492 581800 neu info@cadnantplanning.co.uk ar unwaith.

This email and any attachments are confidential and intended for the named recipient only. The content may contain privileged information. If it has reached you by mistake, you should not copy, distribute or show the content to anyone but should contact Cadnant Planning Ltd on 01492581800 or info@cadnantplanning.co.uk immediately.

APPENDIX F

Identified specialist consultees

Site: Bryn y Grog Farm, Marchwiel, Wrexham, LL13 0SR

PAC List of consultees

Job No: 2018.063

28.08.2018

	Relevant Specialist Consultees		
Para	Description of Development	Consultee	Yes or N/A. Give reason(s).
(a)	Development likely to affect land in the area of another local planning authority	The local planning authority	N/a
(b)	Development, in relation to which an application for planning permission has been made to the Welsh Ministers under section 293A of the 1990 Act(1) (urgent Crown development: application), where that development is likely to affect land in the area of a community council	The community council	n/a
(c)	Development within an area which has been notified to the local planning authority by the Health and Safety Executive for the purpose of this provision because of the presence within the vicinity of toxic, highly reactive, explosive or inflammable substances (otherwise than on a relevant nuclear site) and which involves the provision of— (i) residential accommodation; (ii) more than 250 square metres of retail floor space; (iii) more than 500 square metres of office floor space; or (iv) more than 750 square metres of floor space to be used for an industrial process, or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area	The Health and Safety Executive	n/a
(d)	Development within an area which has been notified to the local planning authority by the Office for Nuclear Regulation for the purpose of this provision because of the presence within the vicinity of toxic,	The Office for Nuclear Regulation	n/a

	highly reactive, explosive or inflammable substances on a relevant nuclear site and which involves the provision of— (i) residential accommodation; (ii) more than 250 square metres of retail floor space; (iii) more than 500 square metres of office floor space; or (iv) more than 750 square metres of floor space to be used for an industrial process, or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area		
(e)	Development likely to result in a material increase in the volume or a material change in the character of traffic— (i) entering or leaving a trunk road; or (ii) using a level crossing over a railway	The Welsh Ministers The operator of the network which includes or consists of the railway in question, and the Welsh Ministers	n/a
(f)	Development likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road or proposed highway	The local highway authority concerned	Wrexham County Borough Council Highways Department environmentaladmin@wrexham.gov.uk peter.douthwaite@wrexham.gov.uk
(g)	Development likely to prejudice the improvement or construction of a classified road or proposed highway	The local highway authority concerned	n/a
(h)	Development involving— (i) the formation, laying out or alteration of any means of access to a highway (other than a trunk road); or	The local highway authority concerned and in the case of a	n/a

	(ii) the construction of a highway or private means of access to premises affording access to a road in relation to which a toll order is in force	road subject to a concession, the concessionaire	
(i)	Development which consists of or includes the laying out or construction of a new street	The local highway authority	n/a
(j)	Development, other than householder development, within an area which has been notified for the purpose of this provision to the local planning authority by the Coal Authority because of the presence of land instability risks from coal mining	The Coal Authority	Coal Authority planning and local authority liaison team planningconsultation@coal.gov.uk
(k)	Development involving or including mining operations	The Natural Resources Body for Wales	n/a
(l)	(i) Development which has a direct physical impact on a scheduled monument. (ii) Development likely to be visible from a scheduled monument and which meets one of the following criteria- a) it is within a distance of 0.5 kilometres from any point of the perimeter of a scheduled monument; b) it is within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres or more in height, or has an area of 0.2 hectares or more; c) it is within a distance of 2 kilometres from the perimeter of a scheduled monument and is 50 metres or more in height, or has an area of 0.5 hectares or more; d) it is within a distance of 3 kilometres from the perimeter of a scheduled monument and is 75 metres or more in height, or has an area of 1 hectare or more; or	The Welsh Ministers	CADW cadw1@wales.gsi.gov.uk

	e) it is within a distance of 5 kilometres from the perimeter of a scheduled monument and is 100 metres or more in height, or has an area of 1 hectare or more. (iii) Development likely to affect the site of a registered historic park or garden or its setting; (iv) Development within a registered historic landscape that requires an Environmental Impact Assessment; or (v) Development likely to have an impact on the outstanding universal value of a World Heritage Site.		
(m)	Development involving the carrying out of works or operations in the bed of or on the banks of a river or stream	The Natural Resources Body for Wales	n/a
(n)	Development for the purpose of refining or storing mineral oils and their derivatives	The Natural Resources Body for Wales	n/a
(o)	Development relating to the retention, treatment or disposal of sewage, trade-waste, slurry or sludge (other than the laying of sewers, the construction of pumphouses in a line of sewers, the construction of septic tanks and cesspools serving single dwellinghouses or single caravans or single buildings in which not more than ten people will normally reside, work or congregate, and works ancillary thereto)	The Natural Resources Body for Wales	n/a
(p)	Development relating to the use of land as a cemetery	The Natural Resources Body for Wales The water and sewerage undertaker concerned	n/a
(q)	Development— (i) in or likely to affect a site of special scientific interest; or N/A	The Natural Resources Body for Wales	Yes – within 1km from a SSSI. enquiries@naturalresourceswales.gov.uk

	(ii) within an area which has been notified to the local planning authority by the Natural Resources Body for Wales and which is within two kilometres, of a site of special scientific interest, of which notification has been given, or has effect as if given, to the local planning authority by the Natural Resources Body for Wales, in accordance with section 28 of the Wildlife and Countryside Act 1981 (sites of special scientific interest) as applied in Wales by section 27AA of that Act(1) N/A		
(r)	Development involving – (i) any land on which there is a theatre; (ii) residential development (excluding householder development) within 50 metres of a theatre (not falling within paragraph (i)); or (iii) a proposed theatre.	The Theatres Trust	n/a
(s)	Development which is not for agricultural purposes, is not in accordance with the provisions of a development plan and involves— (i) the loss of not less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes; or (ii) the loss of less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes, in circumstances in which the development is likely to lead to a further loss of agricultural land amounting cumulatively to 20 hectares or more	The Welsh Ministers	n/a
(t)	Development within 250 metres of land which— (i) is or has, at any time in the 30 years before the relevant application, been used for the deposit of refuse or waste; and	The Natural Resources Body for Wales	n/a

	(ii) has been notified to the local planning authority by the Natural Resources Body for Wales for the purposes of this provision		
(u)	Development which— (i) is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field; or (ii) is on land which has been: (aa) used as a playing field at any time in the 5 years before the making of the relevant application and which remains undeveloped; or (bb) allocated for use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement; or (iii) involves the replacement of the grass surface of a playing pitch on a playing field with an artificial, man-made or composite surface	The Sports Council for Wales(1)	n/a
(v)	Development likely to affect— (i) any inland waterway (whether natural or artificial) or reservoir owned or managed by the Canal & River Trust; or (ii) any canal feeder channel, watercourse, let off or culvert, which is within an area which has been notified for the purposes of this provision to the local planning authority by the Canal & River Trust	The Canal & River Trust	n/a
(w)	Development— (i) involving the siting of new establishments; (ii) consisting of modifications to existing establishments covered by Article 11 of Directive 2012/18/EU(2); or (iii) which is new, including transport routes, locations of public use and residential areas in the vicinity of existing establishments, where the siting or development may be the source of or increase the risk or consequences of a major accident	The control of major accident hazards competent authority.	n/a

(x)	Development – (i) on land designated as Flood Zone C2; (ii) involving or including emergency services development or highly vulnerable development on land designated as Flood Zone C1 or on land that has been notified to the local planning authority by the Natural Resources Body for Wales for the purpose of this provision.	The Natural Resources Body for Wales	n/a
(y)	Development— (i) involving new residential development (including single units); and (ii) which is major development not falling within paragraph (i).	The water and sewerage undertaker concerned	n/a

APPENDIX G

Specialist consultee cover email and Notice under
Schedule 1C

Annwyl Syr / Madam,

Rydym yn ysgrifennu atoch fel ymgynghorai statudol perthnasol fel y nodir yn Atodlen 4 (pwynt q) (Erthyglau) o'r Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016.

Gweler ynghlwm hysbysiad o'r hymgyngoriad. Mae'n ymwneud â 'Ymgynghoriadau cyn cael caniatâd' am ddatblygiad arfaethedig ar **Fferm Bryn-y-Grog, Marchwiel, Wrecsam, LL13 0SR**.

Rhoddir rhybudd bod **Ms Barbara Price** yn bwriadu cyflwyno cais cynllunio llawn ar gyfer newid defnydd tir i gael ei ddefnyddio ar gyfer cynnal 22 gwerthiant cist car yn flynyddol.

Mae'r ddolen isod yn mynd â chi yn uniongyrchol i'r dogfennau perthathol ar-lein.

<http://www.cadnantplanning.co.uk/ymgyngoriadau>

Fel ymgynghorai statudol, mae dyletswydd arnoch i ymateb i'r ymgynghoriad cyn ymgeisio (2E, GRDD 2016), fel a ganlyn:

(1) Rhaid i ymgynghorai arbenigol, yr ymgynghorwyd ag ef yn unol â darpariaethau adran 61Z (4) o Ddeddf 1990, ddarparu ymateb o sylwedd o fewn cyfnod o 28 diwrnod sy'n dechrau gyda'r diwrnod y rhoddir yr hysbysiad y cyfeirir ato yn erthygl 2D (3) neu pa bynnag gyfnod arall a gytunir mewn ysgrifennu rhwng yr ymgynghorai arbenigol a'r ceisydd.

(2) At ddibenion yr erthygl hon, ymateb o sylwedd yw ymateb sydd yn—

(a) datgan nad oes gan yr ymgynghorai arbenigol unrhyw sylw i'w wneud;

(b) datgan nad oes gan yr ymgynghorai arbenigol wrthwynebiad i'r datblygiad arfaethedig ac yn cyfeirio'r ceisydd at y cyngor sefydlog cyfredol gan yr ymgynghorai arbenigol ar destun yr ymgynghoriad;

(c) rhoi gwybod i'r ceisydd am unrhyw bryderon a ganfuwyd ynglŷn â'r datblygiad arfaethedig a sut y gellir mynd i'r afael â'r pryderon hynny; neu

(ch) rhoi gwybod i'r ceisydd fod gan yr ymgynghorai arbenigol bryderon ac y byddai'n gwrthwynebu cais am ganiatâd cynllunio a wneid ar yr un telerau neu delerau o'r un sylwedd, ac yn nodi'r rhesymau am y gwrthwynebiadau hynny.

Os nad ydych yn gallu ymateb o fewn yr amserlen hwn, byddem yn ddiolchgar petaech yn cysylltu â ni i drafod a chytuno estyniad amser tu hwnt i'r 28 diwrnod o ddyddiad yr e-bost hwn.

Os y cewch unrhyw drafferth cael mynediad i'r dogfennau, byddem yn ddiolchgar pe gallech roi gwybod i ni cyn gynted ag y bo modd.

Os oes gennych unrhyw ymholiadau neu os hoffech drafod unrhyw elfen o'r dogfennau Ymgynghoriad Cyn-Ymgeisio, peidiwch ag oedi i gysylltu â ni. Edrychwn ymlaen i glywed gennych yn fuan.

Yn gywir

.....

Dear Sir / Madam,

We are writing to you as a relevant specialist consultee as identified in Schedule 4 (point q) (Articles) of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

Please find attached notice of the consultation. This relates to 'Consultations Before the Grant of Permission'. We wish to notify you of a Pre-Application Consultation which we are holding in order to consult with you upon proposed development on **land at Bryn-y-Grog Farm, Marchwiel, Wrexham LL13 0SR**.

Notice is given that **Ms Barbara Price** is intending to apply for change of use of land for 22 of car boot sales to be held on the land annually.

The link below will take you directly to the files online.

<http://www.cadnantplanning.co.uk/consultations>

As a statutory consultee, there is a duty to respond to pre-application consultation (2E, DMPO 2016):

"(1) A specialist consultee, consulted in accordance with the provisions of section 61Z (4) of the 1990 Act, must provide a substantive response within 28 days beginning with the day on which the notice referred to in article 2D (3) is given or such other period as may be agreed in writing between the specialist consultee and the applicant.

(2) For the purposes of this article, a substantive response is one which—

- (a) states that the specialist consultee has no comment to make;*
- (b) states that the specialist consultee has no objection to the proposed development and refers the applicant to current standing advice by the specialist consultee on the subject of the consultation;*
- (c) advises the applicant of any concerns identified in relation to the proposed development and how those concerns can be addressed; or*
- (d) advises the applicant that the specialist consultee has concerns and that it would object to an application for planning permission made in the same or substantially the same terms and sets out the reasons for those objections.”*

If you are unable to respond within this timeframe, please do contact us to discuss an extension of time beyond 28 days of the date of this email.

If you have any issues viewing the documents on our webpage, we would be grateful if you could notify us as soon as possible.

If you have any queries or if you would like to clarify any aspect of the suite of Pre-Application Consultation documents, please do not hesitate to contact us. We look forward to hearing from you in due course.

Yours sincerely,

Sarinah Farooq | Cynllunydd | Planner

Cadnant Planning



Conwy | 1 Connaught House, Riverside Business Park, Benarth Road, Conwy, LL32 8UB
| 01492581800

Chester | HQ Building, St Nicholas Street, Chester CH1 2NP | 01244621007

Mae'r e-bost hwn ac unrhyw atodiad iddo yn gyfrinachol ac fe'i bwriedir ar gyfer y sawl a enwir arno yn unig. Gall gynnwys gwybodaeth freintiedig. Os yw wedi eich cyrraedd trwy gamgymeriad ni ellwch ei gopio, ei ddosbarthu na'i ddangos i unrhyw un arall a dylech gysylltu gyda Cadnant Planning Ltd ar 01492 581800 neu info@cadnantplanning.co.uk ar unwaith.

This email and any attachments are confidential and intended for the named recipient only. The content may contain privileged information. If it has reached you by mistake, you should not copy, distribute or show the content to anyone but should contact Cadnant Planning Ltd on 01492581800 or info@cadnantplanning.co.uk immediately

ATODLEN 1C - ERTHYGL 2D - YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO - GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFNAU RHEOLI DATBLYGU) (CYMRU) 2012

Mae'r hysbysiad hwn yn cynnwys cais ffurfiol am ymateb i'r ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) 2012.

Datblygiad arfaethedig ar Fferm Bryn-y-Grog, Marchwiel, Wrecsam, LL13 0SR.

Rhoddir rhybudd bod Ms Barbara Price yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer newid defnydd tir i gael ei ddefnyddio ar gyfer cynnal 22 gwerthiant cist car yn flynyddol.

Mae copi o'r cais arfaethedig; cynlluniau; a dogfennau ategol eraill ynghlwm/ar gael ar-lein ar www.cadnantplanning.co.uk/ymgyngoriadau.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon yr ymatebion i'r ymgynghoriad at y canlynol:

E-bost: PAC@cadnantplanning.co.uk

Post: Cadnant Planning
1 Tŷ Connaught
Parc Busnes Riverside
Ffordd Benarth
Conwy
LL32 8UB

Ar-lein: www.cadnantplanning.co.uk/consultations

Erbyn: **30 Medi 2018**

Arwyddwyd: *S Farooq*

Sarinah Fooq MPlan (Hons)

Dyddiad: 01/09/2018

SCHEDULE 1C - ARTICLE 2D - CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION - TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURES) (WALES) ORDER 2012

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 on land at Bryn-y-Grog Farm, Marchwiel, Wrexham LL13 0SR.

I give notice that Ms Barbara Price is intending to apply for change of use of land for 22 of car boot sales to be held on the land annually..

A copy of the proposed application; plans; and other supporting documents can be viewed online at www.cadnantplanning.co.uk/consultations.

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:

Email at: PAC@cadnantplanning.co.uk

Writing at: Cadnant Planning
1 Connaught House
Riverside Business Park
Benarth Road
Conwy
LL32 8UB

Online at: www.cadnantplanning.co.uk/consultations

By date: 30 September 2018

Signed: *S Farooq*

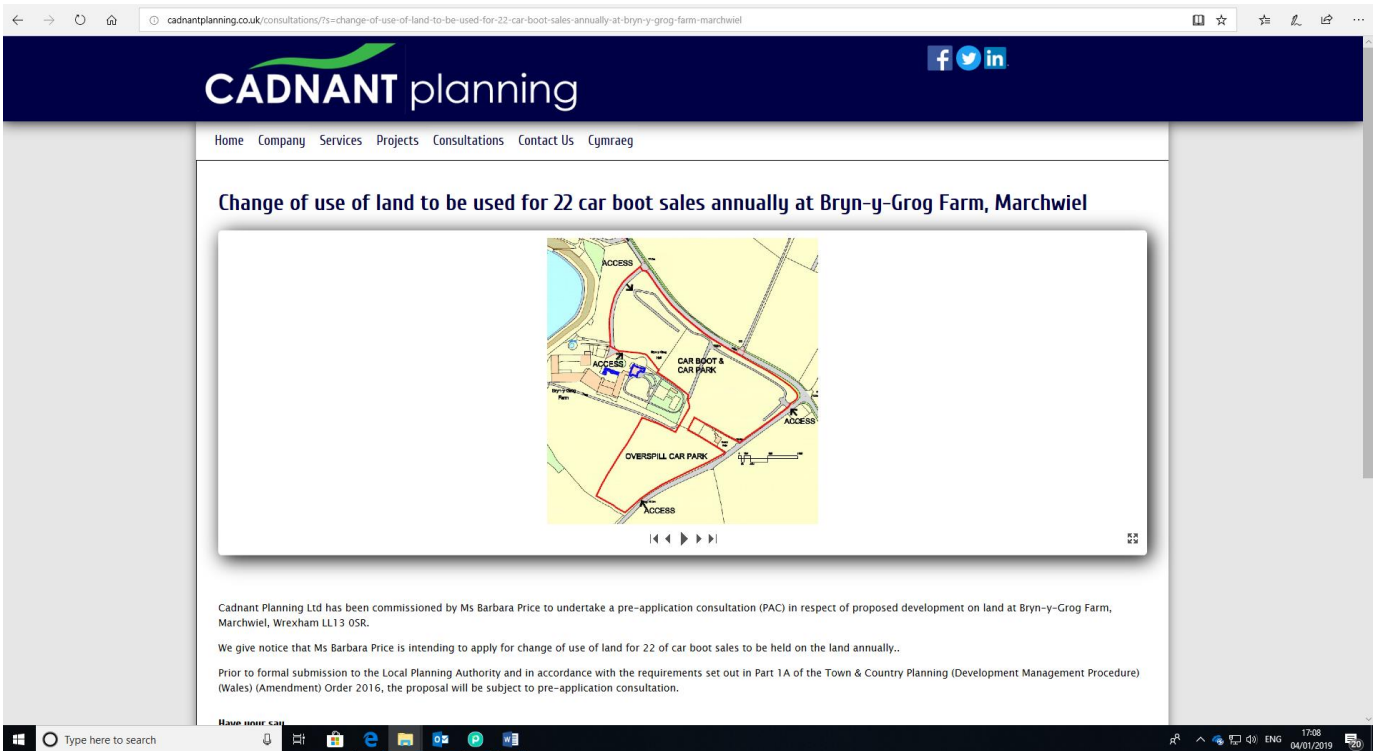
Sarinah Farooq MPlan (Hons)

Date: 01/09/2018

APPENDIX H

Screenshots of consultation website

English version



Welsh version



APPENDIX I

Response from specialist consultees

Cyngor Bwrdeistref Sirol Wrexham/ Wrexham County Borough Council
Neuadd y Dref, Wrexham. LL11 1AY
Guildhall, Wrexham. LL11 1AY
DX: 721924 - Wrexham 4
www.wrexham.gov.uk www.wrexham.gov.uk



Cadnant Planning
1 Connaught House
Riverside Business Park
Benarth Road
Conwy
LL32 8UB

Eich Cyf/Your Ref
Ein Cyf/Our ref
Dyddiad/Date
Gofynner am/Ask for
Rhif Cyswllt/Contact No
E-bost/E-mail

PRE/2018/053
2nd October 2018

FAO: Sarinah Farooq

Dear Sarinah

Land @ Bryn y Grog Farm, Marchwiell, Wrexham.
Proposed Increase in Car Boot Sales

I refer to your email / enquiry dated 28/09/2018 in respect of the above.

Access

The proposed development site is located on the A525 which is a classified road subject to a 50mph speed limit. However, there are a number of access points serving the development site which are relevant to the proposal.

I understand that 14 no. car boot sales are currently held at the site with an additional 14 car boot sales being held on the field adjacent to the site to the south east of Marchwiell Hall Road. I understand that these events are allowed under Permitted Development Rights.

I understand that a bonfire event is held on the field opposite Marchwiell Hall Road along with other events such as music concerts. I understand that these events are subject to traffic management measures which include making Marchwiell Road a temporary one -way heading southbound.

Main access off A525

This access is located on the A525 which is a classified road subject to a 50mph speed limit. Any proposed / existing access in this location would normally require visibility splays of 2.4 x 160m in both directions in accordance with TAN18. Lateral visibility from this existing access appears adequate providing splays of at least 2.4 x 160m in both directions. However, this is subject to the regular maintenance of vegetation behind the visibility railings.

Any proposed / existing access in this location would normally require adequate forward visibility for vehicles approaching from the north west providing a stopping sight distance of 160m. Forward visibility is limited in this direction to around 110m.

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.
We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.



BUDDSODDWYR | INVESTOR
MEWN POBL | IN PEOPLE

This access is typically 4.8m wide and can accommodate the simultaneous passage of 2 no. vehicles.

However, given the limited forward visibility at this access, I would not wish to support any development that will result in any significant increase in vehicle movements through this access.

Junction of Marchwiel Hall Rd / A525

This access is located on the A525 which is a classified road subject to a 30mph speed limit. Any proposed / existing access in this location would normally require visibility splays of 2.4 x 56m in both directions in accordance with manual for Streets.

Visibility from this junction in the north westerly direction is adequate providing a splay in excess of 2.4 x 56m measured to the centreline of the adjoining highway. Visibility can be relaxed to the centreline given the presence of double white central lines. However, visibility in the south easterly direction is approximately 2.4 x 45m measured to the nearside edge of the adjoining highway. Visibility is impeded by the existing vegetation along the visibility railings in this direction

Field Access off Marchwiel Hall Rd close to junction with A525

The access is located off Marchwiel Hall Road which is rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the proximity to the junction. Any proposed / existing access in this location would normally require visibility splays of 2.4 x 25m in both directions in accordance with manual for Streets.

Visibility from this access is adequate in the north easterly direction providing a splay in excess of 2.4 x 25m measured to the nearside edge of the adjoining highway. However, Visibility in the south westerly direction is inadequate providing a splay of approximately 2.4 x 6m measured to the nearside edge. Visibility is impeded in this direction by the existing hedgerow.

This access is approximately 7.1m wide and is gated 2.5m behind the adjoining carriageway. The access is surfaced with loose bound materials. I would normally recommend that any gates are setback a suitable distance depending on the size of vehicles entering the site. However, I assume that these gates are left open when the car boot sale is taking place. I would normally recommend that the access is surfaced with hard bound materials eg/ bitmac for at least 10m behind the adjoining highway.

Field Access at south western corner of site off Marchwiel Hall Road

The access is located off Marchwiel Hall Road which is rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road. Any proposed / existing access in this location would normally require visibility splays of 2.4 x 43m in both directions measured to the centreline of the road in accordance with manual for Streets. Visibility can be permitted to the centreline given the restricted carriageway width along this section.

Visibility from this access is inadequate in both directions providing a splay of approximately 2.4 x 12m to the north east and 2.4 x 9m to the south west measured to the centreline of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow.

This access is approximately 7.4m wide and is gated 0.9m behind the adjoining carriageway. The access is surfaced with loose bound materials. I would normally recommend that any gates are setback a suitable distance depending on the size of vehicles entering the site. However, I assume that these gates are left open when the car boot sale is taking place. I would normally recommend that the access is surfaced with hard bound materials eg/ bitmac for at least 10m behind the adjoining highway.

Access via Marchwiel Hall Road

Marchwiel Hall Road is typically narrow along the frontage of the development site and vehicles can struggle to pass simultaneously. This section of Marchwiel Hall Road would benefit from the provision of at least passing places. The applicant has not indicated that any passing places will be offered to support the proposed development and provide improved access to the site. The provision of such passing places could be easily delivered by the applicant.

The applicant has not offered to improve the existing accesses off Marchwiel Hall Road in terms of visibility, setting back of gates or hard bound surfacing. Such improvements could be offered by the applicant.

Parking Provision

The submitted layout plan (drg. No. AL0001 Rev B) indicates an area for the car boot sale / car park and an area for an overspill car park. However, no information has been provided indicating the number of visitors / cars that attend the car boot sale. Details of how many parking spaces are available on the site have not been provided.

Traffic Generation

No details of the anticipated daily vehicle movements generated by a typical car boot sale have been provided.

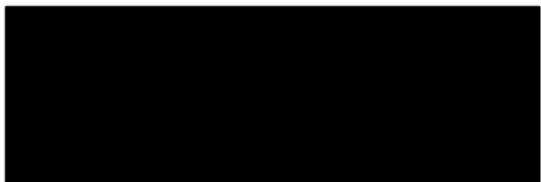
Traffic Management Plan

No details of the access arrangements / vehicle routing to facilitate a car boot sale at the site have been provided. However, having spoken to our Traffic Section I understand that a bonfire event is held on the field opposite Marchwiel Hall Road along with other events such as music concerts. I understand that these events are subject to traffic management measures which include making Marchwiel Road a temporary one – way heading southbound which also favoured by the Police.

The Traffic Section have advised that the same traffic management arrangements should be adopted to facilitate the car boot sales at the site. This would require the applicant to fund a Temporary Traffic Regulation Order in advance of any proposed car boot sales at the site. I would recommend that the applicant liaises with our Traffic Section – contact Darren Green on Tel: 01978 729643 to discuss / arrange.

You are advised that the above comments are those of an officer of the council and do not commit the Council in any way with regard to the determination of any formal planning application that may be submitted. You are also advised that the above comments take account of policies and guidance adopted by the Council at the present time and which remain open to continuous review.

Yours faithfully,



hp Planning Control Manager



**The Coal
Authority**

Resolving the **impacts** of mining

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.gov.uk/coalauthority

Sarinah Farooq
Cadnant Planning

11 September 2018

Dear Sarinah

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended 2016)

Schedule 1C Article 2D - Consultation before applying for planning permission

Proposed development on land at Bryn-y-Grog Farm, Marchwiel, Wrexham LL13 0SR

Thank you for your notification of 31 August 2018 seeking the pre-application views of the Coal Authority on the above.

I have checked the site location plan against our coal mining information and can confirm that, whilst the proposed development site falls within the coalfield, it is located outside the defined Development High Risk Area meaning that there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability.

Accordingly, there is no requirement to submit a Coal Mining Risk Assessment in support of a planning application for the redevelopment of this site. The Local Planning Authority will not consult the Coal Authority on any planning application for this site.

Yours sincerely

Planning Liaison Officer



Llywodraeth Cymru
Welsh Government

Plas Carew, Uned 5/7 Cefn Coed
Parc Nantgarw, Caerdydd CF15 7QQ
Ffôn 0300 025 6000
E-bost cadw@llyw.cymru
cadw.gov.wales

Plas Carew, Uned 5/7 Cefn Coed
Parc Nantgarw, Caerdydd CF15 7QQ
Ffôn 0300 025 6000
E-bost cadw@llyw.cymru
cadw.gov.wales

Sarinah Farooq
Cadnant Planning



Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

Dyddiad
Date

13 September 2018

Llinell uniongyrchol
Direct line

E-bost
Email:



Dear Ms Farooq

Pre-Planning Application – Proposed development on land at Bryn-y-Grog Farm, Marchwiell, Wrexham LL13 0SR

Thank you for your letter of 1 September 2018 inviting our comments on the non-statutory pre-planning application consultation for the proposed development as described above. The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application.

Advice

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

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



PPW ([Chapter 6 – The Historic Environment](#)) explains that the conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. [Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that there is a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of remains.

PPW also explains that local authorities should protect parks and gardens and their settings included in the first part of the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales, and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Clwyd-Powys Archaeological Trust, 7a Church Street, Welshpool, Powys, SY21 7DL.

Yours sincerely

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Diogelu a Pholisi / Protection and Policy



Ein cyf/Our ref: CAS-68379-D3N8

Ebost/Email:

Ffôn/Phone:



FAO Sarinah Farooq – Cadnant Planning

17/09/2018

Dear Sarinah,

Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 Notice Pre-Application Consultation under Article 2D

PROPOSAL: Change of use of land for 22 car boot sales to be held on the land annually

LOCATION: Bryn-y-Grog Farm, Marchwiell, Wrexham

Thank you for consulting Natural Resources Wales about the above proposed development at pre-application stage.

Please note that our comments are without prejudice to any comments we may wish to make when consulted on any subsequent planning application or permit (either at pre-application or application stage) for the proposed development. At that time, there may be new information available which we will need to take into account in making a formal response.

Based on the information submitted to us, we have no objection to the proposal and would make the following comments.

Contaminated Land

According to our records the proposed development site is located near to land that is, or has been, used for the deposition of waste material. We would therefore advise you to consult with the local authority's Environmental Health and Building Control Departments, as they may hold detailed records, and may wish to make appropriate recommendations in respect of landfill gas investigation/remedial work. The developers should be made aware of the existence of the landfill site(s) so that they can decide whether or not to make their own investigations into the presence of landfill gas. It should also be noted that Waste Management Paper 27 states "It has been found that many sites which have taken only supposedly 'inert' waste have produced gas".

Pollution Prevention

Should any pollution occur during the operational phase, Natural Resources Wales should be notified via the incident hotline – 03000 65 3000.

Please do not hesitate to contact us if we can be of any further assistance to you.

Our comments above only relate specifically to matters that are included on our checklist "Natural Resources Wales and Planning Consultations" (March 2015) which is published on our website: (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Yn gywir / yours faithfully,

A black rectangular box redacting the signature of the Development Planning Advisor.A black rectangular box redacting the name of the Development Planning Advisor.

Ymgynghorydd Cynllunio Datblygu / Development Planning Advisor
Cyfoeth Naturiol Cymru / Natural Resources Wales

APPENDIX J

Response from community consultees

No responses were received from the local community in response to the PAC.

APPENDIX K

Declaration

Declaration of publicity before applying for planning permission

I solemnly swear that a copy of the site notices (with one in Welsh & one in English), containing the details set out in the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 Schedule was erected in four locations within the vicinity of the application site from 16:30 on 01 October 2018.

The notices were placed in an unobscured location and had been laminated to ensure that they would withstand the weather. The Notices remained in place for the whole duration of the 29-day period (01 October 2018 – 30 September 2018).

In addition, at the same time, requisite notice, in the form of letters to the owner / occupiers of the land adjoining the site were posted to all relevant neighbours (01.09.2018 by 1st Class post).

The documents were made available online at:

<http://cadnantplanning.co.uk/consultations/> from the 01 October 2018 until the end of the consultation.

In addition, we served Schedule 1B Notice to:

- Marchwiel Community Council; and
- Marchwiel Councillor John Pritchard

In addition, we served Schedule 1C Notice to:

- Wrexham County Borough Council Highways Authority;
- The Coal Authority;
- Cadw; and
- Natural Resources Wales.

with a link to the online portal and offer of a meeting to discuss the proposals.

I therefore consider that we have fully complied with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, Part 1A, 2B Requirement to carry out pre-application consultation and 2C publicity before applying for planning permission.

Signed **SYF**

Sarinah Farooq MPlan (Hons)

Date: 01 October 2018

Cadnant Planning

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Benarth Road
Conwy
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