



BRENIG CONSTRUCTION LIMITED

PRE-APPLICATION CONSULTATION REPORT

Proposed Development of 18 Dwellings on Land at Blast Road,
Brymbo, Wrexham, LL11 5BT

29th April 2019

BRENIG CONSTRUCTION LIMITED
PRE-APPLICATION CONSULTATION REPORT

Report Status

Revision	Date	Details	Issued by	Issued to	Reviewed (Name and Signature)
-	29 April 2019	First Draft	KT	Wales & West Housing	

BRENIG CONSTRUCTION LIMITED
PRE-APPLICATION CONSULTATION REPORT

Contents

1. Consultation Requirements and Methodology
2. Consultation Responses
3. Conclusion

BRENIG CONSTRUCTION LIMITED
PRE-APPLICATION CONSULTATION REPORT

1. Consultation Requirements and Methodology

- 1.1 This Pre-application Consultation report has been compiled in accordance with Welsh Government's requirements to accompany a full Planning Application for the development of 18No. dwellings together with alterations to the existing access, creation of internal estate road, and associated parking, landscaping and drainage provision on land at Blast Road, Brymbo, Wrexham.
- 1.2 The Pre-application Consultation Process has been undertaken in accordance with the Planning (Wales) Act 2015 and Section 17 of the Act and the Town and Country Planning (Development Management Procedure)(Wales) Order 2012, and under guidance set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 'Guidance on Pre-application Consultation'.
- 1.3 The following Statutory Consultation Activities were undertaken in accordance with the Act.
- 1.4 The Site Notice, in both Welsh and English, was displayed at the gates to the proposed development site in accordance with the statutory requirements, for the minimum 28-day period from Friday, 15th March 2019 to Monday, 15th April 2019. Please refer to Appendix A for a copy of the Site Notice together with the Notice location plan.
- 1.5 The Notice was also sent to neighbouring owners and occupiers, councillors, town and community councils, and specialist consultees, together with a covering letter in both Welsh and English setting out the development, all in accordance with DMPWO requirements. Please refer to Appendix B for copies of Notices and covering letters.
- 1.6 The list of Specialist Consultees were selected from Schedule 4 to the Town and Country Planning DMPWO (Amendment) 2016, and were sent a copy of the draft planning Application together with all drawings, reports and associated documents for the Proposed Development, in accordance with the Section 7 Annex Lists of Validation Requirements.
- 1.7 The draft planning Application and all drawings, reports and associated documents for the Proposed Development, were made available to view on Wales & West Housing's website.

Continued..../

BRENIG CONSTRUCTION LIMITED

PRE-APPLICATION CONSULTATION REPORT

- 1.8 A Public Consultation Event was also held on Wednesday, 10th April 2019 between 3pm and 7pm at the Brymbo Enterprise Centre, where the proposed drawings were on display and representatives from Wales & West Housing, Brenig Construction and Base Architects were on hand to answer questions regarding the development. Responses were recorded on comments sheets and the results are included together with the Responses from specialist consultees in Section 2. of this report.

BRENIG CONSTRUCTION LIMITED
PRE-APPLICATION CONSULTATION REPORT

2 Consultation Responses

2.1 This section sets out the responses received from the community and specialist consultees during the pre-application consultation, together with how these comments have been addressed within the design. A summary of consultation responses can be found in Appendix. C

Specialist Consultees

2.2 Peter Douthwaite, Wrexham County Borough Council, Highways Authority:

1. Visibility splays can now be reduced to 2.4m x 43m as the road is now within a 30mph limit; the original 70m splays were pre Manual for Streets 2. If grassed service strips are being reduced to 600mm then all services will need to be constructed within the 2m wide footways.
3. All grassed areas including service strips will need to be maintained by a private management company.
4. Dwg 18303/SK03 suggests that you are proposing a soakaway that serves private housing within the adopted highway. We will not accept private soakaway drainage within the adopted highway.
5. The private soakaway to the rear of plots 7,8,& 9 appears to be partially within the adopted highway. This is unacceptable.
6. The roof water and private land from plots 1 to 6 appear to be draining into the surface water system. The highway authority do not accept private drainage in the highway surface water system.
7. I would suggest that you need to come up with a new surface water drainage strategy and need also to consider the latest SAB legislation - I'd recommend you discuss this with our Water Management Officer Neil Taunt.
8. The Swept Path Analysis are very difficult to make out on an A3 plan. Please forward either an A1 plan of a cad drawing for us to print off at the correct size. The radius of the bends look like they will create difficulty for the refuse wagon to manoeuvre through - is it feasible to put widen the carriageway by 1m through the bends?
9. The turning head doesn't appear to be the correct size - see attached plan with latest design standard.

BRENIG CONSTRUCTION LIMITED
PRE-APPLICATION CONSULTATION REPORT

10. There is only 1 parking space provided for plot 2?

Applicant's response

2.3 The applicant notes the comments raised by Wrexham Highways Authority, and Consulting Engineers, Datrys, have subsequently liaised directly with Mr. Douthwaite to address Items 1. To 9. within the design. Due to the tight site layout, it has not been possible to provide 2 parking spaces to Plot 2, however there are sufficient visitor parking spaces within the site, and Wales and West Housing have confirmed that the anticipated tenure will not require 2 spaces.

2.4 **Mr. Neil Taunt, Wrexham County Borough Council, SuDS Approving Body (SAB)**, who raised the following concerns:

1. Discharge to Highway Drain:

In areas of the site where infiltration drainage is not achievable it is proposed to discharge to an adjacent highway drain. There is no evidence to suggest this can be achieved without detriment to the existing highway drainage system, and no supporting confirmation from the highway authority that this option would be acceptable to them.

2. Discharge Rate:

It is proposed to discharge at a rate of 5 l/s into the adjacent highway drain. Notwithstanding the comments in 1) above, any discharge rate should better reflect the equivalent greenfield runoff rate.

3. Attenuation within the adoptable highway:

It would appear that significant attenuation structures are proposed beneath the adoptable highway (plots 1 to 6 and 12 to 18). There is no evidence provided to suggest that this would be acceptable to the highway authority. Historically this has not been acceptable

4. Shared soakaway provision within the curtilage of private properties:

Any proposed scheme must be manageable and maintainable over its lifetime. The SAB is unlikely to want to adopt systems that have restricted access to SuDS features, or that are likely to introduce future issues in relation to householder development.

BRENIG CONSTRUCTION LIMITED
PRE-APPLICATION CONSULTATION REPORT

5. Water Quality:

No consideration has been given to how SuDS features can contribute to the delivery of Standard 3.

6. Amenity and Biodiversity:

No consideration has been given to Standards 4 and 5.

7. Operation, management and integrity:

No consideration has been given to Standard 6. It is essential that any proposed scheme is sustainable across its lifetime. This needs full understanding of management and maintenance activities and any costs associated with adoption of the proposed scheme.

Applicant's response

2.5 Surface water discharge from the proposed highway into the exiting highway drainage has been approved in principle with Wrexham Highways Authority, and this has been limited to the section of the site where porosity tests proved unsuccessful, and at a discharge rate less than the equivalent greenfield run off from the site which has been calculated at 5.92l/s. Attenuation structures have been located within the parking area fronting the apartments, and at the entrance to the site, however no comments have been received from Highways regarding this proposal. Where porosity tests have proved successful, soakaways have now been provided for individual properties and these will be maintained by Wales & West Housing. Standards 3 to 5 will be addressed within the SABs application process. A SuDS Maintenance Plan has been submitted alongside this application, for the areas and apparatus to be maintained by Wales and West Housing.

2.6 **Ms. Alaw Jones, Dwr Cymru Welsh Water** (Response following separate enquiry):

We have been advised from our operational colleagues that foul flows from this development should be taken to the 150mm foul public sewer at manhole reference SJ29531625 to the west of the site to provide satisfactory access to maintain the foul drainage system in the future. I enclose a plan showing the location of the manhole.

This is also reinforced in Sewers for Adoption 7th Edition where it advises that sewers and lateral drains should be laid in highways or public open space where they are reasonably accessible and visible. Sewers should not be laid in enclosed private land.

BRENIG CONSTRUCTION LIMITED
PRE-APPLICATION CONSULTATION REPORT

Applicant's response

2.7 The proposed rising main from the pumping station is now discharging into a manhole downstream of manhole reference SJ29531625 as requested by Welsh Water.

2.8 **Natural Resources Wales.**

No Response

2.9 **Community Consultees and Neighbouring Properties**

The responses have been tabulated and a summary is included within Appendix C

BRENIG CONSTRUCTION LIMITED
PRE-APPLICATION CONSULTATION REPORT

3. Conclusion
- 3.1 This PAC Report sets out the Pre-application activities undertaken in accordance with Planning (Wales) Act 2015 and Section 17 of the Act and the Town and Country Planning (Development Management Procedure)(Wales) Order 2012, and under guidance set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 'Guidance on Pre-application Consultation', during the period from 15 March 2019 to 15 April 2019 inclusive.
- 3.2 The responses from the Specialist Consultees have been taken into consideration within the full Planning Application and these have been summarised in Sections 2.1 to 2.9 above.
- 3.3 No significant changes have been made to the proposed development as a result of the consultation. Minor amendments can be summarised as follows.
 1. Shared surface water soakaways within the curtilage of private properties have now been replaced with individual soakaways to the properties, and will not be adopted by the SAB.
 2. The proposed foul rising main from the pumping station will discharge into the Public Sewer Network on Pen y Craig.
 3. Fenestration to Plot 1 bungalow and Plots 12 & 13 apartments have been amended to avoid overlooking and to deter any potential anti-social behaviour on the path leading to the MUGA.

BRENIG CONSTRUCTION LIMITED
PRE-APPLICATION CONSULTATION REPORT

APPENDIX A

Copy of the site notice and Site Notice Location Plan

BRENIG CONSTRUCTION LIMITED
PRE-APPLICATION CONSULTATION REPORT

APPENDIX B

Copy of the notices given to owners and occupiers, councillors, town and community councils, and specialist consultees.

BRENIG CONSTRUCTION LIMITED
PRE-APPLICATION CONSULTATION REPORT

APPENDIX C

Summary of Consultation Responses/issues raised

BRENIG CONSTRUCTION LIMITED
PRE-APPLICATION CONSULTATION REPORT

APPENDIX D

Copies of all responses received from specialist consultees