

PRE APPLICATION CONSULTATION REPORT

Erection of 82 Dwellings, Realignment and
Improvements to Top Road, Formation of Public Open
Space and Provision of Affordable Housing

Land off Top Road, Summerhill,
Wrexham LL11 4SP

Prepared for Macbryde Homes by Nigel Thorns
BSc(Hons) DipTP MRTPI

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Contents

Section	Page
1. Introduction	1
2. Publicity and Consultations	2
3. Wrexham County Borough Council Responses	3
4. Statutory Consultee Responses	3
5. Local Community Responses	4
6. Addressing the Comments Received	5

Document 1	Example of Consultee Letters
Document 2	Example of Community Letters
Document 3	Site Notice
Document 4	Senior Development Control Highway Engineer
Document 5	Senior Floodrisk Management Officer
Document 6	Welsh Water Planning Liaison Manager
Document 7	Coal Authority
Document 8	Councillor Gwenfair Jones (Gwersyllt West)
Document 9	20 Community letters of support
Document 10	3 Community letters mixed support/comments/objections
Document 11	2 Community letters of objection
Document 12	Summary of Consultee Comments and Responses
Document 13	Summary of Community Comments and Responses

1. Introduction

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 introduces a requirement to undertake publicity and consultation before applying for Planning Permission.

This report considers the pre application consultation responses received following the publicity exercise undertaken in relation to the following development:

Proposal

Erection of 82 Dwellings, Realignment and Improvements to Top Road, Formation of Public Open Space and Provision of Affordable Housing

Site

Land off Top Road, Summerhill, Wrexham LL11 4SP

Dates

Consultation was undertaken between Monday the 15th May and the Monday 12th June 2017

The Order requires this 'Pre-Application Consultation Report' to contain:

- a) a copy of the site notice;
- b) a declaration that the site notice was displayed in accordance with the statutory requirements, i.e. in at least one place on or near the development site for no less than 28 days;
- c) a copy of the notice given to owners and occupiers of adjoining land;
- d) copies of all notices provided to councillors, town and community councils, and specialist consultees;
- e) a summary of all issues raised in response to the statutory publicity (i.e. site notice and letters to owners, occupiers) – the developer must confirm whether the issues raised have been addressed and, if so, how they have been addressed; and
- f) copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer.

2. Publicity and Consultations

The following consultations were sent out in relation to the project:

Wrexham County Borough Council Consultees

Planning Office
Highways
Environmental Health
Ecology
Education
Affordable Housing
Drainage

Statutory Consultees

The Coal Authority
Welsh Water
National Resources Wales
CPAT

Copies of the responses received from these consultees are attached as Document 1.

Local Community

Councillor Gwenfair Jones (Gwersyllt West)
Gwersyllt Community Council
Local Residents (hand delivered letters)

Copies of the letters to the local community are attached as Document 2.

A site notice was erected on the land and a copy of the notice is attached as Document 3. A photograph of the sign in position is shown below:



This notice was displayed in accordance with the statutory requirements, i.e. in place on the development site for no less than 28 days

3. Wrexham County Borough Council Responses

Comments have been received from the following:

- Senior Development Control Highway Engineer
email dated 9th June 2017 attached as Document 4
- Senior Floodrisk Management Officer
email dated 7th June 2017 attached as Document 5

Whilst no formal response has been received from the remaining Departments the Planning Office provided a pre application response document which included comments from the relevant sections.

4. Statutory Consultee Responses

Comments have been received from the following:

- Welsh Water Planning Liaison Manager
letter dated 1st June 2017 attached as Document 6
- Coal Authority
letter dated 1st June 2017 attached as Document 7

5. Local Community Responses

Wrexham County Borough Council Councillor

An email has been received from Councillor Gwenfair Jones (Gwersyllt West) and this is attached as Document 8

This refers to an objection submitted by Andrea Evans and highlights the issue of constructing the buildings over a railway tunnel and insurmountable highway problems.

Gwersyllt Community Council

Gwersyllt Community Council did not respond to the consultation within the 28 day timeframe.

The applicants were keen to meet the Community Council and arranged a site meeting via the Clerk on Thursday 15th June 2017 (outside the consultation period). Unfortunately the meeting was cancelled the day before the meeting with the Clerk advising that "... they would prefer to await the submission of a formal planning application before making any comments".

This runs contrary to the whole concept of the pre application consultation process instigated by the Welsh Government which requires applicants to engage with the local community in order to respond to local knowledge and wishes in order to provide improved development schemes

Local Residents

Comments from 25 local residents can be categorised as follows:

Whole Support

20 Residents – attached as Document 9

Mixed Comments (Support/Comments/Object)

3 Residents – attached as Document 10

Object

2 Residents – attached as Document 11

6. Addressing the Comments Received

Attached as Document 12 is a summary of all issues raised in response to the statutory publicity along with comments addressing the issues

Attached as Document 13 is a summary of all responses received from specialist consultees with an explanation of how each response has been addressed.

Document 1
Example of Consulate Letters

12th May 2017



Macbryde Homes Limited
Macbryde House, Unit 28,
St. Asaph Business Park,
Ffordd Richard Davies,
St. Asaph, LL17 0LJ

FTAO: (Consultee)
(Address)

Dear Sir/Madam

**Proposal Erection of 82 Dwellings, Realignment and Improvements to Top Road,
Formation of Public Open Space and Provision of Affordable Housing
Site Land off Top Road, Summerhill**

I write with reference to the above and seek your comments on the proposed development prior to submission of a planning application.

I attach for your reference the formal consultation notice which gives you information on the ways that you can view and make comments on the scheme.

The consultation lasts for 28 days and so please respond via the website or by email to stuart.andrew@macbryde-homes.co.uk before 12.00 midnight on Monday 12th June 2017.

Yours faithfully

**Stuart Andrew
Design Manager**

t: 01745 536677
f: 01745 536688
e: info@macbryde-homes.co.uk
w: macbryde-homes.co.uk

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 Article 2D

This Notice is to inform you that Macbryde Homes Limited is intending to apply for planning permission for the following:

Proposal Erection of 82 Dwellings, Realignment and Improvements to Top Road, Formation of Public Open Space and Provision of Affordable Housing

Site Land off Top Road, Summerhill

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.

This notice provides the opportunity to comment directly to Macbryde Homes Limited on the scheme prior to the submission of a planning application to Wrexham County Borough Council.

Any subsequent planning application will be publicised by the Council and any comments provided in response to this notice will not prejudice your ability to make representations to the Council on the planning application.

Your submitted comments will be considered by Macbryde Homes Limited prior to the submission of the planning application and may be placed on the public file.

You may inspect copies of the proposed application, the plans, and other supporting documents online at **www.planning.macbryde-homes.co.uk**

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 Macbryde Homes Limited via the website above or by email to stuart.andrew@macbryde-homes.co.uk by the 12th June 2017.



Document 2
Example of Community Letters

12th May 2017



Macbryde Homes Limited
Macbryde House, Unit 28,
St. Asaph Business Park,
Ffordd Richard Davies,
St. Asaph, LL17 0LJ

FTAO: (Resident)
Hand delivered

Dear Sir/Madam

**Proposal Erection of 82 Dwellings, Realignment and Improvements to Top Road,
Formation of Public Open Space and Provision of Affordable Housing
Site Land off Top Road, Summerhill**

I write with reference to the above and seek your comments on the proposed development prior to submission of a planning application.

I attach for your reference the formal consultation notice which gives you information on the ways that you can view and make comments on the scheme.

The consultation lasts for 28 days and so please respond via the website or by email to stuart.andrew@macbryde-homes.co.uk before 12.00 midnight on Monday 12th June 2017.

Yours faithfully

**Stuart Andrew
Design Manager**

t: 01745 536677
f: 01745 536688
e: info@macbryde-homes.co.uk
w: macbryde-homes.co.uk

PUBLIC CONSULTATION

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

**Publicity and Consultation before applying for Planning Permission
Notice Under Articles 2C and 2D**

This Notice is to inform you that Macbryde Homes Limited is intending to apply for planning permission for the following:

Proposal Erection of 82 Dwellings, Realignment and Improvements to Top Road, Formation of Public Open Space and Provision of Affordable Housing

Site Land off Top Road, Summerhill

This notice provides the opportunity to comment directly to Macbryde Homes Limited on the scheme prior to the submission of a planning application to Wrexham County Borough Council.

Any subsequent planning application will be publicised by the Council and any comments provided in response to this notice will not prejudice your ability to make representations to the Council on the planning application.

Your submitted comments will be considered by Macbryde Homes Limited prior to the submission of the planning application and may be placed on the public file.

You may inspect copies of the proposed application, the plans, and other supporting documents online at www.planning.macbryde-homes.co.uk

Computer facilities are available to view this information online at Wrexham Library, Rhosddu Road, Wrexham, LL11 1AU between the hours of 9:30am and 6:00pm weekdays and 9:30am and 4:00pm Saturdays.

Date 15th May 2017

Closing date for comments 12.00 midnight on the 12th June 2017



Document 3
Site Notice

1200 x 900mm



PUBLIC CONSULTATION

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

Publicity and Consultation before applying for Planning Permission
Notice Under Articles 2C and 2D

This Notice is to inform you that Macbryde Homes Limited is intending to apply for planning permission for the following:

Proposal **Erection of 82 Dwellings, Realignment and Improvements to Top Road, Formation of Public Open Space and Provision of Affordable Housing**

Site **Land off Top Road, Summerhill**

This notice provides the opportunity to comment directly to Macbryde Homes Limited on the scheme prior to the submission of a planning application to Wrexham County Borough Council.

Any subsequent planning application will be publicised by the Council and any comments provided in response to this notice will not prejudice your ability to make representations to the Council on the planning application.

Your submitted comments will be considered by Macbryde Homes Limited prior to the submission of the planning application and may be placed on the public file.

You may inspect copies of the proposed application, the plans, and other supporting documents online at **www.planning.macbryde-homes.co.uk**
The consultation lasts for 28 days, and will commence upon Monday 15th May 2017 and close 12:00 midnight on Monday 12th June 2017.

Computer facilities are available to view this information online at Wrexham Library, Rhosddu Road, Wrexham, LL11 1AU between the hours of 9:30am and 6:00pm weekdays and 9:30am and 4:00pm Saturdays.

Document 4

Senior Development Control Highway Engineer

From: Peter Douthwaite [<mailto:Peter.Douthwaite@wrexham.gov.uk>]
Sent: 09 June 2017 12:37
To: Reception
Subject: FW: Proposed Development - Land off Top Road, Summerhill.

Please see below WCBC highway comments regarding the above proposals

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
wrecsam.gov.uk | wrexham.gov.uk
twitter.com/cbswrecsam | twitter.com/wrexhamcbc
facebook.com/cyngorwrecsam | facebook.com/wrexhamcouncil

1. *Mold Road Interchange is already over capacity at peak hours. Whilst acknowledging that the traffic generated by this proposal will result in a less than 5% increase, it will nevertheless exacerbate existing traffic issues.*
2. *There are existing traffic issues at the junction of Summerhill Road and the Mold Road roundabout; traffic approaching the roundabout is not controlled by lights which causes significant issues for vehicles getting on to the roundabout*
3. *TAN 18 requires developments to be located where there is or will be good access by public transport , walking and cycling, and to include appropriate provision for pedestrians (including those with) . There is very limited pedestrian provision in the vicinity of this site.*
4. *Para 3.6 of TAN 18 requires new or existing walking and cycle routes to provide direct and safe links to local shops and facilities. The most direct route to the Premier stores and Kebab house on Wheatsheaf Lane is along Summerhill Road which has no pedestrian provision for much of its length.*
5. *The pedestrian routes proposed in Section 4.2 are totally unsuitable for those with special access and mobility requirements. There is very limited pedestrian provision in any direction from the site so it is difficult to see how the site will comply with TAN 18 accessibility requirements.*

6. *Para 4.2.13 of the TA describes accessibility to some local facilities but omits to mention that access is only achievable via footways which are unsuitable for those with special access and mobility requirements*
7. *Many of the roads linking the site to the surrounding area are narrow and provide very little protection for cyclists.*
8. *The provisions of the Active Travel Act need to be considered*
9. *Any swept path analysis will need to consider an 11.4m long refuse wagon and similar length bus.*
10. *Any new road design will have to ensure maximum highway gradient of 1 in 12 –(1 in 24 for the first 10m)*
11. *Given the gradient of the land any new footways will need to consider special access and mobility requirements.*
12. *The road network in the vicinity of the site is generally below current design standards, with restricted width and very limited provision for pedestrians. The TA will need to address these issues given that traffic generation from the site is forecast to increase by 25% at peak hours*

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 07 June 2017 11:58
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: Neil Taunt
Email: neil.taunt@wrexham.gov.uk
Subject: Summerhill, Wrexham

Message:

I have reviewed the Flood Consequence Assessment and Drainage Management Strategy prepared in support of the proposed application for residential development. With particular reference to the management of surface waters generated by the development, the drainage management strategy does highlight the likely options for the management of surface waters generated by the proposed development. The strategy does not conclude that there is a feasible and achievable means to sustainably manage surface waters. I would strongly recommend that the WCBC guidance note on the management of surface waters generated by new developments is reviewed and that appropriate supporting evidence is included within any future planning application for the site.

If you wish to discuss further please let me know.

Regards

Neil Taunt MCIWEM C.WEM CEnv CSci
Senior Flood Management Officer
Wrexham CBC

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This e-mail was sent from a contact form on Macbryde Homes

Mr Stuart Andrew
Macbryde Homes Limited
Unit 28 St Asaph Business Park
Fford Richard Davies
St Asaph
LL17 0LJ

- 9 JUN 2017

Date: 01/06/2017
Our Ref: PPA0002157

Dear Mr Andrew,

Grid Ref: 331056 353359

Site Address: Erection of 82 dwellings Summerhill

Development: 2D - Land off Top Road

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, 12th May 2017, 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 advise there is no objection to the proposed development and offer the following standing 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 foul sewer system.

With reference to the surface water flows from the proposed development, you are required to fully exhaust all technical options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000; Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and/or Natural Resources Wales. Discharge of surface water to the public sewer is only to be made as a last resort. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

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.

The Welsh Government have introduced new legislation that will make it mandatory for all developers who wish to communicate with the public sewerage system to obtain an adoption agreement for their sewerage with Dwr Cymru Welsh Water (DCWW). The Welsh Ministers Standards for the construction of sewerage apparatus and an agreement under Section 104 of the Water Industry Act (WIA) 1991 will need to be completed in advance of any authorisation to communicate with the public sewerage system under Section 106 WIA 1991 being granted by DCWW.

If any onsite or offsite sewers are to be offered for adoption they must be constructed to conform with the publication "Sewers for Adoption"- 7th Edition.

If a connection is required to the public sewerage system, the developer is advised to contact us on Tel: 0800 917 2652.

Some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect your proposal. In order to assist us in dealing with the proposal we request that you contact our Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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.



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.

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@dwrwymru.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.



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Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-eiw'.

We welcome correspondence in
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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



The Coal
Authority



INVESTOR IN PEOPLE



RTPI
Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Mr S Andrew
Macbryde Homes

[By Email: stuart.andrew@macbryde-homes.co.uk]

5 June 2017

Dear Mr Andrew

PRE APPLICATION: Top Road, Summerhill

Erection of 82 dwellings, realignment and improvements to Top Road at Land off Top Road, Summerhill

Thank you for your consultation letter of 12 May 2017 seeking the views of the Coal Authority on the above pre-application enquiry.

I have reviewed the proposals and confirm that the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

The Coal Authority Response

I have reviewed the proposals and confirm that the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

Our records indicate that there are two recorded mine entries (shafts) located adjacent to the northern application site boundary, with their resultant zones of influence extending into the site. The records also indicate that one shaft (ref: 330353-046) has been located, filled and capped. The Coal Authority holds no records concerning the second shaft (ref: 330353-047) and therefore a departure distance of 5m (in any direction) may apply. Furthermore, there is a small area of recorded coal mining at shallow depth beneath the north east corner of the application site.

The Coal Authority is pleased to note that a permit has been sought, and subsequently granted (ref: 14146; dated 19/05/2017). The permit holder should liaise with the Permitting Section to identify if any intrusive site investigations are required and, if so, agree the methodology and any stabilising remediation works required.

Note: this response is based upon the information provided in the email sent to the Coal Authority by Macbryde Homes (dated 12/05/2017) as the website stated was unresponsive.

It has not been established if planning permission is being sought by means of a full or outline planning application; therefore the Coal Authority cannot comment upon the proposed layout in detail

As you will be aware, in accordance with the approach agreed with the Local Planning Authority, any planning application for development of this site therefore needs to be accompanied by a Coal Mining Risk Assessment Report. This can be included within the overall Environmental Statement, or within a wider Geo-Environmental Report or Ground Investigation Report.

The Coal Authority would expect the exact location of the recorded mine entries and shallow workings to inform the site layout. The Coal Authority is of the opinion that building over the top of, or in close proximity to, mine entries should be avoided wherever possible, even after they have been capped, in line with our adopted policy:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

The Coal Mining Risk Assessment, or equivalent report, should be informed by up-to-date coal mining information for the proposed application site. Coal Mining Reports are available from www.groundstability.com

This coal mining information should be used to assess whether or not past mining activity poses any risk to the development proposal and, where necessary, mitigation measures should be set out in the report to address any issues of land instability. This could include further intrusive investigation on site to ensure that the Local Planning Authority has sufficient information to determine the planning application.

Notwithstanding the above, based on the information provided at this stage, it appears that operational development, and associated substantial groundworks, have been positioned to avoid the coal mining hazards and therefore the risk to the proposed residential development has been mitigated. On the basis that when planning permission is applied for, the layout avoids the mining hazards, in line with the conclusions and recommendations of the required Coal Mining Risk Assessment, it is considered that the Coal Authority would be unlikely to raise an objection.

The Coal Authority looks forward to being consulted on any planning application formally submitted for this site in due course.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

Daniel Morris

Daniel Morris BA. (Hons), Dip.PD, MSc.

Planning Liaison Manager (Trainee)

General Information for the Applicant

The Coal Mining Risk Assessment needs to interpret the coal mining risks and should be based on up-to-date information of past coal mining activities in relation to the application site. A variety of Coal Mining Report products which provide baseline information on coal mining legacy risks are available from www.groundstability.com. A Coal Mining Risk Assessment should then take the information contained in the Coal Mining Report and interpret the risks identified specifically in relation to the proposed development. If you merely submit a Non Residential Coal Mining Report, an Enviro All-in-One Report or other factual report obtained from www.groundstability.com (or a similar product from private land search suppliers) this will not overcome our objection to your planning application.

The need for a Coal Mining Risk Assessment is set out in the National Planning Practice Guidance at:

<http://planningguidance.planningportal.gov.uk/blog/guidance/land-stability/land-stability-guidance/>

This coal mining information you obtain from a Non-Residential Coal Mining Report, an Enviro-All-in-One Report or other factual report should then be used to assess whether or not past mining activity poses any risk to the development proposal and, where necessary, propose mitigation measures to address any issues of land instability. This could include further intrusive investigation on site to ensure that the Local Planning Authority has sufficient information to determine the planning application.

The Coal Mining Risk Assessment should be prepared by a “competent body”. Links to the relevant professional institutions of competent bodies can be found at:

<https://www.gov.uk/planning-applications-coal-mining-risk-assessments>

Guidance on how to produce a Coal Mining Risk Assessment and a template which the “competent body” can utilise is also contained at:

<https://www.gov.uk/planning-applications-coal-mining-risk-assessments>

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of the Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our

permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from the Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

Any form of development over or within the influencing distance of a mine entry can be dangerous and has the potential for significant risks if not undertaken appropriately. For more information with regard to this issue, the Coal Authority's adopted policy, Development and Mine Entries, can be found here:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Disclaimer

The above consultation response is provided by the Coal Authority as a Statutory Consultee and is based upon the latest available coal mining data on the date of the response, and electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to the Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by the Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the applicant for consultation purposes.

Document 8

Councillor Gwenfair Jones (Gwersyllt West)

Subject:

FW: RE LAND IN SUMMERHILL - PUBLIC CONSULTATION - 82 DWELLINGS

Begin forwarded message:

From: Gwenfair Jones <gwenfair60@btinternet.com>

Date: 20 Mai 2017 am 14:37:54 GMT+1

To: info@mcbryde-homes.co.uk

Cc: Arfon Jones <arfon55@btinternet.com>, "planning_admin@wrexham.gov.uk" <planning_admin@wrexham.gov.uk>, "planning@wrexham.gov.uk" <planning@wrexham.gov.uk>, "marvellousgardens@btinternet.com" <marvellousgardens@btinternet.com>

Subject: Re: RE LAND IN SUMMERHILL - PUBLIC CONSULTATION - 82 DWELLINGS

Dear Mr Andrew,

I fully concur with the views expressed by 'REDACTED' in her objection to the building of 82 dwellings at Chestnut Heights. To reiterate without repeating the argument in full, the land is unsafe due to a large railway tunnel going underneath the land and also insurmountable highways problems due to the unsuitability of the location for building.

I will therefore be formally be objecting to this application when it is submitted for planning consent.

Regards.

Gwenfair Jones,
Cynghorydd Sir/County Councillor.
Gorllewin Gwersyllt West.
01978 755048.

On 15 Mai 2017, at 22:20,

REDACTED

FOR THE ATTENTION OF STUART ANDREW, DESIGN MANAGER

Today the residents of Plas Alyn, Summerhill received hand delivered copies of a letter from yourself and information regarding land which is to the rear of our properties.

I have today contacted the Planning Department to voice our concerns and have copied them into this email.

The land in question is first and foremost GREEN BELT LAND. The council confirmed today that it is still GREEN BELT LAND. The land itself backs onto our only green space in the area namely the Moss Valley. Having lived in my property for 27 years, as with many residents in the close we have seen a number of planning applications for this land. First it was a veal farm which thankfully was rejected by the council. The council rejected the proposal based on the key fact that it was precious land which is fast disappearing from the Summerhill area. We have then had other residential applications/ideas which thankfully have come to nothing.

Of course the words 'affordable housing' enthruses many and it is interesting that you feel that this area needs more of the same. Any community requires a mix of socio economic groups and Summerhill should be no exception.

There are also a number of other issues against this proposed development:-

- There is an old railway tunnel which crosses this particular area. Indeed I believe it used to be a tunnel during the war where people used to go and hide when the bombs were being dropped on the area.
- There is already a huge number of developments in the Summerhill area consisting of many affordable homes. The question has to be asked - how many more homes can Summerhill and its infrastructure take? Most people who travel up and down the road towards the roundabout can vouch for the fact that there are enough people residing within the area using the road network.
- We have just had a proposed planning application further down the road rejected by the council as again the developers were trying to use green belt land and also the issue of the infrastructure was cited.
- We already have an issue that our medical centre cannot find doctors on a permanent basis which is why Betsi Cadwalader now runs the centre with locum doctors. It already is extremely hard to get an appointment within a 3 week period. Yet more housing adds to the problem of people already residing in the area, many of whom are elderly and need the support of a good medical centre.
- Public transport is poor!
- Our schools in particular the primary schools are bulging at the seams, our high school will in turn reflect these increases in our primary population in years to come with the current population.
- Where is the work within the area that will accommodate these extra people? I can tell you it is non existent so there will be more and more people travelling on what is and what should remain a semi rural road.
- If people within the area wanted to live in a built up area with no green fields we would live in Wrexham itself but we have chosen to live in this area which over the years has unfortunately been built up taking not only brown space but green fields as well.
- I am fully aware of the need for housing in Wrexham to comply with the local development plan however this area has already received its fair share of extra housing. It should not be allowed for anyone to take valuable green belt land when there are sufficient brown sites around the Wrexham area which could be used for housing.
- What about the town centre itself? We have so many empty shops that could be knocked down for housing. the trouble is that using green fields is so much easier for developers but there is absolutely no thought given to the future of the area.
- I note with interest your intention to form a public open space - WE ALREADY HAVE AN OPEN SPACE - a bit of grass in the front of a development that nobody looks after is not improving an area, but destroying an area that has remained GREEN BELT for many years is.
- My house was built on a brown site just in case you think that I am not allowing others to have the same opportunities that I had.
- Affordable housing is only affordable at the very start. Once people have lived in the house for a number of years as with everyone else they want to sell at a profit to move on so your idea of affordable housing disappears.

There are many residents within the close who feel the same way and will be contacting you with their views.

I hope that Wrexham Council reject this proposal when it gets to them based first and foremost that it is GREEN BELT LAND. As a developer you should be encouraged to use the brown sites and the run down sites and improve them before you take the only green fields left in Summerhill. I note that you are constructing houses by the

Spire Hospital - this is a good use of what was a brown site. Be an ethical company and examine all these sites first. Don't take away our valuable green spaces.

Regards

REDACTED

Document 9
20 Community Letters of Support

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 05 June 2017 12:12
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:

I travel along this road often and find it very narrow to get two vehicles passed at the same time is almost impossible. If you met a bus or anything big you have to stop and reverse to let them through.

I'm sure it can only be positive for this building to go ahead as it will benefit drivers and also pedestrians as at the moment there is no footpath. I can only imagine what it's like to walk that road at night the way it is at the moment, a footpath is very much needed on that road.

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 10 June 2017 11:44
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:

My childhood was spent in the area. New and affordable homes can only be a good thing for the area. The plans show that they are also creating lots of open public space alongside the houses, which would be great for all that live around here, children and dog walkers.

I hope wrexham Council are all for this development

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 11 June 2017 13:54
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:
if the road is improved and widened, it would be beneficial

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 08 June 2017 20:35
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:

I have been behind cars that have met on this road and neither one wants to reverse as means reversing back to the top of the road or reversing on to a busy junction. The proposed houses will very welcoming Summerhill. I hope wrexham council take note, and do the right thing.

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 03 June 2017 13:47
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:

I lived in Summerhill for many years and the Road at the junction of where top and bottom road meet have always been an issue with visibility. I think that the development of this site will vastly improve the area and make it safer for all that use it. I have since moved from the area but still use the road often to visit family and friends, who I know have the same issues.

I'd like to wish you luck and look forward to see it improve the village.

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 10 June 2017 11:45
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:

I've lived on top road for over 20 years and the Road has always been an issue for me and all I've spoken to (friends/ visitors etc) I've seen many a near miss on the junction. The fact the road is so narrow is also a cause for concern, you can just about get two small cars passed at the same time, anything bigger and you have to reverse, which again is dangerous and very frustrating. How bus drivers cope I'll never know, they must hate the Summerhill route.

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 09 June 2017 19:30
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:

Iv seen the proposals for this development, and I think they will benifit the local area greatly particularly in relation to safety for drivers as it is very narrow at the moment.

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 09 June 2017 19:33
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:

I fully support the proposals for the development in summer hill, this has been a traffic black spot for some time with no passing points or pavements.

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 02 June 2017 06:59
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:

Hello

My family live on top road summerhill,we visit quite often and we find the road is very narrow and dangerous.
I personally feel that housing would benefit the area with affordable homes and safe play areas for children,thus creating better transport links for roads etc.

Thankyou

john flood

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 31 May 2017 12:40
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:

So glad to see that this development will improve and widen the road. It will benefit myself as I live on top road and I constantly have to stop to let other traffic pass as the road is so narrow, it will make it so much safer for all drivers and pedestrians.

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 08 June 2017 20:29
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:
Great to see more affordable homes being built.

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 08 June 2017 21:02
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:

I think the proposal is a sound one benefiting the local community and offering affordable housing within the development.

I have family and friends that live in Celtic Road. I find the road as it is at the moment inadequate, so improvement to this road would enhance safety for drivers as there is no passing points on such a narrow road, and enhance safety pedestrians as there is no footpath.

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 08 June 2017 20:18
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:

I work in Summerhill and have been looking to move to the village. Looking at the plans these houses would be perfect for me. It would give us all we need including all a nice safe play area for my children, and plenty of open space to enjoy.

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 02 June 2017 12:42
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:

I travel back too to summer hill on a frequent basis to visit family and friends and I am all for the new development being proposed on top road as the road from the junction is highly dangerous as there are no footpaths for pedestrians and numerous times I've met buses and had too reverse all the way back up the top road because of the narrowness. Looking at the plans the housing development would be a great improvement to the area as it will also hold open space for the public to enjoy

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 02 June 2017 20:17
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:

My Son lives on the Westminster Rise Estate and since his wife died last year I am spending more time visiting him to help him with his two boys now aged 4 and 7.

I think the junction at the corner of Top Road is really dangerous and in bad weather I am especially nervous. Any proposal to improve this junction and widen Top Rd. is not only welcome but will be safer for all road users and pedestrians.

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 11 June 2017 22:06
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill,Wrexham

Message:

The plans look fabulous, and i can see it will benefit everyone in the village and anyone that uses that road. Creating a footpath also is something that should have been done years ago, I don't like walking down that road for the simple fact it worries the life out of me.

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 11 June 2017 20:48
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:
Would be good to see the road widened and junction improved.

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 10 June 2017 21:05
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:

On looking at the planning application for Top Road in Summerhill I noticed that the site development plan includes the widening of Top Road itself. To me who uses the road on a regular basis to visit friends this proposal is not only much needed but long overdue...At the present time it is a dangerous road as it is impossible to pass an oncoming bus or large vehicle. Therefore I am in full support of this planning application.

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 10 June 2017 22:11
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:
Dear Sir/Madame

I can see from your site plan and from the description that you intend to alter the road layout between Top Road, Bottom Road and Summerhill Road, I have used this junction regularly for years to visit my uncle . It has always been a nightmare and I am glad that it at last is going to have something done about it. It has always been a dangerous access and hopefully will make it a safer road to use in the future.

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 10 June 2017 11:29
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:

I think this is a great idea. Decent affordable housing is needed locally and contributions for the local school would be very welcome. Also the junction between top and bottom road is a very dangerous and it's only down to luck that there hasn't been a car crash or someone run over there over the years. The council don't seem bothered.

--

This e-mail was sent from a contact form on Macbryde Homes

3 Community letters Mixed support/comments/objections

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 22 May 2017 18:00
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:

To avoid removing the lovely stone wall and band of trees along top road which would screen the houses why not have the only access to the site as proposed at the lower end where the new junction away from the dangerous present junction. No one wants to look at loads of houses in what at present is countryside and agricultural land. We're supposed to be aware of the countryside and environmental issues. Ripping out mature trees hardly meets the build. Openings onto the widened road is more danger to everyone. The footpaths should be a maximum width to cater for double pushchairs, motor scooters etc. There should be properly marked cycle lanes for added safety and encourage cycling. I am saddened it's so easy to change agricultural land to building plots when there are brown field sites and in the town centre buildings could be converted to flats. Your ratio of starter homes to the rest is minimal. It's the young and first time buyers who seek homes not those of us who can afford £250000 plus. I've no doubt you will win whatever you want with such lack of concern for green belt areas in councils and can only hope you plant as many reasonable mature trees as possible.

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 23 May 2017 15:57
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:

I have no objection to the building but what I have concerns is the road from summer hill to wrexham .

It say s that the road to from summerhill to wrexham is 5. 5 to 6.0 meters but can't understand if the road is that wide why is there no white lines to the said round about at B&Q. The council have said that the road is to narrow to have white lines but it continues to allow building in all areas that use this road.

Since 1970 there must have been in excess of 3000 homes built that use this road has a main link to the dual carriage way and no pedestrian walk way has been provided making the summerhill road one of the most dangerous roads in the wrexham area has told by the evening leader????.

Further to this the amount of traffic on the summer hill road to wrexham B&Q is horrendous when exiting the junction at the roundabout with the only junction not having traffic lights and can take in excess of 20 mins too exit summer hill road.

On the said plans showing the outline perimmiter there is a right of access all the way from summer hill road to the house in moss valley House. Further to this I also have access to my rear garden same as the house next door.

where the boundary shows in red this access stops and is not correct has access is for residents due to the land that chestnut court was built on was the Hall and the house at the back was were the garden greenhouses was for the hall.

Also it show that the boundary is saying that its there boundary line ITS NOT.

--

This e-mail was sent from a contact form on Macbryde Homes

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 22 May 2017 11:12
To: Stuart Andrew
Subject: Summerhill, Wrexham

From: REDACTED
Email:
Subject: Summerhill, Wrexham

Message:

I have read the applications on your site, although it says there is no impact on the ecology therefore there is no report on this there are bats in the immediate vicinity so where are they roosting? We see them flying every evening at dusk. It also says in one paragraph trees and hedges will be retained then in another it says 'The historic parkland landscape setting will be re-introduced?? to the western area of the site'.. We are concerned the trees in this area which have been there since before I was born in the house over 50yrs ago are going to be removed which we strongly disagree with therefore we have been in touch with the tpo officer..We have also read there will be a foot/cycle path running along the entire side of our property 1 grey Holt we would hope you put a fence along our side boundary to protect our privacy.

--

This e-mail was sent from a contact form on Macbryde Homes

Document 11

2 Community Letters of Objection

Subject:

FW: RE LAND IN SUMMERHILL - PUBLIC CONSULTATION - 82 DWELLINGS

From: REDACTED

Sent: 15 May 2017 22:20

To:

Cc: REDACTED

Subject: RE LAND IN SUMMERHILL - PUBLIC CONSULTATION - 82 DWELLINGS

FOR THE ATTENTION OF STUART ANDREW, DESIGN MANAGER

Today the residents of Plas Alyn, Summerhill received hand delivered copies of a letter from yourself and information regarding land which is to the rear of our properties.

I have today contacted the Planning Department to voice our concerns and have copied them into this email.

The land in question is first and foremost GREEN BELT LAND. The council confirmed today that it is still GREEN BELT LAND. The land itself backs onto our only green space in the area namely the Moss Valley. Having lived in my property for 27 years, as with many residents in the close we have seen a number of planning applications for this land. First it was a veal farm which thankfully was rejected by the council. The council rejected the proposal based on the key fact that it was precious land which is fast disappearing from the Summerhill area. We have then had other residential applications/ideas which thankfully have come to nothing.

Of course the words 'affordable housing' enthruses many and it is interesting that you feel that this area needs more of the same. Any community requires a mix of socio economic groups and Summerhill should be no exception.

There are also a number of other issues against this proposed development:-

- There is an old railway tunnel which crosses this particular area. Indeed I believe it used to be a tunnel during the war where people used to go and hide when the bombs were being dropped on the area.
- There is already a huge number of developments in the Summerhill area consisting of many affordable homes. The question has to be asked - how many more homes can Summerhill and its infrastructure take? Most people who travel up and down the road towards the roundabout can vouch for the fact that there are enough people residing within the area using the road network.
- We have just had a proposed planning application further down the road rejected by the council as again the developers were trying to use green belt land and also the issue of the infrastructure was cited.
- We already have an issue that our medical centre cannot find doctors on a permanent basis which is why Betsi Cadwalader now runs the centre with locum doctors. It already is extremely hard to get an appointment within a 3 week period. Yet more housing adds to the problem of people already residing in the area, many of whom are elderly and need the support of a good medical centre.
- Public transport is poor!
- Our schools in particular the primary schools are bulging at the seams, our high school will in turn reflect these increases in our primary population in years to come with the current population.
- Where is the work within the area that will accommodate these extra people? I can tell you it is non existent so there will be more and more people travelling on what is and what should remain a semi rural road.
- If people within the area wanted to live in a built up area with no green fields we would live in Wrexham itself but we have chosen to live in this area which over the years has unfortunately been built up taking not only brown space but green fields as well.
- I am fully aware of the need for housing in Wrexham to comply with the local development plan however this area has already received its fair share of extra housing. It should not be allowed for anyone to take valuable green belt land when there are sufficient brown sites around the Wrexham area which could be used for housing.
- What about the town centre itself? We have so many empty shops that could be knocked down for housing. the trouble is that using green fields is so much easier for developers but there is absolutely no thought given to the future of the area.

- I note with interest your intention to form a public open space - WE ALREADY HAVE AN OPEN SPACE - a bit of grass in the front of a development that nobody looks after is not improving an area, but destroying an area that has remained GREEN BELT for many years is.
- My house was built on a brown site just in case you think that I am not allowing others to have the same opportunities that I had.
- Affordable housing is only affordable at the very start. Once people have lived in the house for a number of years as with everyone else they want to sell at a profit to move on so your idea of affordable housing disappears.

There are many residents within the close who feel the same way and will be contacting you with their views.

I hope that Wrexham Council reject this proposal when it gets to them based first and foremost that it is GREEN BELT LAND. As a developer you should be encouraged to use the brown sites and the run down sites and improve them before you take the only green fields left in Summerhill. I note that you are constructing houses by the Spire Hospital - this is a good use of what was a brown site. Be an ethical company and examine all these sites first. Don't take away our valuable green spaces.

Regards

REDACTED

Zoe Barnaby

From: Macbryde Homes <email@macbryde-homes.com>
Sent: 07 June 2017 22:37
To: Stuart Andrew

From: REDACTED
Email:

Message:

This development should not be allowed because of the heavy traffic flow on Summerhill Road from Wrexham. There have been many accidents on this road and very many near misses. The road needs to be widened from Pendine home all the way up to Top Road, and something should be done about the traffic calming measures from the Rogers Lane junction because of residents parking on the road it is very difficult to get through! As far as schooling is concerned could they cope with the large increase of pupils that this many houses would create. The Surgery that we have always seem to be full and there is one of the original 4 GPs we had and they have locums covering.

I also think there has been enough development in the Summerhill area, the wildlife has been badly diminished there are many birds and animals we used to see but no longer have that pleasure.

--

This e-mail was sent from a contact form on Macbryde Homes

Document 12

Summary of Consultee Comments and Responses

Respondent	Comment	Response
Senior Development Control Highway Engineer	1. Mold Road Interchange is already over capacity at peak hours. Whilst acknowledging that the traffic generated by this proposal will result in a less than 5% increase, it will nevertheless exacerbate existing traffic issues 2. There are existing traffic issues at the junction of Summerhill Road and the Mold Road roundabout; traffic approaching the roundabout is not controlled by lights which causes significant issues for vehicles getting on to the roundabout 3. TAN 18 requires developments to be located where there is or will be good access by public transport , walking and cycling, and to include appropriate provision for pedestrians (including those with) . There is very limited pedestrian provision in the vicinity of this site 4. Para 3.6 of TAN 18 requires new or existing walking and cycle routes to provide direct and safe links to local shops and facilities. The most direct route to the Premier stores and Kebab house on Wheatsheaf Lane is along Summerhill Road which has no pedestrian provision for much of its length 5. The pedestrian routes proposed in Section 4.2 are totally unsuitable for those with special access and mobility requirements. There is very limited pedestrian provision in any direction from the site so it is difficult to	Noted. However the impact is less than 5% and as indicated in TAN18 we believe that this is a minimal impact. Further assessment in conjunction with Highway Engineer As above Requirement noted. The scheme significantly improves permeability within the local area and is close to the local services and facilities which are accessible via public footpath. Further assessment in conjunction with Highway Engineer To consider pedestrian/footpath improvements in conjunction with Highway Engineer As above

	see how the site will comply with TAN 18 accessibility requirements 6. Para 4.2.13 of the TA describes accessibility to some local facilities but omits to mention that access is only achievable via footways which are unsuitable for those with special access and mobility requirements 7. Many of the roads linking the site to the surrounding area are narrow and provide very little protection for cyclists 8. The provisions of the Active Travel Act need to be considered 9. Any swept path analysis will need to consider an 11.4m long refuse wagon and similar length bus 10. Any new road design will have to ensure maximum highway gradient of 1 in 12 –(1 in 24 for the first 10m) 11. Given the gradient of the land any new footways will need to consider special access and mobility requirements 12. The road network in the vicinity of the site is generally below current design standards, with restricted width and very limited provision for pedestrians. The TA will need to address these issues given that traffic generation from the site is forecast to increase by 25% at peak hours	As above Noted. However these roads/footpaths are existing and the proposed development cannot reasonably be asked to improve these distant footways We can refer to this but it says nothing more in aspiration than TAN18 The swept path analysis has used the large refuse vehicle. Larger vehicle will be checked This is a point for detailed design which will be incorporated into the scheme This is a point for detailed design which will be incorporated into the scheme Noted. However the development is making huge improvements to the existing junction of Top Road/Bottom Road which has benefits for existing users not just visitors/residents to our development.

Senior Floodrisk Management Officer	The Drainage Management Strategy does highlight the likely options for the management of surface water. The strategy does not conclude that there is a feasible and achievable means of sustainably manage surface waters. WCBC guidance note on the management of surface wter should be reviewed and that appropriate supporting evidence is included within any any future planning application for the site	Noted Noted
Welsh Water Planning Liaison Manager	Foul flows only from the proposed development can be accommodated within the public sewer Surface water to public sewer must be justified by hierarchical approach under the Building Regulations No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from the site	Noted Noted Noted
Coal Authority		

Respondent	Comment	Response
Senior Development Control Highway Engineer	1. Mold Road Interchange is already over capacity at peak hours. Whilst acknowledging that the traffic generated by this proposal will result in a less than 5% increase, it will nevertheless exacerbate existing traffic issues 2. There are existing traffic issues at the junction of Summerhill Road and the Mold Road roundabout; traffic approaching the roundabout is not controlled by lights which causes significant issues for vehicles getting on to the roundabout 3. TAN 18 requires developments to be located where there is or will be good access by public transport , walking and cycling, and to include appropriate provision for pedestrians (including those with) . There is very limited pedestrian provision in the vicinity of this site 4. Para 3.6 of TAN 18 requires new or existing walking and cycle routes to provide direct and safe links to local shops and facilities. The most direct route to the Premier stores and Kebab house on Wheatsheaf Lane is along Summerhill Road which has no pedestrian provision for much of its length 5. The pedestrian routes proposed in Section 4.2 of the TA are totally unsuitable for those with special access and mobility requirements. There is very limited pedestrian provision in any direction from the site so it is difficult to see how the site will comply with TAN 18 accessibility requirements	Noted. However the impact is less than 5% and as indicated in TAN18 we believe that this is a minimal impact. Further assessment and discussion of potential measures of mitigation with Highway Engineer As above Requirement noted. The scheme significantly improves permeability within the local area and is close to the local services and facilities which are accessible via public footpath. Further assessment and discussion of potential measures of mitigation with Highway Engineer To consider pedestrian/footpath improvements in conjunction with Highway Engineer. A new footpath route along the site frontage to Top Road and along Summerhill Road to the existing footpaths along Wheatsheaf Lane is proposed As above. Also, alternative routes to those proposed in Section 4.2 more suitable for those with special access and mobility requirements are proposed to be identified, where they exist, and potential contributions to improve existing sub-standard pedestrian routes are to be discussed with the

	6. Para 4.2.13 of the TA describes accessibility to some local facilities but omits to mention that access is only achievable via footways which are unsuitable for those with special access and mobility requirements 7. Many of the roads linking the site to the surrounding area are narrow and provide very little protection for cyclists 8. The provisions of the Active Travel Act need to be considered 9. Any swept path analysis will need to consider an 11.4m long refuse wagon and similar length bus 10. Any new road design will have to ensure maximum highway gradient of 1 in 12 –(1 in 24 for the first 10m) 11. Given the gradient of the land any new footways will need to consider special access and mobility	Highways Engineer, leading to potential improvements and wider community benefit being facilitated by the development As above Noted. However these roads are existing and the proposed development cannot reasonably be asked to improve all of these distant roadways. It should be noted that the proposed development does greatly improve the road network adjacent to the site, removing the potentially hazardous existing junction and pedestrian routes of Top Road, Bottom Road and Summerhill Road for all users, including cyclists We can refer to this but it says nothing more in aspiration than TAN18 The swept path analysis has used a proprietary large refuse vehicle track. A new analysis for the 11.4m long refuse wagon will be prepared for the whole site, and an analysis of the proposed improved Top Road for a 11.5m bus will also be prepared in support of our proposals This is a point for detailed design which will be incorporated into the scheme This is a point for detailed design which will be incorporated into the scheme
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	requirements 12. The road network in the vicinity of the site is generally below current design standards, with restricted width and very limited provision for pedestrians. The TA will need to address these issues given that traffic generation from the site is forecast to increase by 25% at peak hours	Noted. However the development is making huge improvements to the existing junction of Top Road/Bottom Road which has benefits for existing users, not just visitors/residents to our development.
Senior Floodrisk Management Officer	The Drainage Management Strategy does highlight the likely options for the management of surface water. The strategy does not conclude that there is a feasible and achievable means of sustainably manage surface waters. WCBC guidance note on the management of surface water should be reviewed and that appropriate supporting evidence is included within any future planning application for the site	Noted. The results of percolation testing will be included within our Drainage Strategy as requested, to demonstrate that neither discharge to a watercourse or ground percolation are potential means of draining surface water from the development, and that connections to the existing local surface water sewer network is the only appropriate strategy, as already agreed by Welsh Water below. Noted. As above.
Welsh Water Planning Liaison Manager	Foul flows only from the proposed development can be accommodated within the public sewer Surface water to public sewer must be justified by hierarchical approach under the Building Regulations No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from the site	Noted Noted Noted

Coal Authority	I have reviewed the proposals and confirm that the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. Our records indicate that there are two recorded mine entries (shafts) located adjacent to the northern application site boundary, with their resultant zones of influence extending into the site. The records also indicate that one shaft (ref: 330353-046) has been located, filled and capped. The Coal Authority holds no records concerning the second shaft (ref: 330353-047) and therefore a departure distance of 5m (in any direction) may apply. Furthermore, there is a small area of recorded coal mining at shallow depth beneath the north east corner of the application site. The Coal Authority is pleased to note that a permit has been sought, and subsequently granted (ref: 14146; dated 19/05/2017). The permit holder should liaise with the Permitting Section to identify if any intrusive site investigations are required and, if so, agree the methodology and any stabilising remediation works required. Note: this response is based upon the information provided in the email sent to the Coal Authority by Macbryde Homes (dated 12/05/2017) as the website stated was unresponsive. It has not been established if planning permission is being sought by means of a full or outline planning	Noted
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	application; therefore the Coal Authority cannot comment upon the proposed layout in detail As you will be aware, in accordance with the approach agreed with the Local Planning Authority, any planning application for development of this site therefore needs to be accompanied by a Coal Mining Risk Assessment Report. This can be included within the overall Environmental Statement, or within a wider Geo-Environmental Report or Ground Investigation Report. The Coal Authority would expect the exact location of the recorded mine entries and shallow workings to inform the site layout. The Coal Authority is of the opinion that building over the top of, or in close proximity to, mine entries should be avoided wherever possible, even after they have been capped, in line with our adopted policy: https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries The Coal Mining Risk Assessment, or equivalent report, should be informed by up-to-date coal mining information for the proposed application site. Coal Mining Reports are available from www.groundstability.com This coal mining information should be used to assess whether or not past mining activity poses any risk to the development proposal and, where necessary, mitigation measures should be set out in the report to address any issues of land instability. This could include further intrusive investigation on site to ensure that the Local Planning Authority has sufficient information to determine	An appropriate Coal Mining Risk Assessment Report will be submitted and approved by the Council prior to the construction of any properties. The report will provide evidence that the existing site constraints are not an obstacle to the development or will outline the mitigation required to overcome any constraints
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Summary of Community Comments and Responses

Respondent	Comment	Response
Councillor Gwenfair Jones (Gwersyllt West)	constructing the buildings over a railway tunnel insurmountable highway problems.	It is noted that other houses in the locality are constructed over the railway tunnel (with a lesser height above the tunnel) The engineering response to the issue of the railway tunnel will be fully resolved prior to the construction of any affected properties. The issues of highways are discussed in the 'Senior Development Control Highway Engineer' section above and will be further negotiated with the Council
20 Letters of Support	The existing road junction at Top Road/Bottom Road is dangerous with limited visibility and Top Road is narrow meaning busses and cars find difficulty in passing	Noted
	Lack of footpaths along Top Road	Noted
	The re-alignment of the Top Road/Bottom Road junction and the widening of Top Road is welcomed as a significant improvement	Noted and accommodated in development scheme
	New affordable housing is supported in the local community	Noted and accommodated in development scheme
	Open space is a positive part of the scheme	Noted and accommodated in development scheme
	Public access to the open areas is supported and will allow safe play areas for local children	Noted and accommodated in development scheme
3 letters mixed comments	Would be better to have just one access and remove driveways onto Top Road	The issues of highways are discussed in the 'Senior Development Control Highway Engineer' section above and will be further negotiated with the Council
	Footpaths should be wide enough to cater for double pushchairs/scooters etc	Noted
	Cycle lanes should be incorporated to encourage cycling	Cycleways are not required by the 'Senior Development Control Highway Engineer' due to the lack of connectivity to similar cycle routes. However there is sufficient land for this to be incorporated as

		part of a wider masterplan scheme
	Should brownfield sites be better used rather than use green field sites	The council need to provide a level of housing which cannot be accommodated wholly on brownfield sites. Therefore there is an acceptance that certain green field sites will need to be developed to accommodate the necessary housing growth
	Should be more smaller starter homes	The scheme includes 12 x 2 bed, 37 x 3 bed and 33 x 4 bed homes
	Should plant mature trees	The scheme retains the significant trees on site and includes a range of new planting
	Roads are too narrow	However the development is making huge improvements to the existing junction of Top Road/Bottom Road which has benefits for existing users not just visitors/residents to our development
	Since 1970 3000 homes have been built on this road and its dangerous without footways	The scheme creates footpaths through the site and significantly improves permeability within the local area
	Can take 20 mins to access the roundabout via B&Q	This congestion is located some distance from the application site
	Boundary of the site is incorrect alongside the properties on Chestnut Court	This will be reviewed
	There are bats in the vicinity so where are they roosting	An Ecological Appraisal by Pearce Environment of Cedar Lodge, Wilcot Marsh, Shrewsbury concluded that subject to the implementation of those recommendations set out within this report, no significant impacts upon protected/notable species potentially present on site are considered likely to arise.
	Trees should not be removed	There are no notable trees being removed from the site
	Should fence off footpath/cycleway from existing properties for privacy	This will be reviewed
2 letters of objection	The land lies within the Green Belt	The land does not lie within the Green Belt The land lies within the Councils designated Green

		Barrier, the boundaries of which are currently under review The scheme proposes the logical adjustment of the boundary of the Green Barrier given the recent changes to land uses in the local area and that the site does not contribute to the aims of the Green Barrier/Wedge designation. The site would not impact upon the Moss Valley Green Wedge designation and the designation would remain on the western side of the site. The value of the site to the Green Barrier would be enhanced by the re-instatement of the historic parkland setting on the western side of the site The value of the site to the Green Barrier and the local community would be enhanced by the introduction of public access to the western part of the site adjacent to the Moss Wood
	Not only is there a need for affordable housing, but a mix of houses across the site	Noted The scheme includes a wide range and mix of house types and sizes, to ensure a balanced community
	constructing the buildings over a railway tunnel	It is noted that other houses in the locality are constructed over the railway tunnel (with a lesser height above the tunnel). The engineering response to the issue of the railway tunnel will be fully resolved prior to the construction of any affected properties.
	The local area cannot accommodate more homes	The council need to provide a level of housing which cannot be accommodated wholly on brownfield sites. Therefore there is an acceptance that certain green field sites will need to be developed to accommodate the necessary housing growth
	Recent applications have been refused in the local area due to lack of infrastructure	The infrastructure in the local area is capable of accommodating this limited growth
	Local doctors surgery has locum doctors and cannot get permanent staff	The doctors surgery is capable of accommodating this limited growth

	Public transport is poor	Bus Services alongside the site frontage (Services 21/21A/23)
	Local schools are over subscribed	The education team have not contributed to the consultation process
	There is no local employment	Local employment opportunities Mold Road Industrial Estate, Rhosddu Industrial Estate and Wrexham town centre
	If we wanted to live in a built up area we would live in Wrexham, green fields have continuously been built on	The council needs to
	Wrexham needs to supply additional houses, but this area has already taken its fair share	The council needs to provide a level of housing in accordance with the strategic vision for the area. The local area is identified as a highly sustainable location where new development should be focussed
	Empty shops should be knocked down and the land used to provide housing	The council need to provide a level of housing which cannot be accommodated wholly on brownfield sites. Therefore there is an acceptance that certain green field sites will need to be developed to accommodate the necessary housing growth
	The public open space will not be looked after and would not improve the area	The open space would be managed by a residents management committee and would be available for public access. This would be a significant local benefit where there is no public access at present
	The affordable housing would be provided initially but the houses would be sold off at a profit at a later date	The affordable housing would be provided in perpetuity via s106 agreement
	There is heavy traffic on Summerhill Road from Wrexham with many accidents and near misses	The issues of highways are discussed in the 'Senior Development Control Highway Engineer' section above and will be further negotiated with the Council
	The road needs to be widened from Pendine Home all the way to Top Road	The development can only provide improvements within the confines of the land available. If the issue is considered sufficiently problematic the Council could compulsory purchase the necessary land to accommodate an appropriate access road

	community	
	Open space is a positive part of the scheme	Noted and accommodated in development scheme
	Public access to the open areas is supported and will allow safe play areas for local children	Noted and accommodated in development scheme
3 letters mixed comments	Would be better to have just one access and remove driveways onto Top Road	The issues of highways are discussed in the 'Senior Development Control Highway Engineer' section above and will be further negotiated with the Council
	Footpaths should be wide enough to cater for double pushchairs/scooters etc	Noted and resolved by development scheme
	Cycle lanes should be incorporated to encourage cycling	Cycleways are not required by the 'Senior Development Control Highway Engineer' due to the lack of connectivity to similar cycle routes. However there is sufficient land for this to be incorporated as part of a wider masterplan scheme
	Should brownfield sites be better used rather than use green field sites	The Council need to provide a level of housing which cannot be accommodated wholly on brownfield sites. Therefore there is an acceptance that certain green field sites will need to be developed to accommodate the necessary housing growth
	Should be more smaller starter homes	The scheme includes 12 x 2 bed, 37 x 3 bed and 33 x 4 bed homes. 16 of the 2 and 3 bed properties will be part of an affordable housing provision, with a legal agreement in place with the Council to ensure they remain affordable in perpetuity. All properties on the site will be eligible for Welsh Government's Help To Buy – Wales scheme, improving the potential affordability of both the starter and family homes proposed.
	Should plant mature trees	The scheme retains the significant trees on site and includes a range of new planting
	Roads are too narrow	The development proposes huge improvements to the road network local to the site. The existing junction of

		Top Road and Bottom Road is proposed to be completely re-designed from its current sub-standard arrangement, Top Road is to be widened to better cope with passing traffic, and Top Road and Summerhill Road are proposed to have new footpath links. There are significant benefits proposed for existing road users and pedestrians, not just new residents or visitors to our development
	Since 1970 3000 homes have been built on this road and its dangerous without footways	As above. The scheme creates footpaths through the site and significantly improves permeability within the local area.
	Can take 20 mins to access the roundabout via B&Q	This congestion is located some distance from the application site. We will be carrying out further assessment of the wider road network and discussing of potential measures of mitigation with the Council's Highway Engineer.
	Boundary of the site is incorrect alongside the properties on Chestnut Court	This has been reviewed. The current Land Registry records for the application site indicate the boundary shown as being correct. However, we are keen to discuss any issues affecting the application site boundary further with affected neighbours, to hopefully agree an approach to the site's boundaries that are agreeable to all parties.
	There are bats in the vicinity so where are they roosting	An Ecological Appraisal by Pearce Environment of Cedar Lodge, Wilcot Marsh, Shrewsbury concluded that subject to the implementation of those recommendations set out within this report, no significant impacts upon protected/notable species potentially present on site are considered likely to arise.
	Trees should not be removed	There are no notable trees being removed from the site

	Should fence off footpath/cycleway from existing properties for privacy	This will be reviewed. We are keen to discuss any issues affecting the application site boundary further with affected neighbours, to hopefully agree an approach to the site's boundaries that are agreeable to all parties.
2 letters of objection	The land lies within the Green Belt	The land does not lie within the Green Belt The land lies within the Councils designated Green Barrier, the boundaries of which are currently under review. The scheme proposes the logical adjustment of the boundary of the Green Barrier given the recent changes to land uses in the local area and that the site does not contribute to the aims of the Green Barrier/Wedge designation. The site would not impact upon the Moss Valley Green Wedge designation and the designation would remain on the western side of the site. The value of the site to the Green Barrier would be enhanced by the re-instatement of the historic parkland setting on the western side of the site, which would be accessible to the public rather than remaining private land as it is at present. The value of the site to the Green Barrier and the local community would be enhanced by the introduction of public access to the western part of the site adjacent to the Moss Wood
	Not only is there a need for affordable housing, but a mix of houses across the site	Noted. The scheme includes a wide range and mix of house types and sizes, to ensure a balanced community. 16 of the 2 and 3 bed properties will be part of an affordable housing provision, with a legal agreement in place with the Council to ensure they remain affordable in perpetuity. All properties on the site will be eligible for Welsh Government's Help To Buy – Wales scheme, improving the potential

		affordability of both the starter and family homes proposed.
	constructing the buildings over a railway tunnel	It is noted that other houses in the locality are constructed over the railway tunnel (with a lesser height above the tunnel). An appropriate Structural Engineer's report on the issue of the railway tunnel will be submitted and approved by the Council prior to the construction of any affected properties. The report will provide evidence that the existing tunnel is not an obstacle to the development of the land above.
	The local area cannot accommodate more homes	The council need to provide a level of housing which cannot be accommodated wholly on brownfield sites. Therefore there is an acceptance that certain green field sites will need to be developed to accommodate the necessary housing growth
	Recent applications have been refused in the local area due to lack of infrastructure	The infrastructure in the local area is capable of accommodating this limited growth associated with this development
	Local doctors surgery has locum doctors and cannot get permanent staff	While public concerns may exist regarding the operation of the local Pen Y Maes Health Centre, the facility itself, when properly staffed, is large enough to service the needs of the local community and accommodate limited growth. The staffing of the Health Centre is the responsibility of Betsi Cadwaladr University Health Board, which manages the practice. Public concerns over staffing levels at the Centre are a matter for the Health Board to properly address, and should not have any bearing on our proposals
	Public transport is poor	Bus Services run along Top Road past the site frontage (Services 21/21A/23)
	Local schools are over subscribed	The education team have not responded fully to our request for a consultation. However both local primary and secondary schools are listed by the

		Council as being eligible for financial contributions from new developments locally. The Council's Education Section would set the final level of contribution but we have calculated that this contribution could potentially be in excess of £300,000. This would obviously be of enormous benefit to both local schools and offset any impact additional pupils from the development would have on them.
	There is no local employment	Numerous areas of employment exist nearby. Wrexham Industrial Estate (the largest in North Wales) is within 5 miles, as are the Rhosddu & Llay Industrial Estates and Wrexham town centre.
	If we wanted to live in a built up area we would live in Wrexham, green fields have continuously been built on	The council needs to provide a level of housing in accordance with the strategic vision for the area. The local area is identified as a highly sustainable location where new development should be focussed
	Wrexham needs to supply additional houses, but this area has already taken its fair share	The council needs to provide a level of housing in accordance with the strategic vision for the area. The local area is identified as a highly sustainable location where new development should be focussed
	Empty shops should be knocked down and the land used to provide housing	The council need to provide a level of housing which cannot be accommodated wholly on brownfield sites. Therefore there is an acceptance that certain green field sites will need to be developed to accommodate the necessary housing growth
	The public open space will not be looked after and would not improve the area	The open space would be managed by a private management company, operating a management regime approved by the Council, and overseen by a management committee of local residents. All open space created would be accessible to not only new residents but the general public. This would be a significant local benefit where there is no public access at present

	The affordable housing would be provided initially but the houses would be sold off at a profit at a later date	The affordable housing would be provided in perpetuity with a legal agreement (Section 106 agreement) in place with the Council to ensure they continue to remain affordable in the future.
	There is heavy traffic on Summerhill Road from Wrexham with many accidents and near misses	The issues of highways are discussed in the 'Senior Development Control Highway Engineer' section above and will be further negotiated with the Council
	The road needs to be widened from Pendine Home all the way to Top Road	The development can only provide improvements within the confines of the land available. If the issue is considered sufficiently problematic the Council could compulsory purchase the necessary land to accommodate an appropriate access road

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