

Pre-Application Consultation (PAC) Report

Llwyn Onn Water Treatment Works
Proposed Service Reservoir and Pumping Station

Dee Valley Water

Project Number: 60513647

November 2016

Quality information

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1. Introduction

The purpose of this document is to comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, specifically in relation to the statutory pre-application consultation for proposed developments that fall within the threshold of “major development”. AECOM are acting as planning agents for Dee Valley Water in relation to preparing and managing the planning application process. The Pre-Application Consultation (PAC) Report is designed to accompany the planning application at Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY for:

Upgrade works at Llwyn Onn Water Treatment Works to incorporate the following:

- *Demolition of existing reservoir and installation of two new 12Ml service reservoirs (total capacity of 24Ml) - one on the footprint of a former treatment building and one of the footprint of the existing reservoir*
- *Construction of new pumping station*
- *Laying of internal access roads, soft landscaping works, planted screening, pipework and connections associated with the operation of the reservoirs and the pumping station*
- *Ancillary site works*

The PAC Report demonstrates that Dee Valley have conducted pre-application consultation in accordance with the new legislation. Evidence of the various particulars, public and statutory representations in relation to the scheme and our considerations of same are included within the document. This document should be read in conjunction with:

- The Planning Application Forms, Particulars and Drawings
- The Design and Access Statement
- The Supporting Planning Statement

1.1 Timescales

Article 2C of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 states that the public consultation and publicity process must last for a minimum of 28 days.

In terms of the process, the following table details the timeline of events:

Public Consultation and Publicity Process Timeline

Commencement of Public Consultation and Publicity Process	3 rd October 2016
Closing date for responses (subject to agreement of extension)	3 rd November 2016
Consideration of responses, preparation of PAC report and amendment to planning application (if deemed necessary)	3 rd October 2016 – Mid-late November 2016
Submission of planning application	Anticipated mid-late November 2016

1.2 Publicity of the Draft Planning Application Package

The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 states as a minimum that the draft application should be displayed in hard copy format or if website is preferred then a location identified where members of the public can readily access the site.

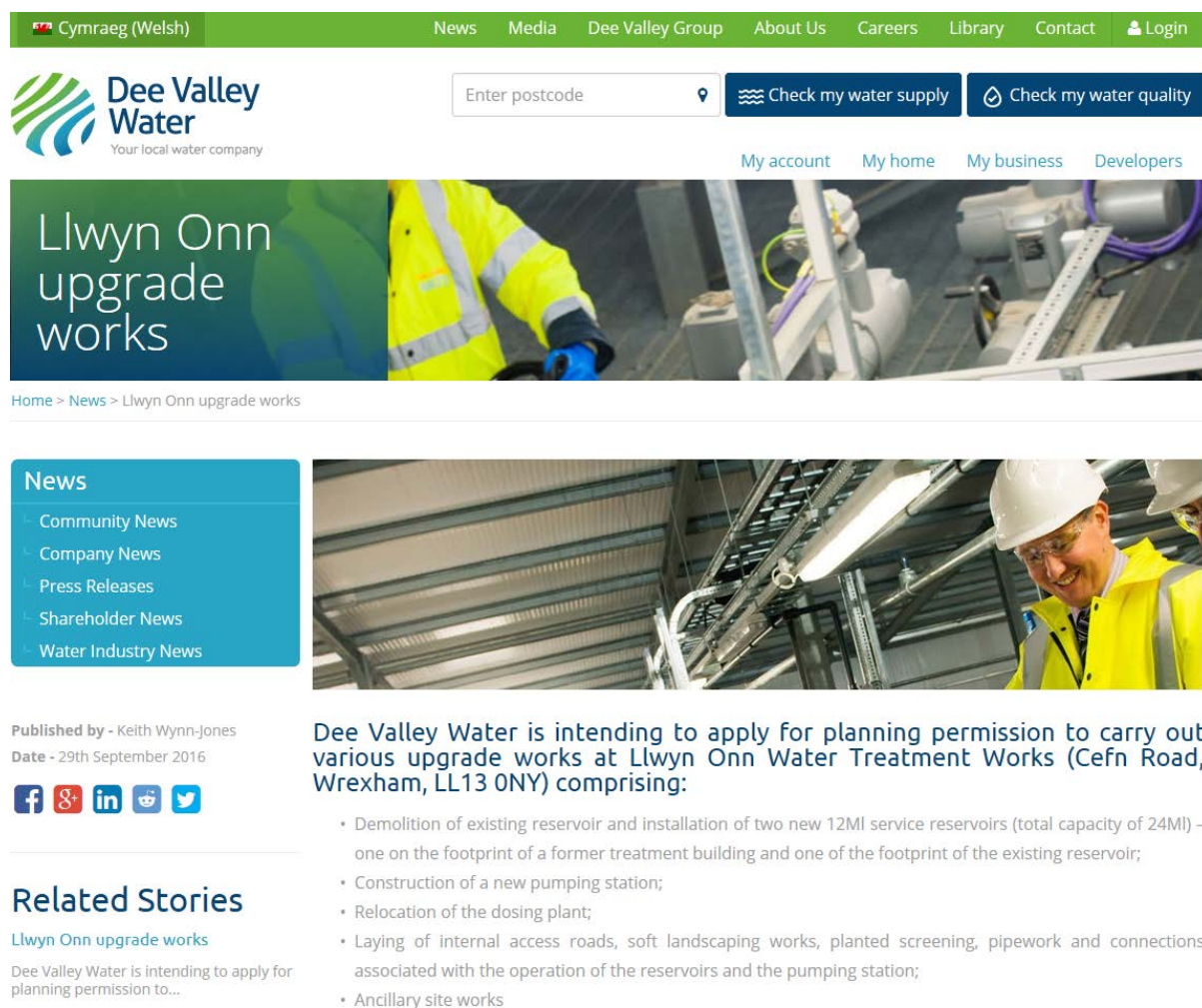
We exceeded the minimum standards and provided both options for interested parties to view the draft application.

1.2.1 Website/Online

The planning application package was available in its entirety at the following website:

<https://www.deevalleywater.co.uk/llwyn-onn-upgrade-works/>

This was a sub-section of Dee Valley Water's primary web site and the link was provided on the site notice and all other notification letters that formed part of the PAC process.



The screenshot shows the Dee Valley Water website. The header includes a green navigation bar with links: Cymraeg (Welsh), News, Media, Dee Valley Group, About Us, Careers, Library, Contact, and Login. Below the header is the Dee Valley Water logo and a search bar. A large banner image shows a worker in a yellow high-visibility jacket. The main content area is titled 'Llwyn Onn upgrade works' and includes a breadcrumb trail: Home > News > Llwyn Onn upgrade works. A sidebar on the left lists news categories: Community News, Company News, Press Releases, Shareholder News, and Water Industry News. The main article is titled 'Dee Valley Water is intending to apply for planning permission to carry out various upgrade works at Llwyn Onn Water Treatment Works (Cefn Road, Wrexham, LL13 0NY) comprising:'. The article text lists the following works: Demolition of existing reservoir and installation of two new 12MI service reservoirs (total capacity of 24MI) – one on the footprint of a former treatment building and one of the footprint of the existing reservoir; Construction of a new pumping station; Relocation of the dosing plant; Laying of internal access roads, soft landscaping works, planted screening, pipework and connections associated with the operation of the reservoirs and the pumping station; and Ancillary site works. The article is published by Keith Wynn-Jones on 29th September 2016. Social media icons for Facebook, Google+, LinkedIn, and Twitter are shown. A 'Related Stories' section is also visible, with a link to 'Llwyn Onn upgrade works'.

Published by - Keith Wynn-Jones
Date - 29th September 2016

Dee Valley Water is intending to apply for planning permission to carry out various upgrade works at Llwyn Onn Water Treatment Works (Cefn Road, Wrexham, LL13 0NY) comprising:

- Demolition of existing reservoir and installation of two new 12MI service reservoirs (total capacity of 24MI) – one on the footprint of a former treatment building and one of the footprint of the existing reservoir;
- Construction of a new pumping station;
- Relocation of the dosing plant;
- Laying of internal access roads, soft landscaping works, planted screening, pipework and connections associated with the operation of the reservoirs and the pumping station;
- Ancillary site works

The website hosted the following:

- Application Form
- Design and Access Statement
- EIA Screening Opinion from the Local Planning Authority
- Drawings

A range of options were offered for members of the public to leave comments, including:

- Emailing the Agent
- Writing to the Agent
- Writing to Applicant

Over the course of the pre-application consultation process the website recorded **115 unique hits**.

Anyone who wishes to make representations about this proposed development can do so by:

Writing to the Agent: Una Somerville, AECOM, Beechill House, Beechill Road, Belfast, BT8 7RP; or

Emailing the Agent: una.somerville@aecom.com; or

Writing to Dee Valley Water: Dee Valley Water, Packsaddle, Wrexham Road,
Rhostyllen, Wrexham, LL14 4EH

The deadline for receipt of comments is 1st November, being the end of the requisite statutory consultation period.

On completion of the 28 day consultation period, a planning application will be submitted to the local planning authority ("LPA"). This application will be publicised by the relevant LPA and any comments provided in response to the information contained herein will not prejudice your ability to make representations to the LPA on the planning application. You should note that any comments submitted may be placed on the public file.



 Dee Valley Water Your local water company	Information Sitemap Accessibility Cookie Policy Privacy Policy Terms and Conditions	Contact General enquiries: (01978) 846946 Billing queries: (01978) 833200 ✉ Email Us
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1.2.2 Hard Copy Package

A hard copy of the application package was available to view at the applicant's office for the entirety of the process at:

Dee Valley Water, Paddlesack, Wrexham Road, Rhostyllen, Wrexham, LL14 4EH.

From our records, no members of the public availed of this service during the pre-application consultation period.

2. Site Notice

The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 Article 2C – 1(a) (i) states that requisite notice must be given by site display in at least one place on or near the land to which the proposed application relates for not less than 28 days.

2.1 Declaration

We confirm that a site notice was completed and contains all of the information specified within the template of Schedule 1B to the 2016 Order. The site notice was erected on site from 3rd October 2016 until 3rd November 2016. The notice was displayed in English and Welsh languages.

2.2 Site Notice Location

The site notice was erected at the primary site access on to the Cefn Road opposite the junction of Redwither Lane. The location selected enabled members of the public to view the notice from the public road and did not require access within the site to read.



Figure 1 – View of the site notice location from Cefn Road. This is also the primary access to the site (concrete lane)



Figure 2 – Aerial view of the site notice location

2.3 Photographic Evidence

Throughout the duration of the pre-application consultation process, the site notice was checked on a regular basis to ensure it was still in position and legible to members of the public.

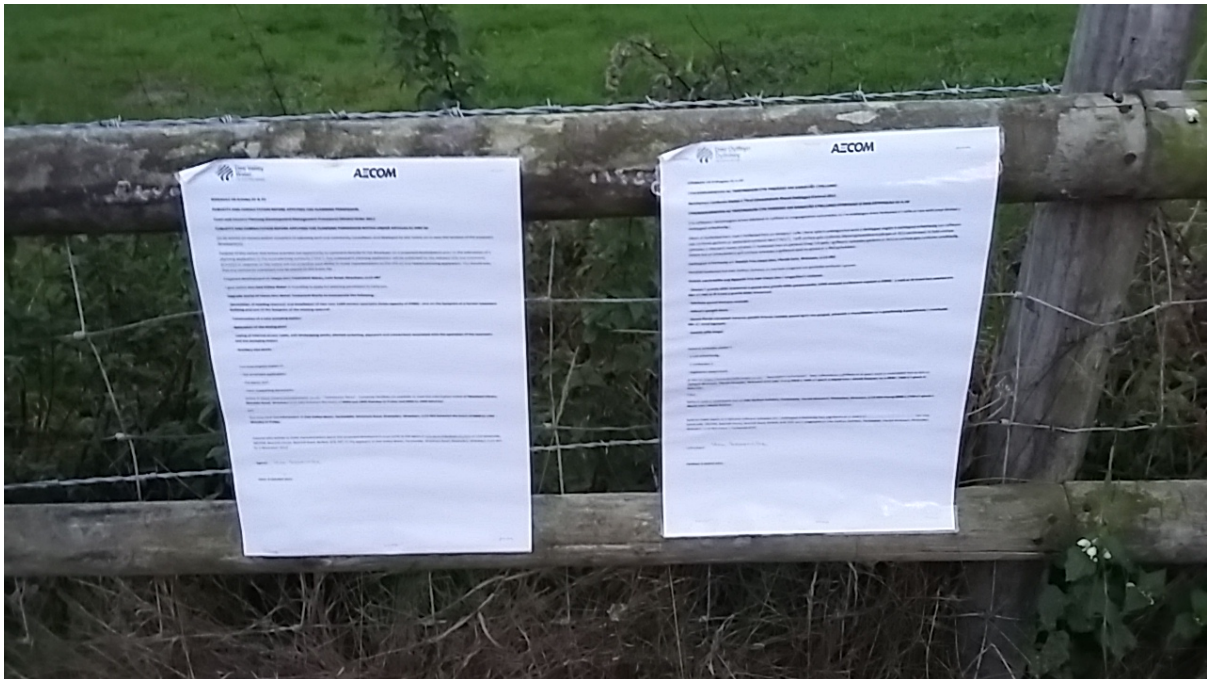


Figure 3 – Site Notices (photo taken 13/10/2016)

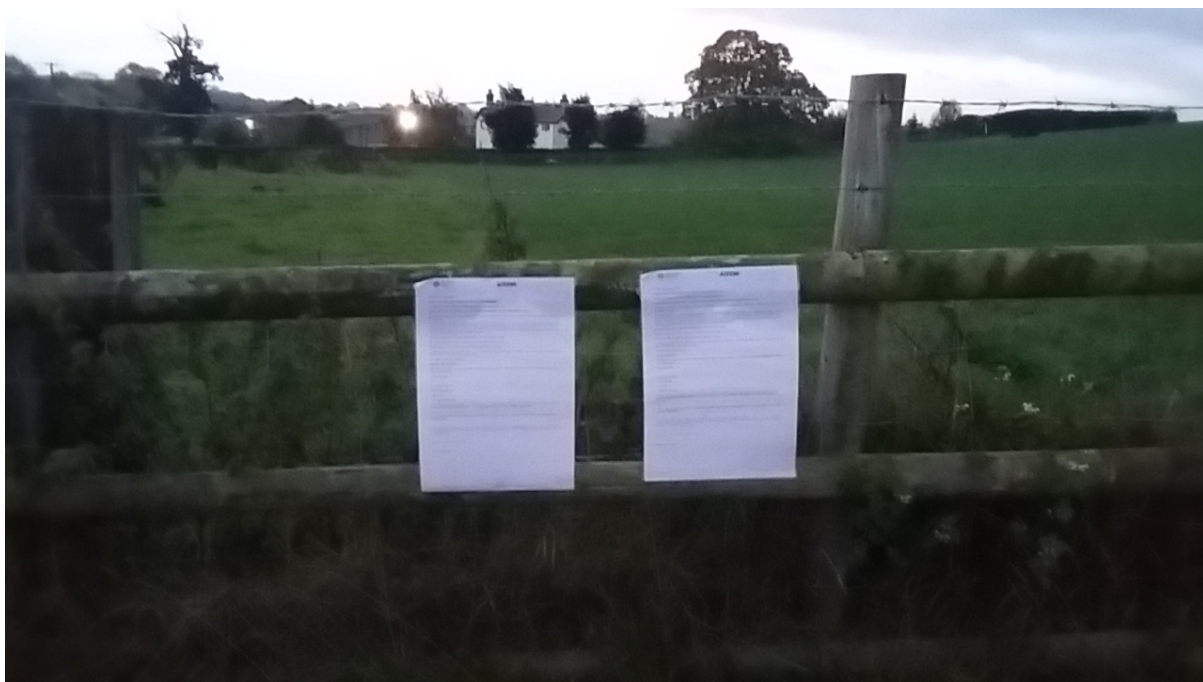


Figure 4 - Site Notices (photo taken 26/10/2016)

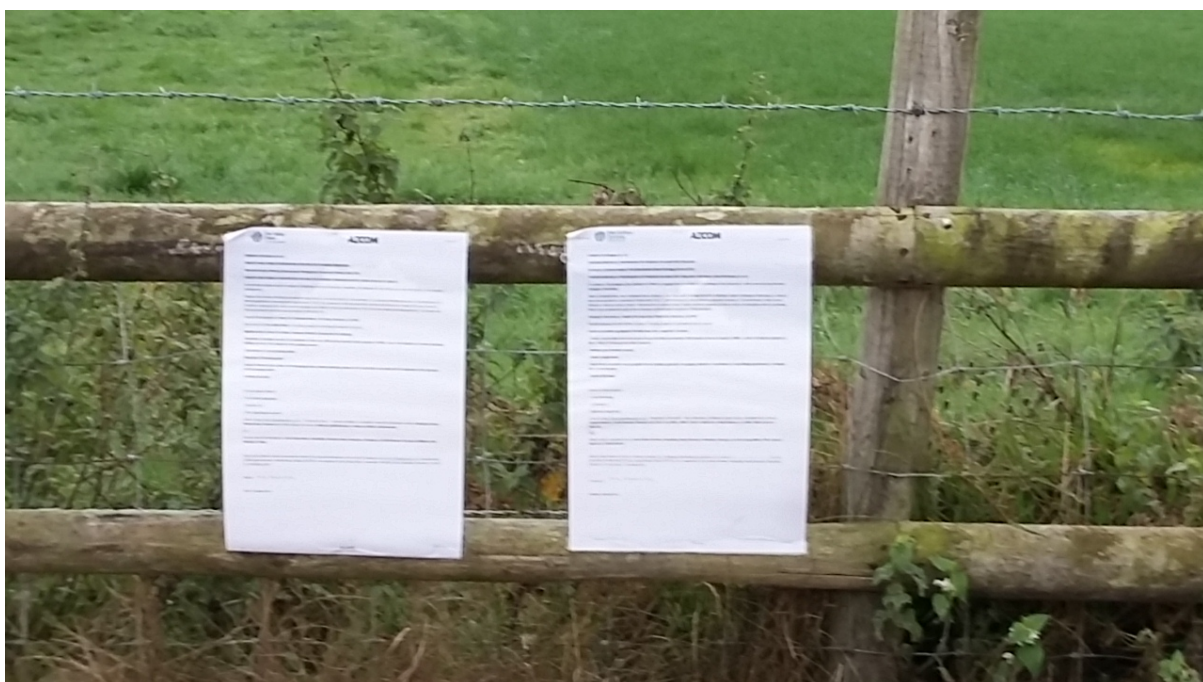


Figure 5 - Site Notices (photo taken 3/11/2016)

2.4 Copy of the Site Notice

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

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

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

Proposed development at: **Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY**

I give notice that **Dee Valley Water** is intending to apply for planning permission to carry out:

Upgrade works at Llwyn Onn Water Treatment Works to incorporate the following:

- Demolition of existing reservoir and installation of two new 12MI service reservoirs (total capacity of 24MI) - one on the footprint of a former treatment building and one of the footprint of the existing reservoir**
- Construction of a new pumping station**
- Relocation of the dosing plant**
- Laying of internal access roads, soft landscaping works, planted screening, pipework and connections associated with the operation of the reservoirs and the pumping station**
- Ancillary site works**

You may inspect copies of:

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

online at <https://www.deevalleywater.co.uk/> - "Community News". Computer facilities are available to view this information online at **Wrexham Library, Rhossdu Road, Wrexham LL11 1AU** between the hours of **0930 and 1800 Monday to Friday and 0930 to 1600 Saturday**.

(or)

You may view this information at **Dee Valley Water, Packsaddle, Wrexham Road, Rhostyllen, Wrexham, LL14 4EH** between the hours of **0900 to 1700 Monday to Friday**.

Anyone who wishes to make representations about this proposed development must write to the agent at una.somerville@aecom.com or Una Somerville, AECOM, Beechill House, Beechill Road, Belfast, BT8 7RP; or the applicant at Dee Valley Water, Packsaddle, Wrexham Road, Rhostyllen, Wrexham, LL14 4EH by 1 November 2016.

Signed: *Una Somerville*

Date: 4 October 2016

ATODLEN 1B Erthyglau 2C a 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN YMGEISIO AM GANIATÂD CYNLLUNIO

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

CYHOEDDUSRWYDD AC YMGYNGHORI CYN YMGEISIO AM GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

(i'w cyflwyno i berchnogion a/neu ddeiliaid tir cyffiniol ac ymgylgoreion cymunedol; ac i'w arddangos drwy hysbysiad o'r safle ar neu wrth ymyl lleoliad y datblygiad arfaethedig.)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn darparu'r cyfle i fwrw sylw'n uniongyrchol wrth y datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais cynllunio gerbron yr awdurdod cynllunio lleol ("ACLI"). Caiff unrhyw gais cynllunio dilynol gyhoeddusrwydd gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn gwneud drwg i'ch gallu i gyflwyno sylwadau gerbron yr ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech fod yn ymwybodol y gall unrhyw sylwadau a gyflwynir gael eu gosod ar y ffeil gyhoeddus.

Datblygiad arfaethedig yn: **Gwaith Trin Llwyn Onn, Ffordd Cefn, Wrecsam, LL13 0NY**

Rhoddaf hysbysiad fod Dŵr Dyffryn Dyfrdwy yn bwriadu ymgeisio am ganiatâd cynllunio i gynnal:

Gwaith uwchraddio yng Ngwaith Trin Dŵr Llwyn Onn i ymgorffori'r canlynol:

- Chwalu'r gronfa ddŵr bresennol a gosod dwy gronfa ddŵr gwasanaethu 12MI newydd (cyfanswm capasiti o 24MI) - y naill ar ôl troed hen adeilad trin dŵr a'r llall ar ôl troed y gronfa ddŵr bresennol;
- Adeiladu gorsaf bwmpio newydd;
- Adleoli'r gwaith dosio
- Gosod ffyrdd mynediad mewnol, gwaith tirlunio meddal, gosod sgrîn neu gysgod, pibwaith a chysylltiadau sy'n gysylltiedig â gweithredu'r cronfeydd dŵr a'r orsaf bwmpio;
- Gwaith safle ategol.

Gallwch archwilio copïau o:

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

ar-lein yn <https://www.dee valleywater.co.uk/> - "Newyddion Cymunedol". Mae cyfleusterau cyfrifiadurol ar gael i weld yr wybodaeth hon ar-lein yn **Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam LL11 1AU** rhwng **0930 a 1800 o'r gloch o ddydd Llun i ddydd Gwener, ac o 0930 i 1600 o'r gloch ar Sadwrnau.**

(neu)

Gallwch weld yr wybodaeth hon yn **Dŵr Dyffryn Dyfrdwy, Packsaddle, Ffordd Wrecsam, Rhostyllen, Wrecsam, LL14 4EH** rhwng **0900 a 1700 o'r gloch o ddydd Llun i ddydd Gwener.**

Bydd yn rhaid i bawb sy'n dymuno cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr asiant yn una.somerville@aecom.com neu Una Somerville, AECOM, Beechill House, Beechill Road, Belfast, BT8 7RP; neu'r ymgeisydd yn Dŵr Dyffryn Dyfrdwy, Packsaddle, Ffordd Wrecsam, Rhostyllen, Wrecsam, LL14 4EH erbyn 1 Tachwedd 2016.

Llofnodwyd:



Dyddiad: 4 Hydref 2016

3. Adjacent Owner/Occupiers Notifications

The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 Article 2C – 1(a) (ii) states that requisite notice must be given in writing to any owner or occupier of any land adjoining the land to which the proposed application relates.

3.1 Land Ownership

Following an examination of land ownership in the immediate environs surrounding the site, the following two land owners/occupiers were identified as requiring notification under the 2016 Order:

- G.E.Jones and Co
Old Llwyn Onn Farm
Cefn Road
Abenbury
Wrexham
LL13 0NY
- R Graham-Palmer Esq
c/o Carter Jonas
South Pavilion
Sansaw Business Park
Hadnall
Shrewsbury
SY4 4AS

3.2 Copies of the Notifications

3rd October 2016

G.E.Jones and Co
Old Llwyn Onn Farm
Cefn Road
Abenbury
Wrexham
LL13 0NY

Our Ref: 60513647-IT2
Your Ref:

Dear Sirs

To the owner and/or occupier of land adjacent to Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

We are writing to you as part of our legal obligation under The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 to write to “any owner or occupier of land adjoining the land to which the proposed application relates”. This letter forms part of the formal pre-application consultation process for development that is considered “major development” under the provisions of the new planning legislation.

The information contained within this letter provides a synopsis of the development and also direction on where and when you can view the draft planning application prior to submission. We welcome any comments you may have.

SCHEDULE 1B Articles 2C & 2D

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

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

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

Proposed development at: **Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY**

I give notice that Dee Valley Water is intending to apply for planning permission to carry out:

Upgrade works at Llwyn Onn Water Treatment Works to incorporate the following:

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- Construction of a new pumping station**
- Relocation of the dosing plant**

-Laying of internal access roads, soft landscaping works, planted screening, pipework and connections associated with the operation of the reservoirs and the pumping station
-Ancillary site works

You may inspect copies of:

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

online at <https://www.deevalleywater.co.uk/> - "Community News Page". Computer facilities are available to view this information online at **Wrexham Library, Rhosdu Road, Wrexham LL11 1AU** between the hours of **0930 and 1800 Monday to Friday and 0930 to 1600 Saturday.**

(or)

You may view this information at **Dee Valley Water, Packsaddle, Wrexham Road, Rhostyllen, Wrexham, LL14 4EH between the hours of 0900 to 1700 Monday to Friday.**

Anyone who wishes to make representations about this proposed development must write to the agent at una.somerville@aecom.com or Una Somerville, AECOM, Beechill House, Beechill Road, Belfast, BT8 7RP; or the applicant at Dee Valley Water, Packsaddle, Wrexham Road, Rhostyllen, Wrexham, LL14 4EH by **31st October 2016.**

Yours faithfully



Una Somerville
Associate Town Planner

Direct Line: +44 (0)2890 705111
Una.somerville@aecom.com

Date of Service: 3rd October 2016

4 Hydref 2016

G.E.Jones and Co
Old Llwyn Onn Farm
Cefn Road
Abenbury
Wrexham
LL13 0NY

Ein Cyf: 60513647-IT2
Eich Cyf:

Annwyl Feistri

I berchennog a/neu ddeiliad y tir gerllaw Gwaith Trin Llwyn Onn, Ffordd Cefn, Wrecsam, LL13 0NY

Ysgrifennwn atoch fel rhan o'n rhwymedigaeth gyfreithiol o dan Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016 i ysgrifennu at "unrhyw berchennog neu ddeiliad tir sy'n cyffinio â'r tir y mae'r cais arfaethedig yn ymwneud ag ef". Mae'r llythyr hwn yn ffurfio rhan o'r broses ymgynghori ffurfiol cyn cyflwyno cais ar gyfer datblygiad yr ystyrir ei fod yn "ddatblygiad sylweddol" o dan ddarpariaethau'r ddeddfwriaeth gynllunio newydd.

Mae'r wybodaeth a gynhwysir o fewn y llythyr hwn yn darparu crynodeb o'r datblygiad ac mae hefyd yn darparu cyfarwyddiadau ynglŷn â lle a pha bryd y gallwch weld y cais cynllunio drafft cyn y cyflwynir y cais. Croesawn unrhyw sylwadau y gall fod gennych.

**ATODLEN 1B Erthyglau 2C a 2D
CYHOEDDUSRWYDD AC YMGYNGHORI CYN YMGEISIO AM GANIATÂD CYNLLUNIO
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
CYHOEDDUSRWYDD AC YMGYNGHORI CYN YMGEISIO AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGLAU 2C A 2D**

(i'w cyflwyno i berchnogion a/neu ddeiliaid tir cyffiniol ac ymgynghoreion cymunedol; ac i'w arddangos drwy hysbysiad o'r safle ar neu wrth ymyl lleoliad y datblygiad arfaethedig.)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn darparu'r cyfle i fwrw sylw'n uniongyrchol wrth y datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais cynllunio gerbron yr awdurdod cynllunio lleol ("ACLI"). Caiff unrhyw gais cynllunio dilynol gyhoeddusrwydd gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn gwneud drwg i'ch gallu i gyflwyno sylwadau gerbron yr ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech fod yn ymwybodol y gall unrhyw sylwadau a gyflwynir gael eu gosod ar y ffeil gyhoeddus.

Datblygiad arfaethedig yn: **Gwaith Trin Llwyn Onn, Ffordd Cefn, Wrecsam, LL13 0NY**

Rhoddef hysbysiad fod Dŵr Dyffryn Dyfrdwy yn bwriadu ymgeisio am ganiatâd cynllunio i gynnal:

Gwaith uwchraddio yng Ngwaith Trin Dŵr Llwyn Onn i ymgorffori'r canlynol:

- Chwalu'r gronfa ddŵr bresennol a gosod dwy gronfa ddŵr gwasanaethu 12MI newydd (cyfanswm capasiti o 24MI) - y naill ar ôl troed hen adeilad trin dŵr a'r llall ar ôl troed y gronfa ddŵr bresennol;
- Adeiladu gorsaf bwmpio newydd;
- Adleoli'r gwaith dosio
- Gosod ffyrdd mynediad mewnol, gwaith tirlunio meddal, gosod sgrîn neu gysgod, pibwaith a chysylltiadau sy'n gysylltiedig â gweithredu'r cronfeydd dŵr a'r orsaf bwmpio;
- Gwaith safle ategol.

Gallwch archwilio copïau o:

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

ar-lein yn <https://www.deevalleywater.co.uk/> - "Newyddion Cymunedol". Mae cyfleusterau cyfrifiadurol ar gael i weld yr wybodaeth hon ar-lein yn **Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam LL11 1AU** rhwng **0930 a 1800 o'r gloch o ddydd Llun i ddydd Gwener, ac o 0930 i 1600 o'r gloch ar Sadyrnau.**

(neu)

Gallwch weld yr wybodaeth hon yn **Dŵr Dyffryn Dyfrdwy, Packsaddle, Ffordd Wrecsam, Rhostyllen, Wrecsam, LL14 4EH** rhwng **0900 a 1700 o'r gloch o ddydd Llun i ddydd Gwener.**

Bydd yn rhaid i bawb sy'n dymuno cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr asiant yn una.somerville@aecom.com neu Una Somerville, AECOM, Beechill House, Beechill Road, Belfast, BT8 7RP; neu'r ymgeisydd yn Dŵr Dyffryn Dyfrdwy, Packsaddle, Ffordd Wrecsam, Rhostyllen, Wrecsam, LL14 4EH erbyn 1 Tachwedd 2016.

Yr eiddoch yn gywir

Una Somerville

Una Somerville
Cynlluniwr Tref Cysylltiol

Llinell Uniongyrchol: +44 (0)2890 705111
Una.somerville@aecom.com

Dyddiad y Gwasanaeth: 4 Hydref 2016

3rd October 2016

R Graham-Palmer Esq
c/o Carter Jonas
South Pavilion
Sansaw Business Park
Hadnall
Shrewsbury
SY4 4AS

Our Ref: 60513647-IT1

Your Ref:

Dear Sirs

To the owner and/or occupier of land adjacent to Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

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SCHEDULE 1B Articles 2C & 2D

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

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

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

Proposed development at: **Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY**

I give notice that Dee Valley Water is intending to apply for planning permission to carry out:

Upgrade works at Llwyn Onn Water Treatment Works to incorporate the following:

-Demolition of existing reservoir and installation of two new 12MI service reservoirs (total capacity of 24MI) - one on the footprint of a former treatment building and one of the footprint of the existing reservoir

-Construction of a new pumping station

- Relocation of the dosing plant
- Laying of internal access roads, soft landscaping works, planted screening, pipework and connections associated with the operation of the reservoirs and the pumping station
- Ancillary site works

You may inspect copies of:

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

online at <https://www.deevalleywater.co.uk/> - "Community News Page". Computer facilities are available to view this information online at **Wrexham Library, Rhossdu Road, Wrexham LL11 1AU** between the hours of **0930 and 1800 Monday to Friday and 0930 to 1600 Saturday**.

(or)

You may view this information at **Dee Valley Water, Packsaddle, Wrexham Road, Rhostyllen, Wrexham, LL14 4EH** between the hours of **0900 to 1700 Monday to Friday**.

Anyone who wishes to make representations about this proposed development must write to the agent at una.somerville@aecom.com or Una Somerville, AECOM, Beechill House, Beechill Road, Belfast, BT8 7RP; or the applicant at Dee Valley Water, Packsaddle, Wrexham Road, Rhostyllen, Wrexham, LL14 4EH by **31st October 2016**.

Yours faithfully



Una Somerville
Associate Town Planner

Direct Line: +44 (0)2890 705111
Una.somerville@aecom.com

Date of Service: 3rd October 2016

4 Hydref 2016

R Graham-Palmer Esq
d/o (c/o) Carter Jonas
South Pavilion
Sansaw Business Park
Hadnall
Amwythig (Shrewsbury)
SY4 4AS

Ein Cyf: 60513647-IT1
Eich Cyf:

Annwyl Feistri

I berchennog a/neu ddeiliad y tir gerllaw Gwaith Trin Llwyn Onn, Ffordd Cefn, Wrecsam, LL13 0NY

Ysgrifennwn atoch fel rhan o'n rhwymedigaeth gyfreithiol o dan Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016 i ysgrifennu at "unrhyw berchennog neu ddeiliad tir sy'n cyffinio â'r tir y mae'r cais arfaethedig yn ymwneud ag ef". Mae'r llythyr hwn yn ffurfio rhan o'r broses ymgynghori ffurfiol cyn cyflwyno cais ar gyfer datblygiad yr ystyrir ei fod yn "ddatblygiad sylweddol" o dan ddarpariaethau'r ddeddfwriaeth gynllunio newydd.

Mae'r wybodaeth a gynhwysir o fewn y llythyr hwn yn darparu crynodeb o'r datblygiad ac mae hefyd yn darparu cyfarwyddiadau ynglŷn â lle a pha bryd y gallwch weld y cais cynllunio drafft cyn y cyflwynir y cais. Croesawn unrhyw sylwadau y gall fod gennych.

ATODLEN 1B Erthyglau 2C a 2D

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

(i'w cyflwyno i berchnogion a/neu ddeiliaid tir cyffiniol ac ymgynghoreion cymunedol; ac i'w arddangos drwy hysbysiad o'r safle ar neu wrth ymyl lleoliad y datblygiad arfaethedig.)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn darparu'r cyfle i fwrw sylw'n uniongyrchol wrth y datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais cynllunio gerbron yr awdurdod cynllunio lleol ("ACLI"). Caiff unrhyw gais cynllunio dilynol gyhoeddusrwydd gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn gwneud drwg i'ch gallu i gyflwyno sylwadau gerbron yr ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech fod yn ymwybodol y gall unrhyw sylwadau a gyflwynir gael eu gosod ar y ffeil gyhoeddus.

Datblygiad arfaethedig yn: **Gwaith Trin Llwyn Onn, Ffordd Cefn, Wrecsam, LL13 0NY**

Rhoddef hysbysiad fod Dŵr Dyffryn Dyfrdwy yn bwriadu ymgeisio am ganiatâd cynllunio i gynnal:

Gwaith uwchraddio yng Ngwaith Trin Dŵr Llwyn Onn i ymgorffori'r canlynol:

- Chwalu'r gronfa ddŵr bresennol a gosod dwy gronfa ddŵr gwasanaethu 12MI newydd (cyfanswm capasiti o 24MI) - y naill ar ôl troed hen adeilad trin dŵr a'r llall ar ôl troed y gronfa ddŵr bresennol;
- Adeiladu gorsaf bwmpio newydd;
- Adleoli'r gwaith dosio
- Gosod ffyrdd mynediad mewnol, gwaith tirlunio meddal, gosod sgrîn neu gysgod, pibwaith a chysylltiadau sy'n gysylltiedig â gweithredu'r cronfeydd dŵr a'r orsaf bwmpio;
- Gwaith safle ategol.

Gallwch archwilio copïau o:

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

ar-lein yn <https://www.deevalleywater.co.uk/> - "Newyddion Cymunedol". Mae cyfleusterau cyfrifiadurol ar gael i weld yr wybodaeth hon ar-lein yn **Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam LL11 1AU** rhwng **0930 a 1800 o'r gloch o ddydd Llun i ddydd Gwener, ac o 0930 i 1600 o'r gloch ar Sadyrnau.**

(neu)

Gallwch weld yr wybodaeth hon yn **Dŵr Dyffryn Dyfrdwy, Packsaddle, Ffordd Wrecsam, Rhostyllen, Wrecsam, LL14 4EH** rhwng **0900 a 1700 o'r gloch o ddydd Llun i ddydd Gwener.**

Bydd yn rhaid i bawb sy'n dymuno cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr asiant yn una.somerville@aecom.com neu Una Somerville, AECOM, Beechill House, Beechill Road, Belfast, BT8 7RP; neu'r ymgeisydd yn Dŵr Dyffryn Dyfrdwy, Packsaddle, Ffordd Wrecsam, Rhostyllen, Wrecsam, LL14 4EH erbyn 1 Tachwedd 2016.

Yr eiddoch yn gywir

Una Somerville

Una Somerville
Cynlluniwr Tref Cysylltiol

Llinell Uniongyrchol: +44 (0)2890 705111
Una.somerville@aecom.com

Dyddiad y Gwasanaeth: 4 Hydref 2016

4. Community Consultee Notifications

The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 Article 2D states that specified community consultees must be consulted in writing of the proposed application with the requisite notice.

The Local Planning Authority provided details of the community consultees whom we included as part of the process:

- Abenbury Community Council in the capacity as the Local Community Council
- Councillor M G Morris in his capacity as electoral ward Councillor for the area

4.1 Copies of the Notifications

3rd October 2016

Abenbury Community Council

Via email - abenburyclerk@gmail.com

Our Ref: 60513647-IT3

Your Ref:

Dear Sirs

Consultation with the relevant community consultee in relation to a planning application at Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

We are writing to you as part of our legal obligation under The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 to consult with the relevant town or community council prior to submission of a planning application. This letter forms part of the formal pre-application consultation process for development that is considered "major development" under the provisions of the new planning legislation.

The information contained within this letter provides a synopsis of the development and also direction on where and when you can view the draft planning application prior to submission. We welcome any comments you may have.

SCHEDULE 1B Articles 2C & 2D

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

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

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

Proposed development at: **Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY**

I give notice that Dee Valley Water is intending to apply for planning permission to carry out:

Upgrade works at Llwyn Onn Water Treatment Works to incorporate the following:

-Demolition of existing reservoir and installation of two new 12MI service reservoirs (total capacity of 24MI) - one on the footprint of a former treatment building and one of the footprint of the existing reservoir

-Construction of a new pumping station

- Relocation of the dosing plant
- Laying of internal access roads, soft landscaping works, planted screening, pipework and connections associated with the operation of the reservoirs and the pumping station
- Ancillary site works

You may inspect copies of:

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

online at <https://www.deevalleywater.co.uk/> - "Community News Page". Computer facilities are available to view this information online at **Wrexham Library, Rhosdu Road, Wrexham LL11 1AU** between the hours of **0930 and 1800 Monday to Friday and 0930 to 1600 Saturday**.

(or)

You may view this information at **Dee Valley Water, Packsaddle, Wrexham Road, Rhostyllen, Wrexham, LL14 4EH** between the hours of **0900 to 1700 Monday to Friday**.

Anyone who wishes to make representations about this proposed development must write to the agent at una.somerville@aecom.com or Una Somerville, AECOM, Beechill House, Beechill Road, Belfast, BT8 7RP; or the applicant at Dee Valley Water, Packsaddle, Wrexham Road, Rhostyllen, Wrexham, LL14 4EH by **31st October 2016**.

Yours faithfully



Una Somerville
Associate Town Planner

Direct Line: +44 (0)2890 705111
Una.somerville@aecom.com

Date of Service: 3rd October 2016

3rd October 2016

Councillor M G Morris
Denverra
Sun Lane
Bowling Bank
Wrexham
LL13 9RW

Via Post and Email - michael.morris@wrexham.gov.uk

Our Ref: 60513647-IT4
Your Ref:

Dear Councillor Morris

Consultation with the relevant electoral ward councillor in relation to a planning application at Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

We are writing to you as part of our legal obligation under The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 to consult with the relevant elected council member prior to submission of a planning application. This letter forms part of the formal pre-application consultation process for development that is considered “major development” under the provisions of the new planning legislation.

The information contained within this letter provides a synopsis of the development and also direction on where and when you can view the draft planning application prior to submission. We welcome any comments you may have.

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

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

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

Proposed development at: **Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY**

I give notice that Dee Valley Water is intending to apply for planning permission to carry out:
Upgrade works at Llwyn Onn Water Treatment Works to incorporate the following:
-Demolition of existing reservoir and installation of two new 12MI service reservoirs (total capacity of 24MI) - one on the footprint of a former treatment building and one of the footprint of the existing reservoir

- Construction of a new pumping station
- Relocation of the dosing plant
- Laying of internal access roads, soft landscaping works, planted screening, pipework and connections associated with the operation of the reservoirs and the pumping station
- Ancillary site works

You may inspect copies of:

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

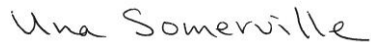
online at <https://www.deevalleywater.co.uk/> - "Community News Page". Computer facilities are available to view this information online at **Wrexham Library, Rhossdu Road, Wrexham LL11 1AU** between the hours of **0930 and 1800 Monday to Friday and 0930 to 1600 Saturday**.

(or)

You may view this information at **Dee Valley Water, Packsaddle, Wrexham Road, Rhostyllen, Wrexham, LL14 4EH** between the hours of **0900 to 1700 Monday to Friday**.

Anyone who wishes to make representations about this proposed development must write to the agent at una.somerville@aecom.com or Una Somerville, AECOM, Beechill House, Beechill Road, Belfast, BT8 7RP; or the applicant at Dee Valley Water, Packsaddle, Wrexham Road, Rhostyllen, Wrexham, LL14 4EH by **31st October 2016**.

Yours sincerely



Una Somerville
Associate Town Planner

Direct Line: +44 (0)2890 705111
Una.somerville@aecom.com

Date of Service: 3rd October 2016

5. Specialist Consultee Notifications

The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 Article 2D states that certain specialist consultees must be consulted in writing of the proposed application with the requisite notice and also a copy of the draft planning application.

5.1 Rationale for Consultation

In selecting the relevant specialist consultees to notify, we referred to the table set out in Schedule 4 of the 2016 Order. We acknowledge that we were only bound to notify consultees where the proposal met the “Description of Development”, however we took a precautionary approach and consulted other consultees to ensure they were fully informed and had the chance to participate in the pre-application consultation process. Details of specialist consultees consulted and the rationale are contained within the following table:

Specialist Consultee	Relevant Paragraph – Schedule 4 The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016	Rationale
The Local Highways Authority	(F) Development likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road or proposed highway	We don't believe the project would result in a material increase however we wanted the Local Highways Authority to be aware of the project
Welsh Ministers – all departments	(L) (i) Development which has a direct physical impact on a scheduled monument. (ii) Development likely to be visible from a scheduled monument and which meets one of the following criteria-- a) it is within a distance of 0.5 kilometres from any point of the perimeter of a scheduled monument; b) it is within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres or more in height, or has an area of 0.2 hectares or more; c) it is within a distance of 2 kilometres from the perimeter of a scheduled monument and is 50metres or more in height, or has an area of 0.5 hectares or more; d) it is within a distance of 3 kilometres from the perimeter of a scheduled monument and is 75 metres or more in height, or has an area of 1 hectare or more; or e) it is within a distance of 5 kilometres from the perimeter of a scheduled monument and is 100 metres or more in height, or has an area of 1 hectare or	No scheduled monuments were identified in the immediate environs however we wanted to consult the Welsh Ministers as a matter of precaution

more.

(iii) Development likely to affect the site of a registered historic park or garden or its setting;

(iv) Development within a registered historic landscape that requires an Environmental Impact Assessment; or

(v) Development likely to have an impact on the outstanding universal value of a World Heritage Site

National Resources Body for Wales	(Q) Development— (i) in or likely to affect a site of special scientific interest; or (ii) within an area which has been notified to the local planning authority by the Natural Resources Body for Wales and which is within two kilometres, of a site of special scientific interest, of which notification has been given, or has effect as if given, to the local planning authority by the Natural Resources Body for Wales, in accordance with section 28 of the Wildlife and Countryside Act 1981 (sites of special scientific interest) as applied in Wales by section 27AA of that Act(1)	No special areas were identified in the immediate environs however we wanted to consult the NRBW as a matter of precaution
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5.2 Copies of Specialist Consultee Notifications

3rd October 2016

Natural Resources Wales
c/o Customer Care Centre
Ty Cambria
29 Newport Rd
Cardiff
CF24 0TP

Our Ref: 60513647-ITx
Your Ref:

Dear Sirs

Consultation with the relevant specialist consultee in relation to a planning application at Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

We are writing to you as part of our legal obligation under The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 to consult with the relevant "specialist consultees" prior to submission of a planning application. This letter forms part of the formal pre-application consultation process for development that is considered "major development" under the provisions of the new planning legislation.

The information contained within this letter provides a synopsis of the development and also direction on where you can view the draft planning application electronically. We have also enclosed the draft planning application package for your information. As per Article 2D of the DMPWO we are requesting a substantive response within 28 days of issue of this letter.

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

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

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

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

Proposed development at: **Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY**

I give notice that **Dee Valley Water** is intending to apply for planning permission to carry out:

Upgrade works at Llwyn Onn Water Treatment Works to incorporate the following:

- Demolition of existing reservoir and installation of two new 12MI service reservoirs (total capacity of 24MI) - one on the footprint of a former treatment building and one of the footprint of the existing reservoir**
- Construction of a new pumping station**

- Relocation of the dosing plant
- Laying of internal access roads, soft landscaping works, planted screening, pipework and connections associated with the operation of the reservoirs and the pumping station
- Ancillary site works

You may inspect copies of:

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

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <https://www.deevalleywater.co.uk/> - "Community News Page".

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a substantive consultation response must be sent to una.somerville@aecom.com or Una Somerville, AECOM, Beechill House, Beechill Road, Belfast, BT8 7RP; or the applicant at Dee Valley Water, Packsaddle, Wrexham Road, Rhostyllen, Wrexham, LL14 4EH by **31st October 2016**. It is not envisaged that an extension would be required considering the nature of the proposal however if you feel more time is required to prepare a substantive response please contact the agent or applicant using the details above.

Yours sincerely

Una Somerville

Una Somerville
Associate Town Planner

Direct Line: +44 (0)2890 705111
Una.somerville@aecom.com

Date of Service: 3rd October 2016

3rd October 2016

First Minister
Welsh Government
5th Floor
Tŷ Hywel
Cardiff Bay
CF99 1NA

Our Ref: 60513647-ITx
Your Ref:

Dear Sirs

Consultation with the relevant specialist consultee in relation to a planning application at Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

We are writing to you as part of our legal obligation under The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 to consult with the relevant "specialist consultees" prior to submission of a planning application. This letter forms part of the formal pre-application consultation process for development that is considered "major development" under the provisions of the new planning legislation.

The information contained within this letter provides a synopsis of the development and also direction on where you can view the draft planning application electronically. We have also enclosed the draft planning application package for your information. As per Article 2D of the DMPWO we are requesting a substantive response within 28 days of issue of this letter.

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

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

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

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

Proposed development at: **Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY**

I give notice that **Dee Valley Water** is intending to apply for planning permission to carry out:

Upgrade works at Llwyn Onn Water Treatment Works to incorporate the following:

-Demolition of existing reservoir and installation of two new 12MI service reservoirs (total capacity of 24MI) - one on the footprint of a former treatment building and one of the footprint of the existing reservoir

- Construction of a new pumping station
- Relocation of the dosing plant
- Laying of internal access roads, soft landscaping works, planted screening, pipework and connections associated with the operation of the reservoirs and the pumping station
- Ancillary site works

You may inspect copies of:

- the proposed application;
- the plans; and
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A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <https://www.deevalleywater.co.uk/> - "Community News Page".

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Yours sincerely



Una Somerville
Associate Town Planner

Direct Line: +44 (0)2890 705111
Una.somerville@aecom.com

Date of Service: 3rd October 2016

3rd October 2016

Leader of the House and Chief Whip
Welsh Government
5th Floor
Tŷ Hywel
Cardiff Bay
CF99 1NA

Our Ref: 60513647-ITx
Your Ref:

Dear Sirs

Consultation with the relevant specialist consultee in relation to a planning application at Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

We are writing to you as part of our legal obligation under The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 to consult with the relevant "specialist consultees" prior to submission of a planning application. This letter forms part of the formal pre-application consultation process for development that is considered "major development" under the provisions of the new planning legislation.

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SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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

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

Proposed development at: **Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY**

I give notice that **Dee Valley Water** is intending to apply for planning permission to carry out:

Upgrade works at Llwyn Onn Water Treatment Works to incorporate the following:

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- Laying of internal access roads, soft landscaping works, planted screening, pipework and connections associated with the operation of the reservoirs and the pumping station
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You may inspect copies of:

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

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <https://www.deevalleywater.co.uk/> - "Community News Page".

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a substantive consultation response must be sent to una.somerville@aecom.com or Una Somerville, AECOM, Beechill House, Beechill Road, Belfast, BT8 7RP; or the applicant at Dee Valley Water, Packsaddle, Wrexham Road, Rhostyllen, Wrexham, LL14 4EH by **31st October 2016**. It is not envisaged that an extension would be required considering the nature of the proposal however if you feel more time is required to prepare a substantive response please contact the agent or applicant using the details above.

Yours sincerely



Una Somerville
Associate Town Planner

Direct Line: +44 (0)2890 705111
Una.somerville@aecom.com

Date of Service: 3rd October 2016

3rd October 2016

Minister for Communities and Children
Welsh Government
5th Floor
Tŷ Hywel
Cardiff Bay
CF99 1NA

Our Ref: 60513647-ITx
Your Ref:

Dear Sirs

Consultation with the relevant specialist consultee in relation to a planning application at Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

We are writing to you as part of our legal obligation under The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 to consult with the relevant "specialist consultees" prior to submission of a planning application. This letter forms part of the formal pre-application consultation process for development that is considered "major development" under the provisions of the new planning legislation.

The information contained within this letter provides a synopsis of the development and also direction on where you can view the draft planning application electronically. We have also enclosed the draft planning application package for your information. As per Article 2D of the DMPWO we are requesting a substantive response within 28 days of issue of this letter.

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

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

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

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

Proposed development at: **Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY**

I give notice that **Dee Valley Water** is intending to apply for planning permission to carry out:

Upgrade works at Llwyn Onn Water Treatment Works to incorporate the following:

-Demolition of existing reservoir and installation of two new 12MI service reservoirs (total capacity of 24MI) - one on the footprint of a former treatment building and one of the footprint of the existing reservoir

- Construction of a new pumping station
- Relocation of the dosing plant
- Laying of internal access roads, soft landscaping works, planted screening, pipework and connections associated with the operation of the reservoirs and the pumping station
- Ancillary site works

You may inspect copies of:

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

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <https://www.deevalleywater.co.uk/> - "Community News Page".

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a substantive consultation response must be sent to una.somerville@aecom.com or Una Somerville, AECOM, Beechill House, Beechill Road, Belfast, BT8 7RP; or the applicant at Dee Valley Water, Packsaddle, Wrexham Road, Rhostyllen, Wrexham, LL14 4EH by **31st October 2016**. It is not envisaged that an extension would be required considering the nature of the proposal however if you feel more time is required to prepare a substantive response please contact the agent or applicant using the details above.

Yours sincerely



Una Somerville
Associate Town Planner

Direct Line: +44 (0)2890 705111
Una.somerville@aecom.com

Date of Service: 3rd October 2016

3rd October 2016

Minister for Economy and Infrastructure
Welsh Government
5th Floor
Tŷ Hywel
Cardiff Bay
CF99 1NA

Our Ref: 60513647-ITx
Your Ref:

Dear Sirs

Consultation with the relevant specialist consultee in relation to a planning application at Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

We are writing to you as part of our legal obligation under The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 to consult with the relevant "specialist consultees" prior to submission of a planning application. This letter forms part of the formal pre-application consultation process for development that is considered "major development" under the provisions of the new planning legislation.

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SCHEDULE 1C Article 2D

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

Proposed development at: **Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY**

I give notice that **Dee Valley Water** is intending to apply for planning permission to carry out:

Upgrade works at Llwyn Onn Water Treatment Works to incorporate the following:

-Demolition of existing reservoir and installation of two new 12MI service reservoirs (total capacity of 24MI) - one on the footprint of a former treatment building and one of the footprint of the existing reservoir

- Construction of a new pumping station
- Relocation of the dosing plant
- Laying of internal access roads, soft landscaping works, planted screening, pipework and connections associated with the operation of the reservoirs and the pumping station
- Ancillary site works

You may inspect copies of:

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- the plans; and
- other supporting documents

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Yours sincerely



Una Somerville
Associate Town Planner

Direct Line: +44 (0)2890 705111
Una.somerville@aecom.com

Date of Service: 3rd October 2016

3rd October 2016

Minister for Education
Welsh Government
5th Floor
Tŷ Hywel
Cardiff Bay
CF99 1NA

Our Ref: 60513647-ITx
Your Ref:

Dear Sirs

Consultation with the relevant specialist consultee in relation to a planning application at Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

We are writing to you as part of our legal obligation under The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 to consult with the relevant “specialist consultees” prior to submission of a planning application. This letter forms part of the formal pre-application consultation process for development that is considered “major development” under the provisions of the new planning legislation.

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Proposed development at: **Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY**

I give notice that **Dee Valley Water** is intending to apply for planning permission to carry out:

Upgrade works at Llwyn Onn Water Treatment Works to incorporate the following:

-Demolition of existing reservoir and installation of two new 12MI service reservoirs (total capacity of 24MI) - one on the footprint of a former treatment building and one of the footprint of the existing reservoir

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Yours sincerely



Una Somerville
Associate Town Planner

Direct Line: +44 (0)2890 705111
Una.somerville@aecom.com

Date of Service: 3rd October 2016

3rd October 2016

Minister for Environment and Rural Affairs
Welsh Government
5th Floor
Tŷ Hywel
Cardiff Bay
CF99 1NA

Our Ref: 60513647-ITx
Your Ref:

Dear Sirs

Consultation with the relevant specialist consultee in relation to a planning application at Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

We are writing to you as part of our legal obligation under The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 to consult with the relevant "specialist consultees" prior to submission of a planning application. This letter forms part of the formal pre-application consultation process for development that is considered "major development" under the provisions of the new planning legislation.

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Proposed development at: **Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY**

I give notice that **Dee Valley Water** is intending to apply for planning permission to carry out:

Upgrade works at Llwyn Onn Water Treatment Works to incorporate the following:

-Demolition of existing reservoir and installation of two new 12MI service reservoirs (total capacity of 24MI) - one on the footprint of a former treatment building and one of the footprint of the existing reservoir

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Yours sincerely



Una Somerville
Associate Town Planner

Direct Line: +44 (0)2890 705111
Una.somerville@aecom.com

Date of Service: 3rd October 2016

3rd October 2016

Minister for Finance and Local Government
Welsh Government
5th Floor
Tŷ Hywel
Cardiff Bay
CF99 1NA

Our Ref: 60513647-ITx
Your Ref:

Dear Sirs

Consultation with the relevant specialist consultee in relation to a planning application at Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

We are writing to you as part of our legal obligation under The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 to consult with the relevant "specialist consultees" prior to submission of a planning application. This letter forms part of the formal pre-application consultation process for development that is considered "major development" under the provisions of the new planning legislation.

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Proposed development at: **Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY**

I give notice that **Dee Valley Water** is intending to apply for planning permission to carry out:

Upgrade works at Llwyn Onn Water Treatment Works to incorporate the following:

-Demolition of existing reservoir and installation of two new 12MI service reservoirs (total capacity of 24MI) - one on the footprint of a former treatment building and one of the footprint of the existing reservoir

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- Relocation of the dosing plant
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Yours sincerely



Una Somerville
Associate Town Planner

Direct Line: +44 (0)2890 705111
Una.somerville@aecom.com

Date of Service: 3rd October 2016

3rd October 2016

Minister for Health, Well-being and Sport
Welsh Government
5th Floor
Tŷ Hywel
Cardiff Bay
CF99 1NA

Our Ref: 60513647-ITx
Your Ref:

Dear Sirs

Consultation with the relevant specialist consultee in relation to a planning application at Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

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Proposed development at: **Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY**

I give notice that **Dee Valley Water** is intending to apply for planning permission to carry out:

Upgrade works at Llwyn Onn Water Treatment Works to incorporate the following:

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Yours sincerely



Una Somerville
Associate Town Planner

Direct Line: +44 (0)2890 705111
Una.somerville@aecom.com

Date of Service: 3rd October 2016

3rd October 2016

Minister for Lifelong Learning and Welsh Language
Welsh Government
5th Floor
Tŷ Hywel
Cardiff Bay
CF99 1NA

Our Ref: 60513647-ITx
Your Ref:

Dear Sirs

Consultation with the relevant specialist consultee in relation to a planning application at Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

We are writing to you as part of our legal obligation under The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 to consult with the relevant “specialist consultees” prior to submission of a planning application. This letter forms part of the formal pre-application consultation process for development that is considered “major development” under the provisions of the new planning legislation.

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SCHEDULE 1C Article 2D

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Proposed development at: **Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY**

I give notice that **Dee Valley Water** is intending to apply for planning permission to carry out:

Upgrade works at Llwyn Onn Water Treatment Works to incorporate the following:

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Yours sincerely



Una Somerville
Associate Town Planner

Direct Line: +44 (0)2890 705111
Una.somerville@aecom.com

Date of Service: 3rd October 2016

3rd October 2016

Minister for Skills and Science
Welsh Government
5th Floor
Tŷ Hywel
Cardiff Bay
CF99 1NA

Our Ref: 60513647-ITx
Your Ref:

Dear Sirs

Consultation with the relevant specialist consultee in relation to a planning application at Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

We are writing to you as part of our legal obligation under The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 to consult with the relevant "specialist consultees" prior to submission of a planning application. This letter forms part of the formal pre-application consultation process for development that is considered "major development" under the provisions of the new planning legislation.

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Proposed development at: **Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY**

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Upgrade works at Llwyn Onn Water Treatment Works to incorporate the following:

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Yours sincerely



Una Somerville
Associate Town Planner

Direct Line: +44 (0)2890 705111
Una.somerville@aecom.com

Date of Service: 3rd October 2016

3rd October 2016

Minister for Social Services and Public Health
Welsh Government
5th Floor
Tŷ Hywel
Cardiff Bay
CF99 1NA

Our Ref: 60513647-ITx
Your Ref:

Dear Sirs

Consultation with the relevant specialist consultee in relation to a planning application at Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

We are writing to you as part of our legal obligation under The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 to consult with the relevant "specialist consultees" prior to submission of a planning application. This letter forms part of the formal pre-application consultation process for development that is considered "major development" under the provisions of the new planning legislation.

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Proposed development at: **Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY**

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Yours sincerely



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Associate Town Planner

Direct Line: +44 (0)2890 705111
Una.somerville@aecom.com

Date of Service: 3rd October 2016

3rd October 2016

Wrexham County Borough Council Highways Division
The Guildhall
Wrexham
LL11 1AY

Our Ref: 60513647-ITx
Your Ref:

Dear Sirs

Consultation with the relevant specialist consultee in relation to a planning application at Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

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

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

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

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

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

Proposed development at: **Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY**

I give notice that **Dee Valley Water** is intending to apply for planning permission to carry out:

Upgrade works at Llwyn Onn Water Treatment Works to incorporate the following:

- Demolition of existing reservoir and installation of two new 12MI service reservoirs (total capacity of 24MI) - one on the footprint of a former treatment building and one of the footprint of the existing reservoir**
- Construction of a new pumping station**

- Relocation of the dosing plant
- Laying of internal access roads, soft landscaping works, planted screening, pipework and connections associated with the operation of the reservoirs and the pumping station
- Ancillary site works

You may inspect copies of:

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

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <https://www.deevalleywater.co.uk/> - "Community News Page".

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a substantive consultation response must be sent to una.somerville@aecom.com or Una Somerville, AECOM, Beechill House, Beechill Road, Belfast, BT8 7RP; or the applicant at Dee Valley Water, Packsaddle, Wrexham Road, Rhostyllen, Wrexham, LL14 4EH by **31st October 2016**. It is not envisaged that an extension would be required considering the nature of the proposal however if you feel more time is required to prepare a substantive response please contact the agent or applicant using the details above.

Yours sincerely



Una Somerville
Associate Town Planner

Direct Line: +44 (0)2890 705111

Una.somerville@aecom.com

Date of Service: 3rd October 2016

6. Summary of Responses

This chapter summarises the variety of responses we have received during the pre-application process. The feedback we received was mainly communication via email or telephone conversations. A record and timeline of these events are recorded.

As mentioned previously, the website visitor records showed a total of 115 unique visitors to the site and no one from our records viewed the hard copy application package at DVW's offices.

6.1 Timeline

Below is a list of inbound communications that we received during the consultation process:

Date of Receipt	Stakeholder	Method of Engagement
10 th October 2016	Welsh Government	Telephone
12 th October 2016	Martin Pearson	Email
12 th October 2016	Martin Pearson	Email
29 th October 2016	Charles Lawson on behalf of JE Jones	Email
31 st October 2016	Welsh Government	Email
31 st October 2016	Natural Resources Wales	Telephone
1 st November 2016	Natural Resources Wales	Email
3 rd November 2016	Martin Pearson	Telephone

6.2 Summary of Issues

10th October 2016	Welsh Government	Telephone
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Telephone conversation from Mr Howell Butts who was calling on behalf of the Minister for Economy and Infrastructure. He was requesting clarity on the overall water storage capacity of the proposal and under which paragraph were we consulting the Welsh Ministers.

12th October 2016	Martin Pearson	Email
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Email from Mr Pearson requesting that a representative from Dee Valley Water called him to discuss the proposal. The email was seeking clarity on the visual impact of proposal.

12th October 2016	Martin Pearson	Email
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Email from Mr Pearson requesting clarification on works happening on site.

29th October 2016	Charles Lawson on behalf of JE Jones	Email
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Email from Charles Lawson who is acting as the agent for JE Jones, one of the adjacent landowners. In summary his response referenced the following points:

- General concern regarding potential disruption to the business of their client if the proposal goes ahead.
- They wanted to see more detail on the community engagement process contained within the Design and Access Statement (DAS).
- Debating the accuracy of the site context as described in the DAS specifically in relation to the detail of their clients' property and the supporting photographs.
- Questioning the accuracy of the proximity between the JE Jones farm and the proposed site. DAS states 200m, the response suggests it may be 100m.
- Disappointed at the lack of specific reference to JE Jones farm within the DAS and specific measures how potential disruption would be minimised.
- Lack of construction phase mitigation measures to include noise, dust and traffic within the DAS.
- Disappointed that a row of trees were removed from the eastern boundary in the past. Also reference to replacement trees that were planted by Dee Valley Water but subsequently failed to thrive. They request that the landscaping scheme is completed as agreed and that the trees along the eastern boundary are replaced.
- Disagreement with WCBC's decision that an EIA is not required for the proposal and requesting reconsideration of the determination. Example cited of potential issue during previous demolition works which allegedly resulted in closure of fields and loss of crops.
- They believe that the proposed screen planting along the eastern boundary is inadequate.
- Concern raised regarding community safety and in particular the volume of traffic accessing the site.
- Concern that construction waste is proposed to be retained on site and how this may affect the local environment.
- Their clients request construction phase acoustic barriers along the boundary to the east and north of the reservoir and the west of their farmyard to reduce potential noise impact.
- They also request that working hours are restricted.

31st October 2016

Welsh Government

Email

Email response from Helen May of the Welsh Government's Historic Environment Team. No record of scheduled monuments or historic parks and gardens within the vicinity of the proposal, therefore they have no comments.

31st October 2016

Natural Resources Wales

Telephone

Telephone conversation from Ruth Prichard who was calling from Natural Resources Wales. She was requesting clarity on the overall water storage capacity of the proposal and under which paragraph were we consulting NRW.

1st November 2016

Natural Resources Wales

Email

Email response from Ruth Prichard from NRW making the following points:

- Discontinuance and construction of reservoirs is controlled under the Reservoirs Act 1975.
- NRW recommend that the Local Planning Authority screen the application to determine if there is

a need for a bat survey.

- Geoscience and contamination – not a highly sensitive development so up to the Local Planning Authorities environmental advisors.
- Landscape – no detailed commentary as the site lies some distance from protected areas.
- Reminders that permits may be required in relation to Pollution Prevention and the Dee water Protection Zone.

3rd November 2016

Martin Pearson

Telephone

Telephone conversation from Martin Pearson to the AECOM office. In general this was to complain regarding the works currently being undertaken on site.

6.3 Copies of Public Responses

Certain personal details have been redacted.

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

From: Martin Pearson [REDACTED]
Sent: 12 October 2016 09:41
To: [REDACTED]
Cc: Somerville, Una
Subject: Llwyn onn treatment works

Good morning Mark

I live on [REDACTED]

Please could you give me a call on [REDACTED] Looking at the plans am I right that the bank side were you are removing soil at present will not be visually changed by the new 6m tanks And that the screening detail in the plans is for cefn road side were the trees and building have being removed Hope you can help and answer my questions

Regards

Martin

Sent from my iPhone

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

From: Martin Pearson [REDACTED]
Sent: 12 October 2016 08:50
To: Somerville, Una
Subject: Llwyn onn treatment

Good morning Una,
Please could you explain to me why you have started works on this project.
When you have not obtained permission to do so.
I will be contacting Wmbc planning department on this matter today.
Please could you call me on [REDACTED]

Regards
Martin

G E Jones and Company

Response To Design and Access Statement

By Aecom On Behalf Of Dee Valley Water

Introduction

We act as Agents for G E Jones and Company (GEJ) of [REDACTED]. We have been asked to submit comments in response the Design and Access Statement dated 29th September 2016 prepared by Aecom on behalf of Dee Valley Water (DVW) which raises a number of concerns.

Background

Our clients' farm abuts the Llwyn Onn Reservoir and GEJ farm the land to the south, east and north of Dee Valley Water's operational site. They are the nearest neighbours to DVW at this location and likely to suffer more disruption than any other party if this work goes ahead. The farming business is significant and comprises the rearing and keeping of 330 acre pedigree dairy cows on 76 acres. They are nationally within the top 2% of producers for Wisemans Dairy (Tescos) which has been achieved through investment, hard work and employment of best practices.

Our clients are rather surprised that Aecom's statement makes no specific reference to the farm apart from a rather general statement in section 3.

Comments

We find the statement to be lacking in detail and inadequate for such a significant project. Specifically we make the following observations:

Figure 1 on page 4 shows the proximity of our clients' residential properties and buildings to the reservoir. As mentioned in the report the project is a 'Major Development' and as such we would expect to see a detailed ***Community Engagement Process detailed as part of any onward planning process.***

Page 5- section 2 refers to woodland and open farmland and pasture. ***This site context is not an accurate reflection of the true position. It should be specifically noted that Old Llwyn Farm being the nearest neighbouring property comprises two houses, buildings and land and that the property provides a home and livelihood for two families. Nor do the photos at the rear of the report put the site into context.***

Page 7- section 3 refers to local community engagement. ***As mentioned above within the D&A statement we would expect to see a detailed proposal for how community engagement will be addressed and how concerns will be dealt with. Within the document there is an obscure reference to our clients property stating that they are 200 metres away. This is incorrect they are only 100 metres away and below the level of DVWs site. As such any work within DVWs complex has a significant impact on our clients' enjoyment of the property and their business. As mentioned above***

we are disappointed that no specific mention is made of our clients and specifically how DVW will seek to minimise the disruption.

Page 8- section 4 discusses policy context. Policy PS2 clearly states that there must be no material affect on the countryside or the character of the natural environment. ***We note that there are no measures stated to minimise the impact of the construction phase on the countryside and natural environment. This would include visual factors, noise, dust, traffic. This is a significant omission which should be addressed.***

Page 9- refers to the protection of trees. In 2016 a row of mature pine trees were removed from the eastern boundary of the reservoir site. Our clients state that these trees provided perching for owls and provided a significant visual screen which also helped to reduce the transfer of noise from the Dee Valley site. Our clients were most upset when these trees were removed and the loss of privacy that this work created. They also mention previous work in 2013 when they agreed that DVW could plant trees on their land to help reduce visual impact. DVW did plant the trees but did not adequately protect them. As a result the trees failed and no efforts have been made to replace them. ***As part of this application we request that WCBC revisit the prior landscaping scheme and ensure these agreed works are completed. Also that the mature trees removed by DVW along the eastern are replaced.***

Page 10- TAN5 considers environmental impact. It is noted that WCBC do not require an Environmental Impact Assessment. We feel this is an irresponsible position taken by WCBC. Whilst the development would be within an existing operational site the project will have significant environmental impacts including traffic, noise, visual impact, dust etc over an extended period of time (upto 2 years). The built up part of Wrexham is only 200 metres from the work and the impact will be greater than the immediate local area. In our view these impacts can only be managed effectively through the provision of an EIA and ***we suggest that WCBC might reconsider its position and request a EIA or otherwise consider how it will seek to protect its customers from adverse environmental impacts.***

As an example of the sorts of issues that can occur we would mention that in April/May 2016 DVW engaged a demolition contractor to demolish parts of their operational site. Due to a lack of care and consideration that contractor failed to damp down the waste materials and this resulted in large quantities of glass fibre insulation blowing onto our clients' farm. The material was potentially fatal to grazing animals and the two fields nearest to the reservoir had to be closed off and the crops destroyed and disposed to landfill. ***We reiterate a need for an EIA or a detailed proposal on how such hazards can be properly controlled.***

Page 12- refers to green screening around the buildings which my clients support. However, in discussions between GEJ and DVW they indicated that the trees referred to above would be replaced. The D&A statement now suggests that a hedge will be planted. Our clients consider this inadequate in view of what was taken away and also express concern that a hedge will take many years to establish. ***In their view any hedge plants should be of larger stock and that the hedge should be interspersed with specimen trees of appropriate species and size and of local provenance. While the hedge establishes our client would like to see some form of immediate visual barrier along the site boundary.***

Page 13- community safety- paragraph 3 states that only authorised staff members and engineers will have access to the site. This is not correct. During the construction phase the site will be open contractors and likely sub contractors. Based on previous experience it is likely that the project will generate significant amounts of additional traffic ***and a traffic management plan should be produced restricting the speed of traffic and ensuring safe integration into the local highway network having particular regard to our clients' farm access which meets the highway immediately adjacent to the DVW access.***

Page 14- it is stated that construction waste will be deposited on site and planted with appropriate fauna. ***We do not consider that this is a responsible use of the waste material which is effectively being used as on site landfill. Our clients are concerned that any change of levels could cause additional runoff to their property which could lead to soil erosion and waterlogging and damage to high quality agricultural land. Preferably waste materials would be taken elsewhere or otherwise a detailed policy demonstrating location of fill, level changes and no adverse impact to surrounding land caused by runoff.***

General Comments

In addition to the above

1. our clients require construction phase acoustic barriers along the reservoir boundary on the east and north boundaries and also around the western side of the farm yard. These measures are needed to reduce the impact of noise on the occupants of the farmhouse and the livestock and have previously been agreed with DVW.
2. Working hours should be restricted as they were in 2013. We suggest 0800-1800 Monday to Friday. It should be noted that agreed working hours in 2013 were not always observed.

29.10.16

6.4 Copies of Specialist Consultee Responses



Llywodraeth Cymru
Welsh Government

Plas Carew, Uned 5/7 Cefn Coed
Parc Nantgarw, Caerdydd CF15 7QQ
Ffôn 01443 33 6000 Ffacs 01443 33 6001
Ebost cadw@cymru.gsi.gov.uk
Gwefan www.cadw.cymru.gov.uk

Plas Carew, Unit 5/7 Cefn Coed
Parc Nantgarw, Cardiff CF15 7QQ
Tel 01443 33 6000 Fax 01443 33 6001
Email cadw@wales.gsi.gov.uk
Web www.cadw.wales.gov.uk

Una Somerville AECOM Beechill House Beechill Road Belfast BT8 7RP	Eich cyfeirnod Your reference	60513647-ITx
	Ein cyfeirnod Our reference	
	Dyddiad Date	31 October 2016
	Llinell uniongyrchol Direct line	01443 336098
	Ebost Email:	Helen.may2@wales.gsi.gov.uk

Dear Ms Somerville

Pre-planning application Consultation for upgrade works at Llwynn Onn Water Treatment Works, Cefn Road, Wrexham LL13 0NY

Thank you for your letter of 3 October inviting comments on the pre-planning application consultation for the proposed development as described above. The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application.

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), technical advice notes and circular guidance. PPW explains that the desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application whether that monument is scheduled or not. Furthermore, it explains that where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical preservation in situ. Paragraph 17 of Circular 60/96, Planning and the Historic Environment: Archaeology, elaborates by explaining that this means a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of visible remains. PPW also explains that local authorities should protect parks and gardens and their settings included in the first part of the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales.

Having carefully considered the information provided with the pre-planning application, our records show that there are no scheduled monuments or registered historic parks and gardens within the vicinity of the proposed development. The Welsh Government Historic Environment Service (Cadw) therefore has no comments to make on this pre-planning application.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you

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

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

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



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



consult the Historic Environment Record held by the Clwyd-Powys Archaeological Trust,
7a Church Street, Welshpool, Powys, SY21 7DL; trust@cpat.org.uk

Yours sincerely

Helen May

Diogelu a Pholisi/ Protection and Policy

AECOM
Beechill House
Beechill Road
Belfast
BT8 7RP

Date: 1st November 2016

Dear Madam,

**CONSULTATION WITH THE RELEVANT SPECIALIST CONSULTEE IN RELATION TO A
PLANNING APPLICATION AT LLWYN ONN TREATMENT WORKS, CEFN ROAD, WREXHAM,
LL13 0NY
SCHEDULE 1C ARTICLE 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER
ARTICLE 2D**

Thank you for the above received at our office 6th October 2016.

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

Reservoir Requirements

The proposed reconstruction of Llwyn Onn water treatment works indicates the removal of a large raised reservoir currently registered under the Reservoirs Act 1975. The design proposals for two replacement reservoirs indicate that the capacity of each reservoir exceeds 10,000 cubic metres above natural ground level. As such, the reservoirs would be liable for registration as large raised reservoirs.

Discontinuance

The removal of the current reservoir is controlled by section 13 of the Reservoirs Act 1975 which requires that a qualified civil engineer (QCE) is employed to design or approve and to supervise the work. On completion of the removal of the reservoir the QCE will issue a certificate of discontinuance and a copy of this must be sent to Natural Resources Wales (NRW). The QCE may also issue other "interim certificates" to stipulate controlled water levels during the work, these must also be copied to NRW, and the prescribed water levels adhered to.

Construction

The construction of the two 12Ml reservoirs is controlled by sections 6 and 7 of the Reservoirs Act 1975. As with discontinuance, there is a requirement to appoint a QCE to design & supervise the construction. The appointment of the QCE must be notified to us at least 28 days before construction begins. A form for this notification is available on request. The QCE will issue a “preliminary certificate” prescribing the level to which the reservoir may be filled and the QCE must remain appointed for a period of at least 3 years following the preliminary certificate, after which a “final certificate” may be issued indicating that the engineer is satisfied with the construction.

A QCE for the purposes of work at Llwyn Onn must be currently appointed to either the Panel of Service Reservoir Engineers, or the All Reservoirs Panel. Details of the engineers currently appointed to these panels can be requested from our Reservoir Safety Team: reservoirs@naturalresourceswales.gov.uk. All certificates must also be copied to the same email address.

Species

No information has been provided in respect of British or European protected species. In this case, species that could be potentially affected by the proposed works include bats, badger and great crested newt.

We recommend that your Authority screens the application to see if there is a reasonable likelihood of bats being present and the need for a bat survey in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2).

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2010 (as amended). Any development that would contravene the protection afforded to bats under the Regulations would require a derogation licence from Natural Resources Wales. A licence may only be authorised if:

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

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

Please consult us again if the survey finds that bats are present at the site. In the meantime, we cannot confirm that the proposal would not harm or disturb bats, or a breeding site or resting place used by bats. Therefore, nor can confirm that the proposal would not be detrimental the maintenance of a population of bats a favourable Conservation status in its natural range.

Geoscience

NRW considers that the controlled waters at this site are not of highest environmental sensitivity; therefore we will not be providing detailed site-specific advice or comments with regard to land contamination issues for this site.

A preliminary risk assessment has not been submitted and so we have no understanding as to whether contamination exists at this site or not. In line with the advice given in Planning Policy Wales, we understand that the local planning authority must decide whether to obtain such information prior to determining the application or as a condition of any permission. We would recommend that the local planning authority refer to its own environmental advisors.

Landscape

The site lies at some distance from the Maelor Saesneg Landscape of Special Historic Interest and the Clwydian Range and Dee Valley AONB. As such, we do not have detailed comments to make on this planning proposal. For understanding of the landscape context and management recommendations for the area we recommend reference to Wrexham's LANDMAP SPG 2007 and LANDMAP data base <https://naturalresources.wales/planning-and-development/landmap/?lang=en>

The latter undergoes periodic review and update, the summary statements can provide a useful overview, so may supplement the local authority's SPG.

Dee Water Protection Zone

The site falls within the DPZ (Dee Water Protection Zones). A DPZ permit will be required if the site store chemicals above 50 litres in a single container.

Pollution Prevention Guidance

The following Pollution Prevention Guidance (PPG) may be relevant to the proposed works:

PPG 2: Above ground oil storage tanks

PPG 5: Works and maintenance in or near water

PPG 6: Working at construction and demolition sites

PPG 26 Safe storage - drums and intermediate bulk containers

The Guidance notes can be accessed at <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/>

Please do not hesitate to contact us if you require further information or clarification on any of the above.

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

Yn gywir / Yours' faithfully,

Ruth Prichard

Ymgynghorydd Cynllunio Datblygu / Development Planning Advisor

Ebost/Email: Ruth.Prichard@cyfoethnaturiolcymru.gov.uk

Deialu uniongyrchol/Direct dial: (0300) 065 3787 **Siaradwr Cymraeg / Welsh Speaker** 

cc:

7. Consideration of Issues

Within this chapter we have summarised the key issues highlighted within each consultation response and identified the appropriate actions we have taken to clarify our position or make amendments if required. The four formal responses are as follows:

- Charles Lawson on behalf of GE Jones
- Martin Pearson
- Welsh Government – Historic Environment Service
- Natural Resources Wales

7.1 Summary Table

Charles Lawson on behalf of JE Jones

Summary of Issue	Action
• General concern regarding potential disruption to the business of their client if the proposal goes ahead.	Addressed in the response letter
• They wanted to see more detail on the community engagement process contained within the Design and Access Statement (DAS).	Explained the pre-application consultation process, the publicity of the draft application and the role of the PAC report in the response letter
• Debating the accuracy of the site context as described in the DAS specifically in relation to the detail of their clients' property and the supporting photographs.	We feel we have adequately described the site and its context
• Questioning the accuracy of the proximity between the JE Jones farm and the proposed site. DAS states 200m, the response suggests it may be 100m.	We have recalculated the proximity of the site to JE Jones residential property and will amend in the final DAS.
• Disappointed at the lack of specific reference to JE Jones farm within the DAS and specific measures how potential disruption would be minimised.	Disruption to the farm will be minimal and "local issues". No specific reference to farm as it is 160m away from the application site. General reference is made to the farm and associated dwellings in the site context.
• Lack of construction phase mitigation measures to include noise, dust and traffic within the DAS.	We have offered to submit at WCBC's request a Construction and Environmental Management Plan to detail how these minor issues would be mitigated during the construction phase.
• Disappointed that a row of trees were removed from the eastern boundary in the past. Also reference to replacement trees that were planted by Dee Valley Water but subsequently failed to thrive. They request that the landscaping scheme is completed as agreed and that the trees along the eastern boundary are replaced.	The application contains landscape screening proposals of appropriate scale and species to adequately screen the site. Previous planting schemes are not part of this planning application.

Disagreement with WCBC's decision that an EIA is not required for the proposal and requesting reconsideration of the determination. Example cited of potential issue during previous demolition works which allegedly resulted in closure of fields and loss of crops.	WCBC have screened the proposal and decided an EIA was not required. There is no change in circumstances to need to reconsider this. Explained in response letter.
They believe that the proposed screen planting along the eastern boundary is inadequate.	Clarified the scale, species and extent of boundary planting. We believe this is adequate.
Concern raised regarding community safety and in particular the volume of traffic accessing the site.	Access arrangements to the site have been clarified.
Concern that construction waste is proposed to be retained on site and how this may affect the local environment.	Clarified the scale and degree of waste material to be retained on site and also drainage design.
Their clients request construction phase acoustic barriers along the boundary to the east and north of the reservoir and the west of their farmyard to reduce potential noise impact.	These are issues that can be addressed either through appropriate planning conditions or agreed within the CEMP.

Martin Pearson

Summary of Issue	Action
Visual impact	Clarified that existing screening will remain in situ and no greater visual impact will be experienced from his location.
Works on site	Explained the context of works on site at the moment – part of the previously consented demolition process.

Welsh Government

Summary of Issue	Action
No issues raised within formal response	Non-applicable

National Resources Wales

Summary of Issue	Action
No issues raised within formal response however reference	We have instructed that a Phase

made to ecology and landscape.

1 Habitats Survey and a LVA are included with the planning application package.

7.2 Responses Issued Post PAC Process

Certain personal details have been redacted.

24 November 2016

Mr Charles Lawson
Forge Property Consultants
Lane End
Tedsmore Road
West Felton
Oswestry
Shropshire
SY11 4ER

Our Ref: 60513647-IT-OBR1
Your Ref:Llwyn Onn Reservoir- Dee Valley Water

Dear Mr Lawson

Site: Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

Proposal: Upgrade works at Llwyn Onn Water Treatment Works

We write in response to your representation lodged on behalf of GE Jones and Company during the pre-application consultation process for the above-mentioned proposal. Thank you for taking the time to examine the scheme in detail.

As you may be aware the rationale for undertaking this statutory pre-application consultation process is due to the new regulations that have recently come into law in Wales regarding proposals that fall within the classification of "major development". The reason the proposal fell within this threshold is due to the area of the application site being in excess of 1 hectare. The planning application covers the entire Llwyn Onn Water Treatment Works site but the works will be lesser in extent and limited to two new reservoirs, a pumping station and ancillary site works.

The development is required to meet demand and service the drinking water needs of the local area and region. We are confident that you would agree with our statement that this upgrade is a vital piece of regional infrastructure, especially from an agricultural background where your client's business requires access to water as a pre-requisite.

Consultation Process

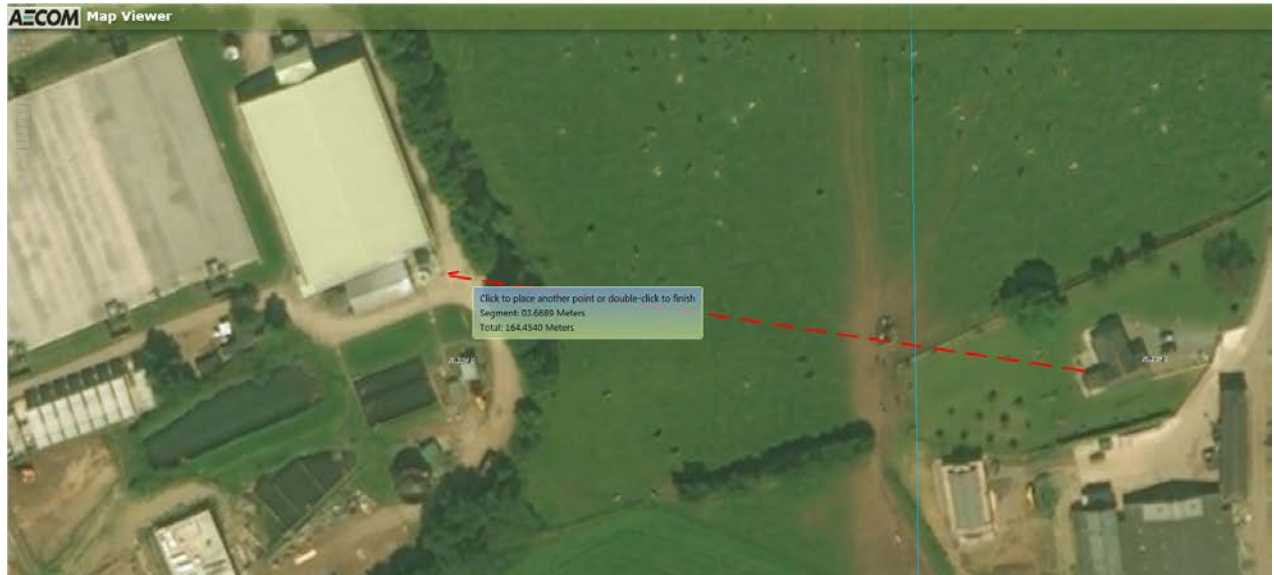
We have conducted a thorough community consultation process that has exceeded that benchmarks defined by The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. As an adjacent landowner you were served with a notification in relation to the proposal and provided with public access to physical copies of the draft application package at Dee Valley Water's offices as well as access to the package online and the site notice. The notification also presented clear timescales and point of contacts. The Design and Access Statement (DAS) is not intended to detail the consultation process; that will be included within the Pre-Application Consultation Report which will be submitted alongside the planning application.

Site Context

In your response you acknowledge that we make general reference to your clients' property but no specific reference. Your clients' property is not part of the planning application. We recognise its proximity to the proposal however no greater detail is required.

Your response states that you believe the site context within the DAS is not an accurate reflection. The DAS clearly references your client's farm and residential buildings within the context of the

proposal. We have re-measured the distance from the proposed service reservoir to your client's residential property and the result is a distance of circa 164m (see calculation below). We will amend this reference in the DAS prior to formal submission.



EIA Requirement

We believe that as an operational water treatment works, the proposals contained within this planning application will have consist of any materially detrimental affects on the countryside and will comply with Policy PS2. A Landscape and Visual Assessment and Phase 1 Habitats Survey will accompany the application upon submission to the Local Planning Authority and the design team has carefully considered screening solutions during the design process.

In relation the requirement for an EIA, Wrexham Borough County Council have screened the proposal and determined on 22nd March 2016 that the development “will not give rise to environmental impacts of more than local significance”. WCCBC are the suitably qualified agency to conduct this assessment and we see no reason to argue with their opinion. As a matter of best practice a Construction and Environmental Management Plan (CEMP) will be completed to detail construction methods and mitigation measures to implement during construction of the development to avoid any adverse impact on the locality. This will be submitted to Wrexham Borough County Council if requested. Regulation of these matters can also be dealt with through relevant planning conditions if deemed appropriate.

Screening and Planting

The trees along the eastern boundary of the reservoir site were indeed removed due to concerns over the short term health and condition of the trees. This proposal incorporates dual screening in the form of planting and a green screen around the reservoir structure on the southern elevation.

The proposed hedgerow planting consists of hedgerow trees interspersed with native trees. Once mature (approximately 8-10 years) the hedgerow will complement the existing trees and scrub planting within your client's boundary and provide a sufficient visual buffer. When you consider this alongside the green screening proposed on the southern elevation and the topography e.g. how much lower your client's land is below the structure, we believe the stock proposed will provide more than adequate screening.

Your reference to previous failed planting schemes are out with this application process, however the proposed screening and planting specification has been altered from that planted previously and we are confident that the levels of screening once mature will be sufficient.

Community Safety

Access to the site will be for authorised staff of Dee valley Water, the contractor and design team. Access, transport and traffic management will be addressed within the CEMP as detailed above or through planning conditions if deemed necessary by the Planning Authority.

Construction Waste

The most sustainable method of dealing with the construction waste is to retain it on site. The area of waste deposition has been carefully designed in line with best practice standards taking full consideration of site drainage and run-off. There will be no adverse impacts on your client's property. The requirement for acoustic barriers and restricted working hours will be agreed with the Planning Authority if deemed necessary appropriate.

We trust that the information contained within this response provides clarity to the issues raised by your client. We are currently making some minor adjustments to the package before lodging a formal planning application to Wrexham Borough County Council in the following weeks . The Council should notify you when the application is submitted and their procedure for its determination. Once again, thank you for taking the time to assess our proposal and participating in the public consultation process.

Yours faithfully
for **AECOM Infrastructure & Environment UK Limited**

Ian Turkington BSc (Hons) MSc MIPI
Planner
AECOM

24 November 2016

Mr Martin Pearson

Via email: martin.pearson461@googlemail.com

Our Ref: 60513647-IT-OBR2

Your Ref:Llwyn Onn Reservoir- Dee Valley Water

Dear Mr Pearson

Site: Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

Proposal: Upgrade works at Llwyn Onn Water Treatment Works

We write in response to your email communications received on 12th October 2016. We thank you for taking the time to examine the scheme in detail.

Visual Impact

The proposal for the new reservoir will be approximately the same height as the eaves of the demolished structure so there should be no significant change in visual impact experienced. Also we can confirm that the dense vegetation that exists between your property at Llwyn Onn Park and the structures will remain in situ and continue its role as a buffer between Llwyn Onn Park and the Water Treatment Works site. A Landscape and Visual Assessment has been completed as a matter of best practice. This will be submitted alongside the planning application and has considered the impact of the proposal on critical views within the local area.

Works on Site

Your second email on 12th October alleges that works has commenced on site without planning permission for the scheme. The work that is currently being undertaken on site is not part of the proposed planning application but rather are being carrying out under planning consent granted on 23rd February 2016 for "Demolition Of Redundant De-Comissioned Water Treatment Building At Eastern Boundary Of Site Comprising, Concrete Tanks And Electro-Mechancial Equipment Predominantly Located Within A Steel Portal Frame Build"from Wrexham County Borough Council (WCBC)

We trust that the information contained within this response provides clarity and eases your concerns. Our next step is to make some minor adjustments to the package before lodging a formal planning application to WCBC in the coming weeks. The Council should notify you when this process commences. Once again, thank you for taking the time to assess our proposal and participating in the public consultation process.

Yours faithfully
for **AECOM Infrastructure & Environment UK Limited**

Ian Turkington BSc (Hons) MSc MIPI
Planner
AECOM

24 November 2016

Helen May
Welsh Government Historic Environment Service
Plas Carew
Unit 5/7 Cefn Coed
Parc Nantgarw
Cardiff
CF15 7QQ

Our Ref: 60513647-IT-OBR3
Your Ref:Llwyn Onn WTW Consultation

Dear Helen

Site: Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

Proposal: Upgrade works at Llwyn Onn Water Treatment Works

We thank you for taking the time to examine the scheme in detail. We note that the Historic Environment Service have no further comments at this stage in the process.

Our next step is to review the final package following the pre-application consultation process before lodging a formal planning application to Wrexham County Borough Council in the following weeks.

Yours sincerely
for **AECOM Infrastructure & Environment UK Limited**

Ian Turkington BSc (Hons) MSc MIPI
Planner
AECOM

24 November 2016

Ruth Prichard
Natural Resources Wales
Llwyn Brain
Ffordd Penlan
Parc Menai
Bangor
LL57 4DE

Our Ref: 60513647-IT-OBR3
Your Ref: CAS-24562-G1B4

Dear Ruth

Site: Llwyn Onn Treatment Works, Cefn Road, Wrexham, LL13 0NY

Proposal: Upgrade works at Llwyn Onn Water Treatment Works

We thank you for taking the time to examine the scheme in detail and your response to the proposal. It is our intention to submit a Phase 1 Habitat Assessment and a Landscape and Visual Assessment as part of our planning application. The reports will provide sufficient detail that addresses the matters you have raised.

Our client will be adhering to the Reservoirs Act 1975 as well as any other statutory processes in relation to the Dee Water Protection Zone and Pollution Prevention.

Our next step is to review the final package following the pre-application consultation process before lodging a formal planning application to Wrexham County Borough Council in the next few weeks. Once again, thank you for taking the time to assess our proposal and participating in the consultation process.

Yours sincerely
for **AECOM Infrastructure & Environment UK Limited**

Ian Turkington BSc (Hons) MSc MIPI
Planner
AECOM

8. Conclusion

The pre-application consultation process for this proposed planning application has been an important exercise for interested stakeholders and our client. The responses that have been received pre submission of the application will result in a higher quality submission in terms of clarity of the proposal and the supporting information provided.

Following the PAC process we have made the following changes:

- Completed a Landscape and Visual Assessment for submission with the planning application.
- Phase 1 Habitats Survey completed to accompany the planning application.
- Amended the DAS to take into account the distance between the site and GE Jones property

We trust that the content of this report and the actions contained within will assist Wrexham County Borough Council in reaching a timely and positive decision.

