

BERRYS

PROPERTY | BUSINESS | PLANNING

PRE-APPLICATION CONSULTATION REPORT

IN RELATION TO

THE PROPOSED DEVELOPMENT OF UP TO 12 DWELLINGS,
ON LAND OFF ELLESMERE LANE, PENLEY

R & C HOMES



RTPI

mediation of space · making of place



PRE-APPLICATION CONSULTATION REPORT

APPLICANT'S DETAILS

R & C Homes Ltd

PROJECT

Outline Application for the development of
up to 12 dwellings

ISSUED BY

Mike Lloyd BA (Hons) DipTP MRTPI
Planning Consultant

APPROVED BY



Stuart Thomas BA (Hons) MA MRTPI
Partner and Head of Planning

BERRYS

1890

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1 INTRODUCTION

1.1 Background

From the 1st August 2016, The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 has required all planning applications for “major” development and “Developments of National Significance” in Wales to be accompanied by a Pre-Application Consultation Report.

1.2 Purpose of this Report

This report has been prepared by Berrys on behalf of R & C Homes Ltd in support of an outline application for 12 dwellings on land off Ellesmere Lane, Penley.

The information contained in this report details the public consultation undertaken on the development proposal, the responses received and how these have influenced the development proposal.

1.3 The Welsh Language

In determining the format of the Pre-Application Consultation documents, consideration has been given to the use of the Welsh Language. However, as the proposed development site is not located within one of the language sensitive wards of Ceiriog Valley, Pant, Ponciau, Coedpoeth, Johnstown, Penycae or Minera (as identified within the Council’s Local Planning Guidance Note 31 *‘The Welsh Language and Wels Communities’*), bilingual documents were not considered necessary.

2 PRE-APPLICATION CONSULTATION PUBLICITY

2.1 Introduction

The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”) details the pre-application consultation publicity that needs to be undertaken on planning applications for “major” development and “Developments of National Significance” in Wales.

The following sections detail how each aspect of the consultation publicity requirements in the 2016 Order has been met in respect of the development proposal subject of this report.

2.2 Site Notice

A Site Notice, containing all of the information contained within the form contained in Schedule 1B of the 2016 Order, must be erected on or near the application site. The site notice must be visible and legible to anyone passing by without the need to enter the site to read it. A minimum period of 28 days must be allowed for representations to be made in response to the site notice.

In this regard, the Site Notice (attached as Appendix A of this report) based on the form contained in Schedule 1B of the 2016 Order was displayed from the 20th October 2016 until the 18th November 2016 (29 days). The Site Notice was displayed on the public footpath signpost that is located to the south of the proposed development site, on the field boundary with Ellesmere Lane. Photograph(s) of the Site Notice are included at Appendix B of this report.

The Site Notice was inspected on a regular basis to ensure that it was not removed, obscured or defaced.

2.3 Letters to Owners or Occupiers of any land adjoining the land to which the proposed application relates

The letter attached to this report at Appendix C, addressed to “the owner and/or occupier” of land adjoining the application site, was delivered by hand on the 20th October 2016, to the following properties:

- Wilmaye, Ellesmere Lane, Penley, Wrexham LL13 0LP; and
- Big Green Farm, Ellesmere Lane, Penley, Wrexham LL13 0LP

Each letter enclosed a copy of the Site Notice detailing the opportunity to comment on the development proposal up until the 18th November 2016.

2.4 Making the draft planning application information publically available

The draft planning application information was made available online for the full 28 day consultation period at the following website address (screenshot provided at Appendix D):

www.berrys.uk.com/ellesmerelane-penley

The information provided was that sufficient to validate the application, including:

- The draft Application Form;
- Location Plan;
- Proposed Block Plan; and
- Design & Access Statement.

The site notice and the correspondence with owners and/or occupiers of adjoining land, community consultees and specialist consultees provided the website address. In addition, the site notice and the correspondence with owners and/or occupiers of adjoining land and community consultees, detailed that computer facilities were available to view this information online at Wrexham Library between the hours of: 9.30am – 6.00pm (Mondays to Fridays) and 9.30am to 4.00pm (Saturdays).

2.5 Consultation with Community Consultees

Consultation was undertaken with both the Community Council within which the development proposal is located, and the County Councillor representing the electoral ward within which the development proposal is located, as follows:

- Maelor South Community Council; and
- Cllr. Lloyd Kenyon

The consultation emails sent to the Community Council and County Councillor are provided at Appendices E and F of this report respectively.

2.6 Consultation with Specialist Consultees

Following consideration of the list of consultees in schedule 4 to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the 2016 Order, the following specialist consultees were considered relevant to the application and therefore consulted.

- The Local Highway Authority;
- The Water Undertaker (Dee Valley Water); and
- The Sewerage Undertaker (Dwr Cymru)

The consultation email sent to these specialist consultees is provided at Appendix G of this report and attached the notice as detailed within Schedule 1C of the 2016 Order (and attached as Appendix H of this report).

2.7 Requirement for Environmental Impact Assessment (EIA)

Consideration was given to whether the development proposal should be subject to Environmental Impact Assessment.

Under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016, the threshold for residential development is “more than 150 dwellinghouses”. Therefore, whilst the proposed development falls within Schedule 2 of the Regulations (category 10b) it does not exceed the applicable threshold and should not be subject to Environmental Impact Assessment.

3 CONSULTATION REPONSES

3.1 Introduction

A summary of the responses received on the Pre-Application Consultation exercise have been included within the following table and copies of the actual responses are included at Appendix I of this report.

3.2 Summary of Responses

Community Consultees	
Maelor South Community Council	Considered the proposed development alongside another proposed development on land adjoining the site to the north (subject of a separate Pre-Application Consultation exercise). The Council does not oppose the proposed development subject to financial contributions to help to alleviate issues with the capacity of the local primary school and play area provision.
Cllr. Lloyd Kenyon	Did not wish to comment on the proposed application at this time.
Specialist Consultees	
Local Highway Authority	The local highway authority does not raise any objection to the proposed development, but provides detailed advice and guidance on issues including access visibility, footpath provision and street lighting.
The Water Undertaker (Dee Valley Water)	No response received.
The Sewerage Undertaker (Dwr Cymru)	The sewerage undertaker has provided advisory information on connection to main sewerage infrastructure, but has raised no objection to the development proposal.
Others	
Wilmaye, Ellesmere Lane	No response received.
Big Green Farm, Ellesmere Lane	No response received.

4 CONCLUSIONS

The Pre-Application Consultation undertaken on the proposed development has provided interested parties with an opportunity to comment upon and shape the development proposal prior to its submission to the local planning authority, in accordance with the requirements set out in The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

The Community Consultee responses received have not raised any objection to the proposed development. Issues raised that have led to modifications and amendments to the proposed development are as follows:

- The proposed development includes a significant area of public open space for the enjoyment of local residents and to address the local Community Council's concerns regarding the provision of children's play space.

The Specialist Consultee responses received have not raised any objection to the proposed development. Issues raised that have led to modifications and amendments to the proposed development are as follows:

- The proposed visibility splays have been increased to 2.4mx56m in both directions;
- Turning heads have been revised to adoptable standards; and
- Revisions have been made to footpath provision and service strips within the development proposal.

Nonetheless, it must be recognised that the block plan is indicative only, as the application is in outline with all matters reserved aside from access.

No other responses have been received to the pre-application consultation within the consultation period.

APPENDIX A: 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: ... **Land off Ellesmere Lane, Penley, Wrexham LL13 0LP**

I give notice that: **R & C Homes Ltd**

is intending to apply for planning permission to:

..... **Erect up to 12 dwellings and construct a vehicular access**.....

You may inspect copies of:

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

online at:**www.berrys.uk.com/ellesmerelane-penley**.....

and computer facilities are available to view this information online at ...**Wrexham Library**...

between the hours of: **9.30am – 6.00pm (Mondays to Fridays) and 9.30am to 4.00pm (Saturdays)**

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at:

Mike Lloyd
Berrys
Willow House East
Shrewsbury
SY2 6LG
Email: mike.lloyd@berrys.uk.com

By:**18th November 2016**.....

Signed: ...**MLloyd**.....

Date: ...**20th October 2016**.....

APPENDIX B: PHOTOGRAPHS OF SITE NOTICE



APPENDIX C: LETTERS TO OWNERS OR OCCUPIERS OF ADJOINING LAND



BERRYS
PROPERTY | BUSINESS | PLANNING

Our Ref: SA22725/ML
Date: 20th October 2016

The Owner and/or Occupier
<ADDRESS 1>
<ADDRESS 2>
<ADDRESS 3>
<ADDRESS 4>
<ADDRESS 5>

Dear Sir / Madam

**Proposed Erection of up to 12 dwellings and construction of a vehicular access
On land off Ellesmere Lane, Penley, Wrexham LL13 0LP**

I have been instructed by my client, R & C Homes Ltd, to submit a planning application for the erection of up to 12 dwellings and construction of a vehicular access on land off Ellesmere Lane, Penley.

In this regard, I enclose a notice that details the opportunity you now have to comment on the development proposal prior to the submission of the planning application to the Local Planning Authority.

If you have any queries please let me know and I will be happy to provide any additional information.

Yours sincerely

Mike Lloyd, BA(Hons) DipTP MRTPI
For and on behalf of Berrys
mike.lloyd@berrys.uk.com
Direct Dial: 01743 290646

Willow House East
Shrewsbury Business Park
Shrewsbury, Shropshire
SY2 6LG

Tel: 01743 271697

shrewsbury@berrysuk.com
berrysuk.com



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APPENDIX D: WEB-SITE SCREEN SHOT



Home > Major Application: Ellesmere Lane, Penley

MAJOR APPLICATION: ELLESMERE LANE, PENLEY

Berrys places a great deal of importance on community involvement and engagement with stakeholders in order to ensure that development proposals achieve the best possible outcomes.

In this regard, Berrys would welcome comments on the following development proposal during a consultation period ending on the 18th November 2016.

Comments received will, where possible, be used to inform any subsequent planning application submission.

Please note that comments submitted may be included within a Pre-Application Consultation report that will accompany the planning application submission, and may therefore be placed on the public file. Nonetheless, comments provided will not prejudice your ability to make representations to the Local Planning Authority on any subsequent planning application.

Please see below all documentation for the planning application at: Ellesmere Lane, Penley

Click on the links below to view each document.

Application detail:

[Application Form](#)

Plans:

[Location Plan](#)

[Plan](#)

Design & Access Statement:

[Design & Access Statement 1](#)

If you wish to submit comments on the development proposal please click [here](#) to email or write to Berrys, Willow House East, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6LG and mark for the attention of Mike Lloyd.

Please note that any comments received after Friday 18th November may not be taken into account.

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inventory: December
deadlines

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APPENDIX E: EMAIL SENT TO THE COMMUNITY COUNCIL

Mike Lloyd

From: Mike Lloyd
Sent: 20 October 2016 11:09
To: 'maelorsouth@gmail.com'
Subject: Proposed Erection of up to 12 dwellings On land off Ellesmere Lane, Penley, Wrexham LL13 0LP
Attachments: Site Notice.pdf

Dear Ms Bettis

**Proposed Erection of up to 12 dwellings and construction of a vehicular access
On land off Ellesmere Lane, Penley, Wrexham LL13 0LP**

I have been instructed by my client, R & C Homes Ltd, to submit a planning application for the erection of up to 12 dwellings and construction of a vehicular access on land off Ellesmere Lane, Penley.

In this regard, in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, I enclose a notice that details the opportunity the Community Council now has to comment on the development proposal prior to the submission of the planning application to the Local Planning Authority.

I look forward to receiving any comments the Community Council wishes to make on the application prior to the deadline stated on the enclosed notice.

If you have any queries please let me know and I will be happy to provide any additional information.

Yours sincerely

Mike Lloyd
Planning Consultant

Berrys
Chartered Surveyors & Valuers • Property & Business Consultants • Chartered Town Planners
Willow House East, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6LG
t: 01743 290646 m: 07469 857140 e: mike.lloyd@berrys.uk.com
Please visit our website: www.berrys.uk.com

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APPENDIX F: EMAIL SENT TO THE COUNTY COUNCILLOR

Mike Lloyd

From: Mike Lloyd
Sent: 20 October 2016 11:07
To: 'lloyd.kenyon@wrexham.gov.uk'
Subject: Proposed Erection of up to 12 dwellings on land off Ellesmere Lane, Penley, Wrexham LL13 0LP
Attachments: Site Notice.pdf

Dear Cllr Kenyon,

**Proposed Erection of up to 12 dwellings and construction of a vehicular access
 On land off Ellesmere Lane, Penley, Wrexham LL13 0LP**

I have been instructed by my client, R & C Homes Ltd, to submit a planning application for the erection of up to 12 dwellings and construction of a vehicular access on land off Ellesmere Lane, Penley.

In this regard, in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, I enclose a notice that details the opportunity you now have to comment on the development proposal prior to the submission of the planning application to the Local Planning Authority.

I look forward to receiving any comments you may wish to make on the application prior to the deadline stated on the enclosed notice.

If you have any queries please let me know and I will be happy to provide any additional information.

Yours sincerely

Mike Lloyd
 Planning Consultant

Berrys
 Chartered Surveyors & Valuers • Property & Business Consultants • Chartered Town Planners
 Willow House East, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6LG
 t: 01743 290646 m: 07469 857140 e: mike.lloyd@berrys.uk.com
 Please visit our website: www.berrys.uk.com

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APPENDIX G: EMAILS SENT TO SPECIALIST CONSULTEES

Mike Lloyd

From: Mike Lloyd
Sent: 20 October 2016 11:16
To: 'highwaysplanning@wrexham.gov.uk'
Subject: Proposed Erection of up to 12 dwellings and construction of a vehicular access On land off Ellesmere Lane, Penley, Wrexham LL13 0LP
Attachments: Specialist Consultee Notice.pdf

Dear Sir / Madam

**Proposed Erection of up to 12 dwellings and construction of a vehicular access
On land off Ellesmere Lane, Penley, Wrexham LL13 0LP**

I have been instructed by my client, R & C Homes Ltd, to submit a planning application for the erection of up to 12 dwellings and construction of a vehicular access on land off Ellesmere Lane, Penley.

In this regard, in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, I enclose a notice that details the opportunity the Local Highway Authority now has to comment on the development proposal prior to the submission of the planning application to the Local Planning Authority.

I look forward to receiving any comments the Local Highway Authority may wish to make on the application prior to the deadline stated on the enclosed notice.

If you have any queries please let me know and I will be happy to provide any additional information.

Yours sincerely

Mike Lloyd
Planning Consultant

Berrys

Chartered Surveyors & Valuers • Property & Business Consultants • Chartered Town Planners
 Willow House East, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6LG
 t: 01743 290646 m: 07469 857140 e: mike.lloyd@berrys.uk.com
 Please visit our website: www.berrys.uk.com

Follow Berrys:  



Mike Lloyd

From: Mike Lloyd
Sent: 20 October 2016 11:28
To: 'developer.services@dwrcymru.com'
Subject: Proposed Erection of up to 12 dwellings On land off Ellesmere Lane, Penley, Wrexham LL13 0LP
Attachments: Specialist Consultee Notice.pdf

Dear Sir / Madam

**Proposed Erection of up to 12 dwellings and construction of a vehicular access
 On land off Ellesmere Lane, Penley, Wrexham LL13 0LP**

I have been instructed by my client, R & C Homes Ltd, to submit a planning application for the erection of up to 12 dwellings and construction of a vehicular access on land off Ellesmere Lane, Penley.

In this regard, in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, I enclose a notice that details the opportunity Dwr Cymru now has to comment on the development proposal prior to the submission of the planning application to the Local Planning Authority.

I look forward to receiving any comments Dwr Cymru may wish to make on the application prior to the deadline stated on the enclosed notice.

If you have any queries please let me know and I will be happy to provide any additional information.

Yours sincerely

Mike Lloyd
 Planning Consultant

Berrys

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 Willow House East, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6LG
 t: 01743 290646 m: 07469 857140 e: mike.lloyd@berrys.uk.com
 Please visit our website: www.berrys.uk.com

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Mike Lloyd

From: Mike Lloyd
Sent: 20 October 2016 11:31
To: 'developer.services@deevalleywater.co.uk';
 'developer.services@deevalleygroup.com'
Subject: Proposed Erection of up to 12 dwellings On land off Ellesmere Lane, Penley, Wrexham LL13 0LP
Attachments: Specialist Consultee Notice.pdf

Dear Sir / Madam

**Proposed Erection of up to 12 dwellings and construction of a vehicular access
 On land off Ellesmere Lane, Penley, Wrexham LL13 0LP**

I have been instructed by my client, R & C Homes Ltd, to submit a planning application for the erection of up to 12 dwellings and construction of a vehicular access on land off Ellesmere Lane, Penley.

In this regard, in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, I enclose a notice that details the opportunity Dee Valley Water now has to comment on the development proposal prior to the submission of the planning application to the Local Planning Authority.

I look forward to receiving any comments Dee Valley Water may wish to make on the application prior to the deadline stated on the enclosed notice.

If you have any queries please let me know and I will be happy to provide any additional information.

Yours sincerely

Mike Lloyd
 Planning Consultant

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 Willow House East, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6LG
 t: 01743 290646 m: 07469 857140 e: mike.lloyd@berrys.uk.com
 Please visit our website: www.berrys.uk.com

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APPENDIX H: NOTICE SENT TO SPECIALIST CONSULTEES

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

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

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

Proposed development at: ... Land off Ellesmere Lane, Penley, Wrexham LL13 0LP

I give notice that: R & C Homes Ltd

is intending to apply for planning permission to:

..... Erect up to 12 dwellings and construct a vehicular access.....

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at: www.berrys.uk.com/ellesmerelane-penley.....

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to:

mike.lloyd@berrys.uk.com

by: 18th November 2016.

Signed:*MLloyd*.....

Date: 20th October 2016.....

APPENDIX I : CONSULTATION RESPONSES RECEIVED

Community Council Response:

Mike Lloyd

From: Maelor South Community Council <maelorsouth@gmail.com>
Sent: 10 November 2016 19:13
To: Mike Lloyd
Subject: Re: Big Green Farm, Penley

My apologies. I think the Council viewed this as one development with an altered number of properties. 25 houses will certainly pose problems for the local primary school, which is already at capacity. Also a greater number of children living in the village will make it more crucial to have some facilities for their use. Therefore I think the same proviso should be attached to this phase of the planned development - £40,000 to increase capacity at the school plus £10,000 to help to develop play areas. The Community Council would then not oppose this planned development.

Yours sincerely,
 Lynda Houston

Lynda Houston - Clerk
 Maelor South Community Council
 Orchard View, Pantre Coed, Ellesmere SY12 9EA
 Tel: 01691 690667
 Email: maelorsouth@gmail.com

County Councillor Response:

Mike Lloyd

From: Lloyd Kenyon <Lloyd.Kenyon@wrexham.gov.uk>
Sent: 20 October 2016 15:32
To: Mike Lloyd
Cc: 'Maelor South Community Council'
Subject: RE: Proposed Erection of up to 12 dwellings on land off Ellesmere Lane, Penley, Wrexham LL13 0LP

Dear Mr Lloyd

Thank you for the notification, I do not propose to comment on the proposed development at this stage

Cllr. Lloyd Kenyon

Local Highway Authority Response:

Pennaeth yr Amgylchedd a Chynllunio/Head of Environment and Planning
Lawrence Isted

De Ffordd yr Abaty, Ystad Ddiwydiannol Wrexham, Wrexham LL13 9PW
Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW
Ffôn/Tel: 01978 298989 BT Text Phone: 01978 292067
www.wrexham.gov.uk www.wrexham.gov.uk



Berrys Chartered Surveyors
Willow House East
Shrewsbury Business Park
Shrewsbury

Eich Cyf/Your Ref
Ein Cyf/Our Ref
Dyddiad/Date
Gofynner am/Ask for
Rhif Union/Direct Dial
E-bost/E-mail

EP/PP/DC/Pre/2016/026
25th October 2016
Mr P Palmer
01978 297153
phil.palmer@wrexham.gov.uk

FAO: Mike Lloyd

Dear Sir

Land off Ellesmere Lane, Penley, Wrexham.
Proposed residential development (up to 12 no. dwellings)

I refer to your consultation / enquiry dated 20/10/2016 including layout plan (Drg. No. SA22725/025) in respect of the above.

The proposed development site is located on Ellesmere Lane which is a rural, classified road subject to a 30mph speed limit.

Access

Any proposed / existing accesses in this location would normally be required to provide a visibility splay of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Any proposed / existing accesses in this location would also normally be required to provide forward visibility providing a stopping sight distance of 56m for vehicles approaching the proposed accesses from the north east and forward visibility for cars waiting to turn right into the site to vehicles approaching from the south west.

The submitted layout plan does not demonstrate how adequate lateral and forward visibility splays are to be provided from the proposed access. I would recommend that the applicant indicates the full extent of the required splays from the proposed access on a revised layout plan.

In order to provide adequate visibility from the main access in the north easterly direction would require a sightline across a large section of proposed garden area. I would recommend that any land within this splay behind the proposed 2.0m wide footway is dedicated as highway verge in order to protect the required visibility splay. A licence under Section 142 of The Highways Act may be sought by the occupiers of the dwellings fronting the verge to maintain the verge and plant appropriate low level shrubs / plants if required.

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

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

Footways

I would recommend the construction of a 2.0m wide footway along the entire site frontage along Ellesmere Lane. Suitable dropped kerb crossing points including tactile paving shall be provided as necessary.

All internal footways shall be a minimum width of 2.0m.

Street Lighting

A scheme of street lighting will need to be submitted for the internal estate road.

I would recommend that a scheme to upgrade the existing street lighting along this section of Ellesmere Lane is included as part of any consent.

Layout

I would like to make the following observations:-

- Any proposed estate road serving up to 24 no. dwellings shall be a minimum width of 4.8m
- Given the proposed horizontal alignment of the estate road, I would recommend the submission of swept path analysis details to determine whether any localised road widening is required to accommodate the movements of an 11.2m refuse vehicle.
- The proposed turning head does not meet current adoptable standards (see attached detail).
- There is no footway (2.0m wide) or service strip around the perimeter of the turning head or footway fronting the parking bays provided for plot nos. 1 – 6.
- Given the relatively remote location of the site, I would recommend maximum parking provision for each dwelling in accordance with LPGN16.
- Parking & private driveways for each dwelling shall comply with WCBC standards (see attached detail).

The proposed scheme should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980.

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works.

The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out

Construction Traffic Management Plan (including details of contractor parking)

In order to construct the proposed scheme, the applicant will need to submit a Construction Traffic Management Plan including details of contractor parking for further approval. This could be included as a planning condition.

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

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'C. Smith', is positioned above the typed name 'Service Manager Environment'.

Service Manager Environment

Dwr Cymru Response:



Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

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

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

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

Mr Mike Lloyd
Berrys
Willow House East Shrewsbury Business Park
Shrewsbury
Shropshire
SY2 6LG



Date: 21/10/2016
Our Ref: PPA0001669

Dear Mr Lloyd

Grid Ref: 341648 339474
Site Address: Land off Ellesmere Lane Penley
Development: Land off Ellesmere Lane

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 20th October 2016, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

SEWERAGE

The foul flows only from the proposed development can be accommodated within the public sewerage system. We advise that the flows should be communicated with to the foul sewer between manholes SJ41396501 and SJ41396601.

Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account.

However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.



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

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

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

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

ADVISORY

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

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

SEWAGE TREATMENT

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



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

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

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



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