

Report on pre-application consultation.

In relation to: Proposed residential development on site of
App-Chem Ltd, Hugmore Lane, Llan y Pwll, Wrexham .

the
Planning
C o n s u l t a n c y

1. INTRODUCTION.

- 1.1. It is now a requirement that all major applications for residential development are subject to pre-application consultation and that the application, when submitted, is supported by a report summarising the responses to the consultation exercise, together with any responses to points that may have been made.
- 1.2. This report provides the required details and responses in relation to the proposed development on land at Hugmore Lane, Llan y Pwll, Wrexham.

2. CONSULTATION.

- 2.1. A copy of the complete draft planning application was loaded onto the Applicant's website, and remains available <http://lvinfo.co.uk/downloads/hugmore.zip>.
- 2.2. A schedule of those notified of the application is attached at Appendix One to this report together with copies of the notices:
 - 2.2.1. Three owners or occupiers of land adjoining the application site received hand delivered notices informing them of the consultation exercise and where they might view the proposals. In addition, notification of the application was given to the builders working on the conversion of the adjoining barn who indicated that they would pass on the notification to the owner; the owner of Holt Lodge Farm also indicated that he would inform them.
 - 2.2.2. Notice of the application was also posted outside the application site.
- 2.3. The Holt Community Council were notified of the application, as was the local Councillor, M Morris.
- 2.4. Specialist consultees were also consulted, these being Wrexham Highways Department and Dwr Cymru Welsh Water.
- 2.5. The consultation period ran between 19th October 2016 and 17th November 2016, meeting the requirement for a consultation period of a minimum of 28 days.
- 2.6. The Applicant's have, therefore, complied with the statutory requirements for pre-application consultation.

3. RESIDENTS RESPONSES.

- 3.1. One response was received from an adjacent resident. The concern expressed related to proposals for openings on the northern elevation of the proposed barn conversion which, it was pointed out, infringed a restrictive covenant. The plans have been amended to address these concerns.

4. COMMUNITY COUNCIL RESPONSE.

- 4.1. No response was received from the Holt Community Council.

5. LOCAL COUNCILLOR.

- 5.1. No response was received from the Councillor.

6. STATUTORY CONSULTEES.

- 6.1. Copies of the responses from the statutory consultees are each included within Appendix Two.

6.1.1. Welsh Water raised no objection, noting that foul flows from the development could be accommodated in the public sewerage system.

6.1.2. The Highway Authority made a number of comments:

6.1.2.1. It was noted that the required visibility spays could be achieved, but it was recommended that vegetation at the junction with Francis Lane be removed, the plans now show this to be removed.

6.1.2.2. The turning head within the site was considered inadequate to cater for refuse vehicles, this has been amended in accordance with the provided example.

6.1.2.3. It was recommended that 2.0 metre wide internal footways should be provided, once again the amendment has been made.

6.1.2.4. Finally, the sustainability of the location was queried, this is addressed in the Planning Statement accompanying the application.

7. CONCLUSIONS.

- 7.1. The pre-application consultation exercise has been undertaken in accordance with the guidelines and, therefore, neighbours and consultees have been informed of the proposals

and given an opportunity to comment.

7.2. In response to the responses received, a number of minor amendments have been made to the proposals.

7.3. No major issues have been identified and it is concluded, therefore, that it is now appropriate for the application to be submitted for determination by the Council.

Appendix One – List of those notified of the intended application.

a) Residents and adjacent landowners:

Holt Lodge Farm
Spring Villa
Ty Porth
Barn adj App Chem Ltd (via builders on site)

Notification hand delivered to each of these properties on 19.10.16.

b) Holt Community Council.

c) Cllr M Morris

d) Wrexham Highways Department.

e) Dwr Cymru/Welsh Water

'b' to 'e' were all notified by first class post on 19.10.16.

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: Site of App-Chem, Hugmore Lane, Llan y Pwll, Wrexham.

I give notice that: App-Chem Ltd

Is intending to apply for planning permission and listed building consent for: Proposed residential redevelopment comprising conversion of existing brick built barns into four dwellings, the demolition of more recent buildings and development of twelve new build dwellings.

You may inspect copies of:

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

online at: <http://linfo.co.uk/downloads/hugmore.zip> and computer facilities are available to view this information online at Wrexham Library, Rhosddu Road, Wrexham LL11 1AU between the hours of 9.30 am to 6.00 pm, Monday to Friday and 9.30 pm to 4.00 pm on Saturdays.

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at: mcgilbert@btconnect.com or The Planning Consultancy, Bridge Farm, Sarn, Malpas, Cheshire. SY14 7LN.

by: 17th November 2016.

Signed:

Date: 19th October 2016.

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 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: Site of App-Chem, Hugmore Lane, Llan y Pwll, Wrexham.

I give notice that: App-Chem Ltd

Are intending to apply for planning permission and listed building consent for: Proposed residential redevelopment comprising conversion of existing brick built barns into four dwellings, the demolition of more recent buildings and development of twelve new build dwellings.

A copy of the proposed application, plans; and other supporting documents can be viewed online at:
<http://lvinfo.co.uk/downloads/hugmore.zip>

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 The Planning Consultancy at: mcgilbert@btconnect.com by 17th November 2016.

Signed:

Date: 19th October 2016.

Appendix Two – Consultation responses from statutory consultees.



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
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

Mr M.C Gilbert
The Planning Consultancy
Bridge Farm Sarn
Nr Malpas
Cheshire
SY14 7LN

Date: 28/10/2016
Our Ref: PPA0001679

Dear Mr Gilbert

Grid Ref: 337993 351200

Site Address: Site at App-Chem Llan Y Pwll

Development: 2D - App-Chem

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, 10th August 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

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.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

I note that it is the intention of the applicant to discharge surface water run-off to a local watercourse, in this instance Welsh Water would not wish to make any further comments in relation to this aspect of the proposed drainage. Should this position change, Welsh Water reserves its right to make further comments.

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 10 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.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

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.

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



The Planning Consultancy
Bridge Farm
Sarn, Nr Malpas
Cheshire
SY14 7LN

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/2016/025
25th October 2016
Mr P Palmer
01978 297153
phil.palmer@wrexham.gov.uk

FAO: Matt Gilbert

Dear Sir

**Land at App-Chem Ltd, Hugmore Lane, Wrexham.
Proposed residential development (16 no. dwellings)**

I refer to your consultation / enquiry received on 20/10/2016 and revised layout plan (Drg. No. PRS01) received on 24/10/2016 in respect of the above.

The development site is located on Hugmore Lane which is a rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph for vehicles approaching from the south and 40mph for vehicles approaching from the north given the geometry of the road.

Any proposed / existing accesses along this section would normally require visibility splays of 2.4 x 120m to the north and 2.4 x 43m to the south measured to the nearside edge of the adjoining highway. It would appear possible to construct an access along this section which could provide the required visibility splays.

I would recommend that any existing vegetation / hedgerow on the corner of Hugmore Lane / Francis Lane is removed to provide a visibility splay at the Francis Lane junction of 2.4 x 43m measured to the nearside edge of the adjoining highway in the northerly direction.

The proposed turning head would need to accommodate the turning movements of an 11.2m long refuse vehicle. The turning head indicated on the submitted layout plan does not comply with WCBC adoptable standards.

I would recommend that the internal footways are widened to 2.0m. I would recommend the construction of a 2.0m wide footway along the entire site frontage (both sides of access) in the interests of pedestrian safety and to protect visibility from the proposed access. Appropriate dropped kerb / tactile crossing points will be required across the proposed access.

A suitable scheme of surface water drainage will be required to drain any adoptable areas of the proposed estate road / footways.

A suitable scheme of street lighting will be required for the internal estate road and along the site frontage on Hugmore Lane.

*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.*

In terms of parking provision, I would recommend that each dwelling is provided with adequate provision in accordance with maximum LPGN 16 standards given the relatively remote location of the site. Please find attached WCBC Parking / Private driveway dimensional requirements.

However, Hugmore Lane is in a rural location with no footway provision, no street lighting and very few public services / amenities ie/ shops, schools, surgeries etc. available in this area. The site may therefore be considered to be in an unsustainable location for a development of this size / nature. The proposed development site would therefore not appear to meet the requirements of the settlement policies (3.4) detailed in TAN 18.

In conclusion, although there is scope to provide a suitable access off Hugmore Lane to serve such a development, the site may be considered to be in an unsustainable location given the lack of public amenities.

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,

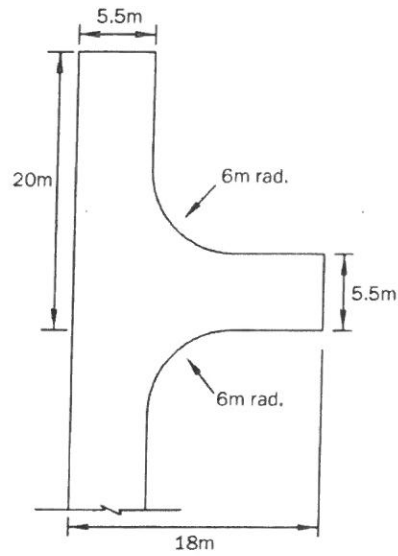


Service Manager Environment

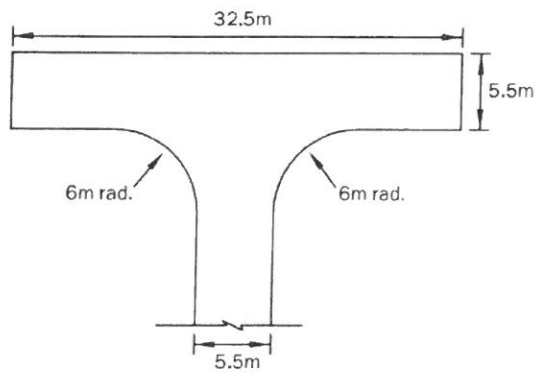
Turning Areas

5.5m Wide Carriageway

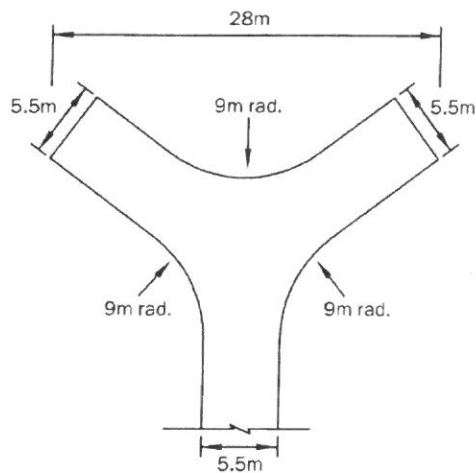
1



2



3



Note:

Turning areas are based on an 11.18m long, 2.55m wide refuse vehicle.

Scale 1:500

PARKING AND DRIVEWAY ARRANGEMENTS

NOT TO SCALE

3 spaces alongside house and garage

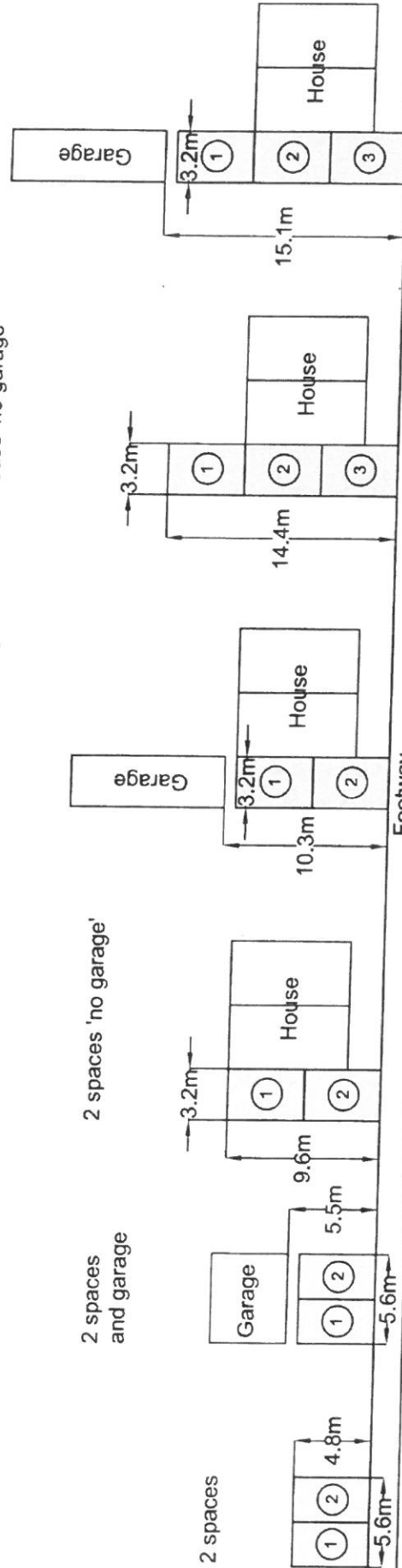
3 spaces alongside house 'no garage'

2 spaces alongside house with garage

2 spaces 'no garage'

2 spaces and garage

2 spaces



Footway

Ø of carriageway

Footway