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Our Ref: GDE/C3429/Rhosrobin
Date: 31 July 2014

FAO Matthew Phillips
Planning Services
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Dear Matthew

RE: LAND OFF NEW ROAD, RHOSROBIN, WREXHAM

REQUEST FOR A SCOPING OPINION UNDER REGULATION 10

Further to receipt of the Screening Opinion, confirming that the proposed development will need to be subject to an Environmental Impact Assessment, I am writing to seek a formal "scoping opinion" in accordance with Regulation 10(1), to confirm the level of information to be contained within any Environmental Statement (ES).

Background

Instructed by Liberty Properties Ltd, we are looking to prepare and submit a planning application for residential development on land off New Road, Rhosrobin, Wrexham.

The total landholding extends to circa 16 hectares (40 acres). A location plan is attached to this Scoping Request for clarification purposes.

The land is in private ownership (3 No. separate parties), who have entered into a promotional agreement with a developer, Liberty Properties Ltd. (the applicant). The applicant would be seeking outline approval for residential development across the total site area.

As you are aware, initial pre-application discussions have taken place in respect of an element of the total landholding, through which it has become apparent that the Council's preference would be to see a comprehensive proposal incorporating the full extent of the land to the south of Pandy (to the west of the A483). Agreement from all landowners has now been secured and the total 16 hectares will be the subject of a planning application.

Proposed Development

The proposed development comprises an outline planning application for up to 500 residential units. Access to the site will be via two points, one on New Road and one on Plas Acton Road. Both points of access will require new mini-roundabouts, the specification of which will be to highways authority approval.

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Architects
Masterplanning Consultants
Specialist Conservation Architects
Project Managers
Interior Designers
Landscape Architects

Building Surveyors
Party Wall Surveyors
DDA Consultants
Heritage & Conservation Surveyors

Town Planning Consultants
Development Consultants
Neighbourhood Planning Consultants
Environmental Impact Assessors
Retail Impact Consultants

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N Aaron *ACIAT*

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JD Cockrell *Dip Arch RIBA*
DH Bennett *ARIBA*
PM Whiteside *Dip Arch ARIBA*

Practice Manager
D Parkinson

A masterplan for the site is currently being prepared, however this is not available for inspection at this stage.

It is envisaged that the site would incorporate extensive areas of retained planting and supplementary landscaping, inclusive of public open space. Protection of the archaeological feature, Wat's Dyke, will be a key consideration in the residential masterplan, together with the relationship with the A483 and associated acoustic considerations.

The site is currently designated Green Barrier however we consider what is effectively poor quality grazing land, in the majority, that is effectively 'land-locked' by residential development to all four boundaries, does not go to serve the justification for such a designation and is better considered as a sustainable urban extension that will serve to assisting the Council in meeting the objectives of their future housing strategy and associated 5-year land supply.

Environmental Statement (ES)

In advance of the formal scope for the EIA being established, we have assumed that the main headings, as set out in the Regulations, will be required to be covered in any formal submission.

Schedule 4 of the Town & Country Planning (EIA) (England and Wales) Regulations 1999 (as amended), sets out the information to be included in an ES. The Directive and Regulations requires that an ES should include at least the following information:

- description of the development, comprising information about the site and the design and size of the project;
- outline of the main alternatives considered and an indication of the main reasons for the chosen scheme;
- data necessary to identify and assess the main effects which the project is likely to have on the environment;
- description of the likely significant effects of the project on the environment;
- description of the measures envisaged in order to avoid, reduce or remedy any significant adverse effects;
- indication of any difficulties encountered in compiling the required information; and
- Non-Technical Summary of the above information.

The Regulations state that a description of the likely significant effects of the development on the environment must include 'direct, indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative' effects of the proposed development.

The assessment described in the ES will relate to the design of the scheme as it stands upon submission. The ES would be published in three volumes:

1. Volume 1: Non-Technical Summary
2. Volume 2: Environmental Statement to Main Report
3. Volume 3: Figures and Appendices to Main Report

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A summary of the ES would be provided in Volume 1, the Non-Technical Summary. Using non-technical language, this will provide a summary of the proposed development, the main likely environmental effects, the proposed mitigation measures and the predicted residual effects of the proposed development.

Volume 2 would contain preliminary chapters and technical chapters for all issues addressed in the EIA. Based upon pre-application advice received to date and our experience of such major residential development schemes, the following displays our expectations on the structure of this volume:

Chapter 1 Introduction
Chapter 2 The EIA Process
Chapter 3 Planning Policy Context and Need for Development
Chapter 4 Site Context
Chapter 5 Project Description
Chapter 6 Archaeology / Heritage
Chapter 7 Landscape & Visual
Chapter 8 Flood Risk
Chapter 9 Ground Conditions
Chapter 10 Ecology/Biodiversity
Chapter 11 Transport
Chapter 12 Noise
Chapter 13 Arboriculture
Chapter 14 Mineral Resource
Chapter 15 Agricultural Land Quality
Chapter 16 Socio Economic & Community Assessment
Chapter 17 Conclusion and Summary

I trust the above level of initial information is sufficient in accordance with Regulation 10(2) for you to provide a detailed "scoping opinion" and I would be grateful if the above could be undertaken as soon as is practically possible in order that I may progress the required studies.

Should you require any further information, please do not hesitate to contact me directly to discuss the matter further.

Yours sincerely

Guy D. Evans MSc BSc (Hons) MRTPI
Associate

for and on behalf of
CASSIDY + ASHTON GROUP LTD.