Ellie Jones

From: Dylan Williams (BCUHB - Planning) <Dylan.Williams3@wales.nhs.uk>
Sent: 12 August 2025 10:33
To: Philip Mullineux; Matthew Phillips
Subject: Subject: Planning Consultation Response – P/2025/0427

Dear both

Thank you for the opportunity to comment on the above planning application for up to 900 dwellings at Erlas Park, Cefn Road, Wrexham.

Betsi Cadwaladr University Health Board recognises the scale of this proposed development and the potential implications for health service provision across primary, community and secondary care. We are currently undertaking internal discussions to assess the cumulative impact of housing growth in the Wrexham area, including this application and other strategic sites.

At this stage, we are not in a position to submit a detailed response. However, we wish to formally note the following:

- The incremental growth of Wrexham presents a material risk to service capacity and infrastructure, particularly in areas already under pressure.
- We are reviewing available data and modelling tools to better understand the quantum of impact and identify appropriate mitigation strategies.
- We welcome ongoing dialogue with WCBC and developers to ensure health service needs are considered and appropriately supported, including through planning conditions or supplementary agreements.

A more comprehensive response may follow once further internal engagement has taken place. In the meantime, we appreciate your understanding and continued collaboration.

In the meantime, would it be possible to schedule a call between us three, just so that I keep in touch with you over the coming days?

Kind regards,

Dylan

Assistant Director of Planning

Dylan P Williams
Cyfarwyddwr Cynorthwyol – Cynnllunio Corfforaethol Iechyd (Dros Dro)
Assistant Director – Corporate Health Planning (Interim)
01745 448788 ext 2568
WHTN: 1815 2568

_____ Cymraeg Rhybudd Ebost (2020) - Bwrdd Iechyd Prifysgol Betsi Cadwaladr Fe'ch cynghorir i ddarllen rhybydd ebost Bwrdd Iechyd Prifysgol Betsi Cadwaladr. Gellir dod o hyd iddo yn y lleoliad canlynol https://bcuhb.nhs.wales/use-of-site/privacy-policy/ English Betsi Cadwaladr University Health Board - Email Notice (2020) You are advised to read the Betsi Cadwaladr University Health Board e-mail notice which can be found at this location https://bcuhb.nhs.wales/use-of-site/privacy-policy/ Betsi

Cadwaladr University Health Board is the operational name of Betsi Cadwaladr University Local Health Board