

From: Andy Cowan [REDACTED]
Sent: 23 September 2025 10:34
To: Philip Mullineux [REDACTED]
Cc: Harry Bolton [REDACTED] Sophie Cragg
[REDACTED]
Subject: RE: Meeting 18/08/2025 - Net World Sports (response on Utopia City - P/2023/0497) (email 1/2) [CJO-IMANAGECLOUD.FID1013120]

Hi Philip,

Hope you're well?

Since the meeting below, we've been reflecting with the Applicant on how to address comments raised by WCBC Ecology and NRW on the above application.

We've produced the following documents which address comments made in NRW's comment from September 2024 (dated November 2023 in error).

- NRW Response Letter produced by Carter Jonas
- Corridor Widening Technical Response Note produced by Carter Jonas
- Updated Habitat Management Plan produced by TEP
- Updated Template Method Statement to be used within a Great Crested Newt Development Licence Application (follow-up email)
- Associated drawings with the above (follow-up email)

Taken together, this information provides a full response to NRW's comments and we hope addresses their comments about the proposal's 'on-site' offer. On the corridor widths point, we've asked the masterplanner (SGP) to look into the implications from meeting the width suggested by Emma Broad (which don't appear to have any scientific / policy / guidance grounding). There is a significant impact on the viability and deliverability of the masterplan and, when weighing in the planning balance, it cannot be seen as appropriate to require this.

Just to pick up on a couple of points below:

- **St Asaph's Business Park** – this is not an appropriate comparable to Utopia City which is located at the edge of the Wrexham Industrial Estate - the second biggest Industrial Estate in the UK – rather than an isolated countryside location.

- **Landscape and Visual Impact** – a comprehensive LVIA was produced by Nicholsons and included within Volume III of the Environmental Statement. This benefitted from agreement with the Council on the assessed viewpoints and receipt of an EIA Scoping Opinion. This has identified a large number of Sensitive Receptors (Paragraph 3.35) where impacts from the Proposed Development have been considered. Section 7 of the LVIA includes embedded mitigation measures which references the 'as submitted' landscaping scheme and notes that a similar approach will be promoted for 'outline planning' areas. Noting this, there are no residual significant effects after 15-years (a standard timescale for considering effects on strategic sites). Fundamentally, there are no issues from LVIA for this scheme and isn't matter which has been raised to date. I don't think the de-adoption of the LDP is a factor here – the mitigation majors on elements within the Proposed Development. Finally, relevant committed developments were considered. For HQ Extension, any cumulative impact between Utopia City and those proposals (should / when they come forward) will be considered in an LVIA submitted with that application.

- **Policy R6 WCBC Response** – from your email dated 04.09.2025, we don't think it's appropriate to defer responding to this on the basis of the LDP. The Council should withdraw the comment and confirm there's no longer an issue or, alternatively, review our information before providing a response on the basis that the LDP is a material consideration for decision-making. We know from reviewing planning committee that WCBC has had legal advice confirming that LDP is a material consideration.

I'd be grateful if you could confirm receipt and re-consult with NRW, alongside providing a response above to the above.

Any questions please let me know.

Many thanks,

Andy