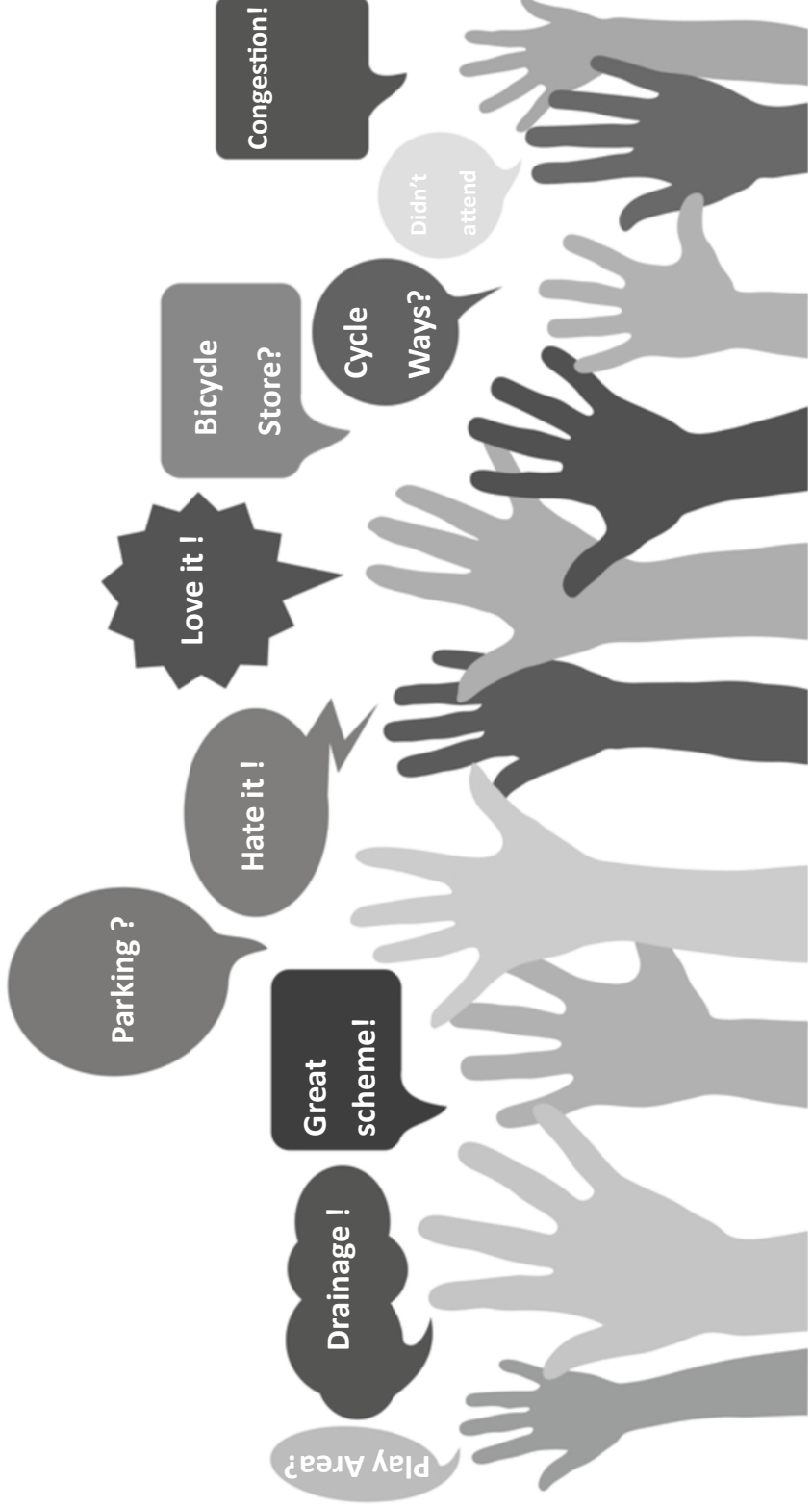






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1.0 Introduction

JDA are fully committed to engaging with all stakeholders when undertaking development proposals and planning applications.

Planning Policy Wales highlights the benefits of Pre-application engagement:

“...involve and collaborate with others to ensure issues are understood and prevented at the earliest opportunity through effective engagement with those affected by or having an interest in the development concerned.”

“Design is an inclusive process, which can raise public aspirations, reinforce civic pride and create a sense of place and help shape its future. For those proposing new development, early engagement can help to secure public acceptance of new development”

By engaging with both the Local Authority and the local community prior to this application we feel that the Client and Design Team have a better understanding of the needs and opinions of the wider stakeholders and take into consideration any feedback received.

This document has been produced to illustrate this process and outline the levels of consultation undertaken by both Wrexham County Borough Council and JDA, and how this process has contributed to the final proposals.



2.0 Background

The application site comprises of 0.46ha. to land off Pont Wen, which formerly housed the Nant Silyn Residential Care Home, before its demolition in 2018.

The site sits at the bottom of the Pont Wen estate and adjacent to the River Gwenfro. Pont Wen is a residential cul-de-sac with a mixture of family houses and bungalows for the elderly.



3.0 The Proposal

The full planning application is for the erection of a 14 unit Social Housing scheme, made up of 8No. 1Bed apartments, 4No. 2Bed Houses, 1No. 2Bed bungalow and 1No. 1Bed bungalow, on the site of the former Nant Silyn Residential Care Home.

The units are larger than the minimum standards and Development Quality Requirements in the hope to encourage long term tenancies. The principles of Lifetime homes have also been applied.



Proposed Site plan



4.0 Consultation Guidance

Wrexham Country Borough Council requires the submission of a Pre-application Consultation Report (PAC Report) for all major planning applications.

The report encourages all forms of pre-application discussion, including consultation with the Planning Department and the Public.

“Early and phased engagement can build community buy-in and reduce objections during the determination period”

JDA wholeheartedly agree with this premise and the overarching guidance given by Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, which provides further guidance on consultation best practice.





5.0 Identifying the Statutory Consultees

- Owners and Occupiers

All properties in the local area received a newsletter with information about the proposed development at Nant Silyn and informing them of the consultation event to be held on Tuesday 17th July 2018.

The newsletter was also accompanied by a copy of the site notice.

- Community Consultees

Consultation Letters were sent to Caia Park Community Council and the Local Member.

- Specialist Consultees

Consultation Letters were sent to:

Wrexham County Borough Council Flood Risk Officer,
Wrexham County Borough Council Public protection,
Natural Resources Wales,
Welsh Water.

- Schedule 1C

The specialist consultees have been provided notice in writing of the proposed application. The letter contained the information set out in the notice in schedule 1C. The specialist consultees were provided with a link to the draft application documents.

6.0 Raising Awareness of the Statutory Consultation

- Site Notice - Schedule 1B

The Site Notices, created containing information from Schedule 1B, were displayed in accordance with the statutory requirements, on site for in excess of 30 days. English and Welsh versions were produced, and displayed on the site in a location easily visible to members of the public. The site notice did not require replacing during the 30 days.



8.0 Consultation Materials

- Application Documents / Viewing Consultation Materials

All consultation materials and draft application documents were available to view both online and in a community building for at least 28 days before the application was submitted.

The information has been live on Wrexham County Borough Council's 'Your Voice' consultation/information portal since the 15th June 2018.

Paper copies of the plans have been available at Caia Estate Office, 7 Churchill Drive, Wrexham, LL13 9HN since June 2018, for public access, between the hours of 9am-4pm.

9.0 Making Representations

- Contact details

Contact details were provided on the relevant notices, with both email and postal addresses being provided for persons wishing to comment on the proposed development.

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Page 7



10.0 Pre-application Consultation

JDA attended a pre-application meeting with Sharon Holman on the 28th November 2018 to discuss the proposals to Nant Silyn.

The positive discussion centred on the principle of development, to ascertain initial opinion and agree on information requirements for the application.

The proposals presented looked to generate 14 units and associated landscaping and highways works.

Various issues were discussed including:

- Trees

An arboricultural impact assessment was requested and additional 'off-site' planting, to mitigate the loss of any removed trees, is to be confirmed by the council.

- Ecology

A mitigation plan was requested for the badgers on the site. An invasive species method statement was also requested due to the presence of Japanese knotweed.

- Highways

The highways officer noted requirements for individual parking spaces and the required turning area behind driveways. Additional visitor parking was also suggested.

- Flooding

It was noted that the current Development Advice Map, clearly identifies the site as falling outside of Zone C2. With a very small area to the west of the site falling within Zone B, suggesting that the site is outside of the 1 in 1000year (0.1% annual exceedance probability) floodplain. As such there was no presumption against any form of development on the site.



Initial Pre Application Proposed Site Layout



Proposed Site Plan



11.0 Public Consultation Event

A Consultation event was held on Tuesday 17th July 2018 to exhibit the proposals to local residents, councillors and any other interested parties.

The surrounding properties received a newsletter with information about Nant Silyn and the proposed development, informing them of the consultation event.

The event took place between 2:30pm and 6:30pm to allow attendance from both working and non-working members of the community.

The stakeholders were taken through the proposals using large format graphics and potential sample materials.

The event was attended by 7 people, with attendees being from Pont Wen, Queensway Terrace and one undisclosed attendee.



12.0 Response to Consultation Exercise

During the event the following feedback was received:

- Residents who attended stated that they did not want to see the footpath between Nant Silyn and Queensway Terrace re-opening, due to anti social behaviour issues.
- It was requested that the fence between the boundary of the current Nant Silyn site and 8 Queensway Terrace was to go as close to edge of riverbank as possible.
- It was queried whether the site could potentially be accessed via Queensway over a new bridge.
- The mix of properties was questioned in relation to the Over 50's allocation (i.e. are 2 bed houses needed for over 50's)
- Attendees also noted that badgers are currently present on the site.

Additionally to comments about the site itself, the following points were raised regarding the surrounding Pont Wen area:

- Additional car parking required in the surrounding area
- It was noted that road surface conditions are very poor in Pont Wen and queried whether the new scheme would include for resurfacing works
- Cars regularly drive on grassed area between 18 and 19 Pont Wen to access rear of properties
- A number of anti-social behaviour issues cited within Pont Wen/ Queensway Terrace.

The revised site plan has looked to include comments from the consultation event, with additional visitor parking being provided and the footpath between Nant Silyn and Queensway Terrace remaining closed.

No additional written responses were received from Owners/Occupiers during the 28 day consultation period.



13.0 Responses from Specialist Consultees

(See Appendix)

- **Natural Resources Wales** - As requested by NRW a FCA has been produced and the foul drainage will be connected to the existing mains sewer.
- **WCBC Flood Risk Officer** - Whilst the site is outside of the 1 in 1000 year (0.1% annual exceedance probability) floodplain, there is a medium (1 in 100 year) to low (1 in 1000 year) risk associated with surface water flooding to portions of the site. The proposed layout and drainage scheme has looked to address these concerns.
Due to the sites proximity to the Gwentro the use of flood resistant and resilient construction has been incorporated to minimise the impact of any future flood to the development (i.e. raised floor levels, appropriately positioned services etc.).
- **WCBC Ecology & Biodiversity Officer** - The ecology officer noted that there are no known ecological constraints on the site.

Formal responses were not received from Caia Park Community Council, the Local Member, WCBC Public Protection or Welsh Water.

14.0 Summary

This Pre-Application Consultation Report has been produced to outline the various methods of engagement during the pre-application process.

This has been completed in accordance with Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 : Guidance on Pre-application Consultation.

The Scheme has developed significantly since the concept scheme presented to WCBC planning department with improvements including:

- A revised housing mix and improved layout
- Additional visitor parking and improved highways layout
- Footpath between Nant Silyn and Queensway Terrace to remain closed
- Elevational amends to become more contextual, ridge height reduced

The applicant and design team has engaged with both the local authority and community and we believe this transparent and inclusive process has bettered the proposals included within the application.

We would hope this process and associated design revisions are supported by the Local Authority, Councillors and Community.



15.0 Appendix

Please refer to the following sheets.



SCHEDULE 1

Pre-application notices

SCHEDULE 1B

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 representation 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: Former Nairn Silyn Residential Home, Pont Wen, Wrexham, LL13 8SQ

I give notice that: Wrexham County Borough Council.

Is intending to apply for planning permission to: Wrexham County Borough Council.

You may inspect copies of:

- The proposed application
- The site plan and location plan
- Other supporting documents

Online at: www.wrexham.gov.uk/english/consultation

(or)

You may view this information at Caia Park Housing Estate Office, 7 Churchill Drive, Wrexham LL13 9HN between the hours of 9am-4pm

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at ceri.postle@wrexham.gov.uk or WCBC, Strategy & Development Team, Housing and Economy Department, Rubini Road, Wrexham, LL13 7TU

By: 20th July 2018

Signed:

Date:



SMITHFIELD WARD



USEFUL CONTACT NUMBERS, ADDRESSES AND EMAIL

- Caia Estate Office
7 Churchill Drive
Wrexham
LL13 9AH
01978 317040
caia@wrexham.gov.uk
- Councillor Adrienne Jorret
26 Backing Road
Hillgrove
Wrexham
LL12 7BA
07934 922269
adrienne.jorret@wrexham.gov.uk
- North Wales Police
101
- PC SO Nicholas Perry
07993 16627
- PC SO Robert Perry
07854 351864
- PC SO Jonathan Davies
07885 167503
- Street Scene
01978 286589

PONT WEN

YOUR COMMUNITY, YOUR STREET, YOUR HOME

This is a general information leaflet from the Caia Estate





NANT SILVYN, PONT WEN

Wrexham County Borough Council has started work on demolishing the former Nant Silvyn Residential Care Home to make way for the first new build Council housing in 30 years.

Draft plans for the site are for 15 new properties for local people. An open event will be held on Tuesday 17th July 2018, 2:30pm-5:30pm at Quersway Leisure Centre for local residents to view proposals and ask questions.

In the meantime if you have any queries, please contact: Caia Estate Office on 01978 317 040.

We Need Your Help to Improve Your Street and Community and Tackle the Problems and Issues We All Face.

FLY TIPPING IN PONT WEN

There has also been an unfortunate rise in instances of fly tipping in the area. Fly tipping is described as the illegal act of dumping waste. It can vary from a single bin bag to thousands of tonnes of waste. It can be dangerous, pollute land and waterways and costs the Council significant amounts of money to clear away. Fly tipping can carry a maximum fine of up to £50,000. If you witness any fly tipping or discover any rubbish as a result of fly tipping then please call Street Scene on: 286 589.

The tenancy agreement states:

Section C17: "You and the people you are responsible for must not leave rubbish anywhere. You should place household rubbish or recyclable waste at the collection point (which we will tell you about) on the day, or the day before if the collection takes place early in the morning. Only items that are collected by as part of normal collections should be placed out, and these should be in proper bags or containers."

PONT WEN DRUG PROBLEM

There have been concerns over a rising drug problem in the area and we need your help to stop it.

We ask that you report any drug related issues to the police by calling 101. If these drug issues relate in any way to a council tenancy, whether or not those involved are the actual tenants, they are responsible and could face their home. Please let the council know by calling 317040.

Any drug issues that relate to a council tenant can be seen as a breach of their tenancy agreement.

The tenancy agreement states:

Section C11: "You and the people you are responsible for must not commit or allow any immoral or illegal activity such as prostitution, possession of drugs, drug dealing, assault and so on."

GARDENS AND FENCING IN PONT WEN

Many people have been making enquiries about putting up fencing on the currently "open plan" gardens. While this is something we are looking into, we do not currently have funding to complete all the work, but would be looking at circumstances where there have been specific issues and concerns raised. Please note the gardens would then become the responsibility of the tenants and the council would no longer be able to maintain them.

PONT WEN ALLEYWAYS

Some people have been enquiring about the possibility of closing off the alleyway at the top of Pont Wen leading on to the old railway line by the play park. As it stands, this will not be possible as people still make use of the alleyway and the problems it is causing are not being reported. If we continue to receive complaints regarding this alleyway then we may revisit this decision to close it.

SKIP DAY

We had a successful Skip Day last year on Wednesday 11th October 2017. We are looking to do another Skip Day this year. As a provisional date we are looking at the 11th October 2018. However this may be subject to change. We will send out flyers closer to the date with additional information.

April 2019

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Cyngor Bwrdeistref Siroel Wrecsam/ Wrexham County Borough Council
Neuadd y Dref, Wrecsam, LL11 1AY
Gwllfoddi, Wrexham, LL11 1AY
DX: 721824 - Wrexham 4
www.wrexham.gov.uk www.wrexham.gov.uk
Cyfeirnod Testun/Text Ref: 15001

Notice to Local Councillor /
Town and Community Councils /
Specialist Consultees



Eidd Cyf/Your Ref NS/WCBC
Eim Cyf/Our ref NS/WCBC
Dyddiad/Date 13th June
2018
Gofynnwr am/Ask for Ceri
Postle
Rhif Cyswilt/Contact No
01978 315 527
E-bost/E-mail
ceri.postle@wrexham.gov.uk

Dear

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (WALES) (AMENDMENT) ORDER 2016.

PRE-APPLICATION CONSULTATION FOR THE FORMER SITE OF NANT SILYN
RESIDENTIAL HOME, PONT WEN, WREXHAM, LL13 8SQ
Grid Ref: E34361 N49877

As part of our pre application consultation process that applies to all planning
applications for "major" developments and applications for developments of national
significance I believe you may have comments that you may wish the Authority to
consider before a formal Planning Application is submitted for future approval. If you
believe the pre application consultation cannot be determined without details of this
matter you must let me know as a matter of extreme urgency so that I can provide
them to you.

The relevant documents prepared can be viewed on our website
<http://www.wrexham.gov.uk/english/consultation/index.htm>

The officer dealing with the consultation is Ceri Postle (telephone number 01978
315527), would be pleased to try and provide further information should you require it.
Please do not hesitate to get in touch.

Please can you ensure that any comments etc. you do wish to make are received in
writing/email/fax within 28 days of the date of this letter

Yours Faithfully,

Estate Re-modelling Project Manager

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.



Ein cyfl/Our ref: CAS-64867-B9S6
Eich cyf/Your ref:
E-bost/Email: northplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 4099

FAO Ceri Postle

Date: 20/07/2018

Dear Ceri,

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) (AMENDMENT) ORDER 2016 NOTICE PRE-APPLICATION CONSULTATION
DEVELOPMENT – NEW BUILD SOCIAL HOUSING COMPRISING: 8X 1BEDROOM, 2 PERSON APARTMENTS, 4X 2 BEDROOM, 4 PERSON HOUSES, 1X 3 BEDROOM FULLY ADAPTED BUNGALOW.
LOCATION – FORMER SITE OF NANT SILYN RESIDENTIAL HOME, PONT WEN, WREXHAM

Thank you for consulting Natural Resources Wales about the above proposed development. Please note we have been consulted twice on this scheme, once via the statutory pre application process, and once via our discretionary pre planning advice service. This constitutes our response to both consultations.

Please note that our comments are without prejudice to any comments we may wish to make when consulted on any subsequent planning application or permit (either at pre-application or application stage) for the proposed development. At that time, there may be new information available which we will need to take into account in making a formal response.

Based on the information submitted to us, we have significant concerns with the proposed development. On this basis, we would recommend to the local authority that they should only grant planning permission if the scheme can meet the following requirement and the conditions listed below are attached to the planning permission. Otherwise, we would object to this planning application.

Requirement: An FCA should be prepared which demonstrates that flood risk can be appropriately managed in accordance with TAN15.

Requirement 2: Foul Drainage: The applicant confirms that the foul drainage will be connected to the mains sewer, otherwise demonstrate it is not feasible to connect to the main sewer.

Tŷ Cambria • 29 Heol Garmenydd • Caerdydd • CF24 0TP
Cambria House • 29 Newport Road • Cardiff • CF24 0TP
Croesnewydd gogledd ym y Gymraeg a'r Saesneg
Correspondence welcomed in Welsh and English

Responses from Specialist Consultees

Natural Resources Wales

Flood Risk

The site is located partially within Zone B and Zone C2 as defined by the Development Advice Map (DAM) of TAN 15 and existing nursing home is located on the top of the wooded right bank of the Afon Gwenfro.

In line with TAN 15 requirements, the proposed redevelopment of a nursing home into a new residential development of 15 units, will need to consider flood risks. It will need to assess how the extreme outline of a fluvial event (0.1% annual exceedance probability (AEP) against the site levels in Zone B to determine if a flood consequence assessment is required. TAN 15 sets out a strong policy presumption against highly vulnerable development in Zone C2.

The recent modelling study undertaken by Wrexham Council Local Flood Authority (LLFA) on the Gwenfro should provide suitable outputs for use within an FCA. The applicant should contact Neil Taunt at Wrexham Council for further information on the modelling study and any local flooding history for the site.

The indicative site plan indicates proposed development within 5 metres from the top of the bank. This development plus any temporary works involving the demolition of the existing nursing home and within 8 metres of the bank top (and not the edge of the river) will require a flood risk activity permit.

Further advice on the permit requirements is available from Natural Resources Wales. Please see the attached web link below for further info
<https://naturalresources.wales/permits-and-permissions/flood-risk-activities/?lang=en>

Foul Drainage

The site lies within a publicly sewered area and the proposal must discharge to the public sewerage system. It is recommended that consultation takes place with the sewerage undertaker to confirm that connection is available.

The installation of private sewage treatment facilities within publicly sewered areas is not considered environmentally acceptable. We would therefore be opposed to such facilities unless it can be demonstrated that it is not reasonable to connect the public system.

Lack of capacity or plans to improve capacity in the sewer is not a valid reason for a sewerage undertaker to refuse connection under Section 106 of the Water Industry Act 1991 and we may refuse to issue an Environmental Permit or exemption for private treatment facilities in such circumstances.

European Protected Species (EPS)

www.naturalresources.wales.gov.uk
www.cyfoethnaturiolcymru.gov.uk



Our records show there may be protected species in the vicinity of the site (Bats approximately 110 m away). We advise liaison with the LPA ecologist to discuss and agree the scope of any surveys required.

Advice to the Applicant

Waste

Any waste excavation material or building waste generated in the course of development must be disposed of satisfactorily in accordance with duty of care requirements under section 34 of the Environmental Protection Act 1990. The waste shall be transported using registered waste carriers to suitably permitted or exempt sites. Transfer notes shall be kept for each load for a minimum of 2 years.

Pollution Prevention

You are advised to follow the guidance within the Guidance for Pollution Prevention 5 "Works and maintenance in or near water".

https://www.naturalresourceswales.gov.uk/media/1418/gpp-5-works-and-maintenance-in-or-near-water.pdf?utm_source=website&utm_medium=social&utm_campaign=GPP5%2027112017

During the construction phase of the proposals, any waste material which is to be removed from the site should be done so via a registered waste carrier. The waste must be taken to a facility which holds an appropriate exemption or environmental permit to accept the specified waste.

Any work which is to take place should be done so with pollution prevention in mind. Pollution prevention advice and guidance can be found via this link:

<http://www.naturalresourceswales.gov.uk/environmental-topics/pollution-prevention-guidelines-gpps-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Should any pollution occur during the operational phase, Natural Resources Wales should be notified via the incident hotline – 03000 65 3000.

Please note the view expressed in this letter is a response to a pre-planning enquiry only. We trust these comments will prove helpful but they should not set a precedent for any future Natural Resources Wales' response to any formal application for planning permission or other legal consent. Such applications shall be assessed on the information submitted and regulations of relevance at that time. The details contained in this letter are based on the information available to date.

If you have any queries on the above please do not hesitate to contact us.

Yn gywir / Yours sincerely,

www.naturalresourceswales.gov.uk
www.cyfoethnaturiolcymru.gov.uk

www.naturalresourceswales.gov.uk
www.cyfoethnaturiolcymru.gov.uk

Gareth Evans

From: Emma Broad
Sent: 12 September 2017 13:58
To: Gareth Evans
Subject: RE: Nant Silyn E.P.H. - Proposed Demolition.

Sorry I can't remember who I was supposed to email, but just to confirm that there are no known ecological constraints with this site.

Emma

Emma Broad
Ecology and Biodiversity Officer | Swyddog Ecoleg a Bioamnywyaeth



01978 298762

Planning Services, Community Wellbeing & Development, 16 Lord Street, Wrexham, LL11 1LG

Adran Cynllunio, Pennaeth Adran Lles Cymuned a Datblygiad, 16 Stryt yr Arglwydd,
Wrexham, LL11 1LG

wrexham.gov.uk | wrexham.gov.uk

twitter.com/wrexhamdbc | twitter.com/cbswrexham

facebook.com/wrexhamcouncil | facebook.com/cynogonwrexham



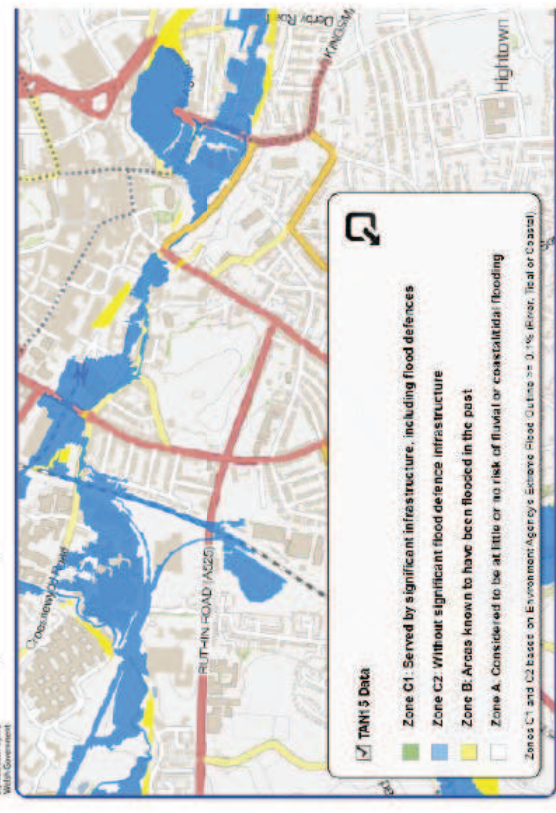
From: Neil Taunt <Neil.Taunt@wrexham.gov.uk>
Sent: 26 May 2016 09:19
To: Maureen Lee
Subject: RE: Nant Silyn

Hi Mo,

To confirm what was mentioned on Tuesday:

The extract from the current Development Advice Map (below), as defined by TAN15, clearly identifies the existing site as falling outside of Zone C2. There is a very small area to the west of the site that is defined as falling within Zone B. In essence this is suggesting that the site is outside of the 1 in 1000year (0.1% annual exceedance probability) floodplain. As such there is no presumption against any form of development on the site.

TAN 15 Development and Flood Risk
Development Advice Map



There is a medium (1 in 100 year) to low (1 in 1000 year) risk associated with surface water flooding to portions of the site (see map 2), but this could easily be addressed by any alterations to the site layout or drainage scheme.



It could be that NRW may require consideration of a blockage of the culvert just upstream of the site. WCBC are currently in the process of updating the existing hydraulic model for the Gwentro and this could be used to investigate if there was any risk to the site from a blockage.

Due to the sites proximity to the Gwentro, it would be prudent to consider the likely impact of climate change on flood risk, which could mean incorporating flood resistant or resilient construction to minimise the impact of any future flood to the development (i.e. raised floor levels, appropriately positioned services etc.).



Responses from Specialist Consultees
WCBC Flood Risk Officer (Contd.)

As the Gwenfro is a designated "main" river at this location, there is an 8m easement from the top of either bank where any works would require prior consent from NRW. The current building footprint significantly encroaches on this easement in a number of locations and there is public access from the other bank.

If you need any additional information or have any further questions then please let me know.

Many thanks

Neil

