18 May 2026

Jenni Perkins

Planning Officer

Wrexham County Borough Council

Economy & Planning

Development Management

Guildhall

Wrexham LL11 1AY

By Email Only

Dear Jenni

Land adj. Sycamore House, Wrexham Road, Holt, Wrexham, LL13 9YU

OUTLINE PLANNING PERMISSION : REF : P/2025/0417

Proposed residential development for the construction of up to 39 residential dwellings with all matters reserved except for detailed means of primary highway access and indicative provision made for pedestrian linkages, public open space, landscaping, drainage and biodiversity.

This planning application was submitted in May 2025 and statutory consultee consultation responses have been duly received. The applicants response to these is provided herein.

We had a meeting with you and the Highway Officer (Phil Palmer) on 23 October 2025 and following this we managed to liaise with and extract guidance and agreement with Gwen Thomas (Active Travel) and Andrew Mytton (Public Transport); this has resulted in amendments being made to satisfactorily address all items raised by these highway officials.

You will also recall that we provided a response paper to you on the NDP Policy 22 matter back in November 2025.

An updated planning application submission schedule spreadsheet is provided that identifies any new, superseded items for completeness.

The applicant response on each item is provided as follows :

Highways : 28 July 2025

- Following on from highway discussions with a range of Officers I have the pleasure of providing some amended highway drawings and (illustrative) masterplan layout material that the applicant considers fully and satisfactorily addresses the highway points previously raised by the Highway consultation response dated 28 July 2025.
- Besides providing a revised illustrative masterplan drawing we have also updated and provided new highway drawings that address the points raised by Officers. In addition, we have provided a 'Tabulated Response Paper' that replicates the highway officer consultation response and addresses each item raised 'point by point', which we feel ought to be helpful for Officers to follow.
- Please kindly note that whilst this is an Outline planning application, with all matters reserved except for detailed means of access, the applicant has gone above and beyond what would be normally required for such an application and provided surety on a detailed range of highway matters.

Planning Officer email request : 13 October 2025

- Response to Green Belt Policy 22 of Future Wales (November 2025) provided by J10 Planning

Contaminated Land : 19 June 2025

- Recommend conditions be applied

Refuse Waste Collection : 14 August 2025 (issued on 22 October 2025)

- 11.3m refuse wagon for swept paths : DONE
- All access roads to be constructed to adoptable standards : DONE
- Development Phasing Plan : can be conditioned
- Waste Storage : can be conditioned

Education : uploaded 25 September 2025

- No Primary contribution needed
- Secondary contribution requested for £107,311
- Accept this and make provision in a s106 at the point of delivery, subject to review of needs assessment

Welsh Water : 18 June 2025

- Foul Waste : improvements for Holt Wastewater Treatment Works (WwTW) are planned for completion by 30/03/2030. Accordingly, no buildings can be occupied until these improvements are implemented

NRW : 16 June 2025

- River Dee & Lake Bala SAC : leave to the Council to undertake a review, but refer to Welsh Water comments and the fact the permitting review will have now resulted in different results
- Contaminated land : can be conditioned
- Ecology : no comments

Public Protection : 18 June 2025

- Burning of Waste and Demolition Noise : can be conditioned
- Air Quality : no objection
- Noise from A534 : details to be provided at Reserved Matters stage to ensure mitigation can be achieved

Welsh Water : 18 June 2025

- Foul Waste : improvements for Holt Wastewater Treatment Works (WwTW) are planned for completion by 30/03/2030. Accordingly, no buildings can be occupied until these improvements are implemented

Landscape Forestry : 6 October 2025

- The response suggests a response is provided but all it mentions is that it comprises our Agricultural Land Quality Assessment ? … please could you kindly confirm whether a response actually exists ?

The applicant trusts that only the Highway Officer needs to be re-consulted as none of the material affects any other statutory consultee. Please could you kindly confirm the timetable for this proposal being formally determined. I look forward to hearing from you.

Please contact me at any time on either the office number (01244 349400) or my mobile (07971 446630) should you, or any consultees and indeed your Members, need me to clarify any particular aspect of this application.

Yours sincerely

[redacted]

Justin Paul

BA BTP MRTPI

cc **Valerie Pridding**

Encs **PA submission schedule spreadsheet (18 May 2026)**