

No	Description
4	WIE – 400,000 sq ft available space advertised by FIREM – no need for more
5	Refurbish / redevelop existing land
7	Other BF land in estate larger than this available
10	How will the site be drained
24	How will the site manage water / runoff / drainage
25	How will buildings be lit and where – rear & side elevations
26	Will development of eastern field affect ditches – you are proposing a ditch along its north boundary
27	How does water exist site into wider network
28	We maintain our ditches and know how it can backup & flood, will this be worse

- 29        Specific look at ditch from Very site to Kellogs, backs up
- 30        How will the rainfall on buildings / hardstanding be dealt with (attenuation) and release – not enough capacity
- 31        There is no commercial need for buildings
- 33        We want a bund with planting – Net World Sport works

- 34        Will you come back again to speak to us?

<b>Comments</b>
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The various buildings that FIREM have available are much smaller in scale than the buildings proposed for this development. A number of these buildings are also under offer to let. The proposed development is to meet a specific market demand in large scale logistics warehousing for which there are very few options in the area. These will attract regional and national scale businesses with potential to create over 1,000 full time equivalent jobs.

There are very few sites in the region that can offer this scale of development and FIREM does not own any such sites within Wrexham Industrial Estate. FIREM are currently refurbishing a number of smaller units which are now under offer to let demonstrating a strong demand for high quality units at WIE.

As replied at the meeting there is no equivalent brownfield site available at Wrexham Industrial Estate.

The Council's Employment Land Availability Report (2019) identified Kingmoor as the largest available site for development within the estate at 32.2 hectares (circa 80 acres). The second largest site was at Clwydog Road South at 6.5ha (circa 16 acres), also greenfield and as it happens also owned by FIREM and recently gained permission for development.

In fact, in 2019, there were 9 identified brownfield sites with a combined area of circa 17.1 hectares, of which the largest single site was land at Bryn Cottages at 3.6 hectares (circa 9 acres). However, 4 of the 9 sites were pending development in 2019 and are no longer available.

COMBINED ANSWER FOR QUESTIONS 10, 24, 26 to 30

We are proposing to store stormwater in attenuation tanks prior to the flows discharging into the existing deep ditches located to the south east and south west corners of the development site.

The ditches themselves flow towards the north-eastern corner of the site where they merge and then flow directly to the River Dee, which is located approximately 2.8km to the north east of the site.

The existing ditch network, from the north east corner of the site to the point where it discharges into River Dee, passes through agricultural land generally located away from buildings and development.

The proposed drainage design on site incorporates Sustainable Urban Drainage Systems (SuDS) features to improve water quality and stores excess flows on site prior to controlled discharge at Greenfield Runoff Rates into the existing ditch network.

Flows from the site are limited to Greenfields Runoff Rates plus an allowance for Climate Change so that the volume of water leaving site is in fact less than the case for the undeveloped site.

No flows will be directed towards the south west of the site reportedly subject to localised flooding issues.

Depending on the severity of potential future storm events the runoff rates will actually be improved because the attenuation tanks on site will hold back storm water from discharging into the ditches.

See Question 10

Final lighting designs will be submitted through the reserved matters application and will be designed to cause minimal impact to both residents and wildlife. It is intended as part of the ecological mitigation that elevations away from the main frontages will have minimal lighting to protect nocturnal movement of creatures. This in turn will assist residents by reducing light pollution.

See Question 10

See Question 10

See Question 10

See Question 10

See Question 10

FIREM have carried out extensive market research to establish the need for this type of building and are confident that the plans proposed meets this market demand in terms of location, scale and quality of building. Since the meeting we have revisited the concept of using a landscape bund to the eastern site boundary and reviewed the bund in place at Net World Sports.

The site's are not comparable at the eastern boundary, specifically there is no drainage ditch to the rear of New World Sports as there is at Kingmoor which places a constraint on the position of a bund, relative site levels and the B5130 are different (Net World Sports is higher than the road), and there is significantly more mature planting at the field boundary at Kingmoor.

The ditch itself lies around 10 metres inside the eastern site boundary and the area between contains a large number of early mature trees and scrub (blackthorn, hawthorn, oak, field maple, silver birch and alder are some of the many varieties surveyed). The group is up to 10 metres in height, and is a substantial landscape feature. Because the ditch shall be retained for its drainage function and ecological value there is a further 10 metre easement required back from the ditch into the site; i.e. the development will sit at least 20 metres behind the field boundary. What this means is that any landscape bund must be set back behind and away from the existing trees and ditch making it ineffective as the trees will screen the bund in the foreground. And because of relative levels and distance even a bund in excess of 10 metres, over twice the Net World Sport bund as comparison, would be ineffective.

However, where homes back onto the eastern field (ecological mitigation area) the new planting within that field, some closer to homes, will be much more effective than any bund in improving screening.

As this is an outline planning application FIREM will consult again on the detail design of the future buildings with residents. Before then FIREM is open to meet with residents again and to provide updates on progress, for example on the planned ecology works to take place this year and the initial site preparation works which will follow and carry on into 2025.