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PLANNING

COMMUNITY AND LINGUISTIC STATEMENT
Land to the north of Quinton Hazell Enterprise
Parc, Mochdre
Dare2soar Limited
April 2022
2016.097_03

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Community and Linguistic Statement



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1. Introduction

- 1.1 This Community and Linguistic Statement (CLS) accompanies an application by Dare2soar Ltd for a hybrid planning application for an industrial development comprising of B1 (Business), B2 (general industry) and B8 (Storage and Distribution) use classes together with associated works at land to the north of Quinton Hazell Enterprise Parc, Mochdre, Colwyn Bay. Phase I would form the full planning application and phase II would form the outline application (access and layout to be agreed).
- 1.2 Conwy County Borough Council (CCBC) has demonstrated its support towards safeguarding the Welsh language through the planning system by developing policies which seek to ensure that all forms of development support the character and language balance of predominantly Welsh speaking communities. The planning system also seeks to defend such communities from inappropriate development which has the potential to undermine the Welsh language.
- 1.3 Policy CTH/5 – ‘The Welsh Language’ of the Conwy Local Development Plan (LDP) requires the preparation of a Community and Linguistic Statement (CLS) to accompany planning applications for commercial developments with an area of over 1,000sqm on unallocated site. The application seeks full planning permission for the creation of approximately 1300 sqm of employment space and therefore, this CLS has been prepared to accompany this application.
- 1.4 This CLS presents an overview of the proposed development, of planning policy guidance relating to the Welsh language and of the Welsh language profile of Llandrillo Yn Rhos and Conwy. Section 5 of the document considers the effects of the proposed development and Section 6 summarises the perceived effects which arise from the proposed development.
- 1.5 This CLS should be read giving full regard to the application’s accompanying documentation including proposed plans, Design, Access and Planning Statement.

2. Proposed development

Site location and description

- 2.1 The application site has an area of approximately 1.63 hectares and is located immediately to the north of the Quinton Hazel Enterprise Parc and immediately adjacent to the built form of Mochdre and Colwyn Bay.
- 2.2 The site is currently vacant, and has previously been used as a landfill site and later as sport pitches around 20 years ago. Topography of the site is generally flat. The site's boundaries consist of scrub planting, with a drainage dyke to the western perimeter. A number of trees are also viewed along the site's boundaries, consisting primarily of conifer and poplar trees.
- 2.3 The site's wider context is characterised by its relationship to the Quinton Hazel Enterprise Parc to the south, which contains a mixture of industrial units as B1, B2 and B8 land use classes. The rear boundaries of residential properties off Crafnant Road are located to the immediate east.
- 2.4 Vehicles access is available via the enterprise parc from Glan y Wern Road to the south.

Development proposals

- 2.5 The proposal seeks approval for an industrial development comprising of B1 (Business), B2 (general industry) and B8 (storage and distribution) use class together with associated works on land to the north of Quinton Hazell Enterprise Parc, Mochdre, Colwyn Bay. Phase I would form the full application and phase II would form the outline application. The proposal would form an extension to the existing Quinton Hazell Enterprise Parc.
- 2.6 Phase I would contain eight units totalling 1,300sqm and phase II would contain 17 units totalling 4,040sqm. Details of access, layout and landscaping are to be determined as part of the outline application.

3. Legislation, policy and guidance

- 3.1 A summary of all relevant national and local planning policies relating to the proposed development is provided within the Design, Access and Planning Statement. It is not the intention to repeat those in this section of the CLS.
- 3.2 The Welsh language is a material planning consideration in the determination of planning applications in Wales and is recognised in relevant legislation, national and local planning policy frameworks and strategies. An overview of legislation, policy and guidance which are of relevance to Welsh language and a material planning consideration is provided in tables 3.1-3.6.

Table 3.1 National planning and language legislation

Document	Summary
<i>Welsh Language (Wales) Measure 2011</i> (National Assembly for Wales, 2011)	The <i>Welsh Language (Wales) Measure 2011</i> made provisions for the official status of the Welsh language in Wales and created a new legislative framework for the Welsh language.
<i>Well-being of Future Generations (Wales) Act 2015</i> (National Assembly for Wales, 2015)	Sets ambitious, long-term well-being goals to reflect the Wales that the people of Wales want to live in, now and in the future. One of its goals is to be a Wales of vibrant culture and thriving Welsh language where society promotes and protects culture, heritage and the Welsh language. It is an important milestone for the language, underlining its official status.
<i>Planning (Wales) Act 2015</i> (National Assembly for Wales, 2015)	Sections 11 and 31 of the Act concern the Welsh language. Section 31 of the Act clarifies that effects on the Welsh language may be a consideration when determining planning applications, so far as it is material to the application. Section 11 of the Act makes it mandatory for all local planning authorities to consider the effect of their development plans on the Welsh language, by undertaking an appropriate assessment as part of their Sustainability Appraisal of the plan.

Table 3.2 National planning policy and language policy framework

Document	Summary
<i>Planning Policy Wales</i> (Edition 11) (Welsh Government, 2021)	Planning Policy Wales (PPW) acknowledges that the Welsh language is part of the social and cultural fabric of Wales and that the Welsh Government is committed to ensuring that the

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	<p>Welsh language is supported and encouraged to flourish as a language of many communities all over Wales.</p> <p>The Welsh language is part of the social and cultural fabric and its future well-being will depend upon a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities and places. The land use planning system should take account of the conditions which are essential to the Welsh language and in so doing contribute to its use and the Thriving Welsh Language well-being goal.</p>
<p>Technical Advice Note (TAN) 20 – Planning and the Welsh Language (Welsh Government, 2017)</p>	<p>TAN 20 provides guidance on how the planning system considers the implications of the Welsh language when preparing LDPs and making decisions. The LPA should consider the needs and welfare of the Welsh language, and in so doing, contribute to its well-being. Recent changes introduced in the current version of TAN 20 are as a result of bringing into force provisions contained in the Planning (Wales) Act 2015.</p> <p>The main changes relate to the following matters:</p> <ul style="list-style-type: none"> • The link between planning for the Welsh language through land-use planning and community planning; • Providing clarification that decision makers may take the language into account where it is material to the application; • Allow language impact assessments in certain specified circumstances.
<p>Future Wales The National Plan 2040</p>	<p>Future Wales acknowledges that Welsh is a living language and the ambition for the Welsh language to reach a million Welsh speakers by 2050.</p> <p>Future Wales’ spatial strategy supports sustainable growth. Any place without jobs, homes, community spaces and wildlife has no prospect of having a thriving and cohesive community, Welsh language or economy.</p> <p>Within the North (which includes Conwy), 41.9% of the population speak Welsh; a 2.4% increase since 2009.</p> <p>Future Wales guides that development plans should contain settlement hierarchies and strategies to distribute growth in such a way that creates the conditions for Welsh to thrive and</p>

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	to be preserved as the community language in the many places where everyday life takes place through the medium of Welsh.
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Table 3.3 National language strategies

Document	Summary
<i>A million Welsh speakers</i> (Welsh Government, 2017)	<p>The strategy was launched on the 10th July 2017 and sets out Welsh Government’s strategic priorities on how to reach a million Welsh speakers by 2050.</p> <p>Three strategic themes have been identified within the strategy to achieve its vision:</p> <ul style="list-style-type: none"> • Increasing the number of Welsh speakers; • Increasing the use of Welsh; and • Creating favourable conditions – infrastructure and context.

Table 3.4 Local planning policies

Document	Summary
<i>Conwy Local Development Plan</i> (Conwy County Borough Council, 2013)	<p>The development plan consists of the Conwy LDP (2013) providing policy guidance relating to the impact of development on the Welsh language. The Conwy LDP establishes a policy framework and makes provision for the development needs of the County of Conwy for the period from 2007 to 2022. It will be used by the Council to guide and control development, providing a basis for consistent and appropriate decisions on planning applications.</p> <p>CCBC has demonstrated its support towards safeguarding the Welsh language through the planning system by developing policies which seek to ensure that all forms of development supports the character and language balance of predominantly Welsh speaking communities and seeks to defend such communities from inappropriate development which has the potential to undermine the Welsh language.</p> <p>Strategic approach to development</p> <p>Policy DP/2 ‘Overarching Strategic Approach’ of the Conwy LDP identified that most new development will take place within, and on the fringe of, Urban Areas which include Abergele/Pensarn, Colwyn Bay, Conwy, Deganwy/Llanrhos,</p>

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	<p>Llandudno, Llandudno Junction, Llanfairfechan, Llanrwst, Mochdre, Penmaenmawr, Penrhyn Bay/Penrhynside and Towyn/Kinmel Bay. These form the Urban Development Strategy Area (UDSA).</p> <p>Over the Plan period, approximately 85% of the housing and 85% of employment development (through completions, commitments, windfall and new allocations) will be located primarily within, and on the fringe of, the urban areas to reflect the spatial priorities of contributing to the creation of sustainable communities.</p> <p>Welsh language</p> <p>Paragraph 4.7.6.1 of the LDP advises that the Welsh language is an important part of the fabric and heritage of local communities. The Council will support and promote the Welsh language by ensuring there is sufficient employment and housing opportunities to retain Welsh-speakers throughout the Plan area.</p> <p>Policy CTH/5 relates to the Welsh Language and requires development to support and sustain the long-term well-being of the Welsh language. Development which because of its size, scale or location, will significantly harm the character and linguistic balance of a community, will be resisted.</p> <p>Policy CTH/5 confirms that the LDP strategy has been assessed for Welsh language impact and requires commercial developments on unallocated sites with an area of 1,000sqm or more to be accompanied by a Community and Linguistic Statement.</p> <p>This site is a commercial development with an area of 1,000sqm or more, and therefore a Community and Linguistic Statement has been prepared.</p> <p>The policy also encourages the provision of bilingual signs and the retention of traditional Welsh names for new developments and streets throughout the county.</p>
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<p><i>Conwy Supplementary Planning Guidance: LDP6 Welsh Language</i></p>	<p>Supplementary Planning Guidance (SPG) LDP6 Welsh Language provides further guidance on the details to be considered within Community and Linguistic Statements and developing mitigation measures. Consideration has been given to that guidance when undertaking this Community and Linguistic Statement.</p>
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Table 3.5 Local strategies

Document	Summary
<p><i>Planning and the Welsh Language: The Way Ahead</i> (Welsh Language Board, Home Builders Federation and Welsh Assembly Government, 2005)</p>	<p>This document is the work completed by a consortium of organisations made up of local authorities, The Welsh Language Board, the Home Builders Federation and the Welsh Government. The document represents the collective efforts of all partners involved who have an interest in developing a better understanding of the relationship between land use planning and the Welsh language in order to promote the well-being of the language and the cultural character of local communities. The document does not represent the planning policy view of any of the participating bodies.</p> <p>The document provides best practice guidance. The best practice guidance is reflected in the Conwy's SPG relating to the Welsh language.</p>

4. Welsh language profile

- 4.1 The proposed development is located within the ward of Llandrillo yn Rhos and therefore this is the ward that has been used within the baseline data.

Population characteristics

- 4.1 Table 4.1 shows the resident population for Llandrillo yn Rhos, Conwy and Wales in 2001 and 2011. Llandrillo yn Rhos, Conwy and Wales saw an increase in population of 313 people, 45,632 people and 160,371 people respectively between 2001 and 2011.

Table 4.1 Resident population 2001¹-2011²

Area	Resident population	
	2001	2011
Llandrillo yn Rhos	7,109	7,422
Conwy	109,596	115,228
Wales	2,903,085	3,063,456

Migration

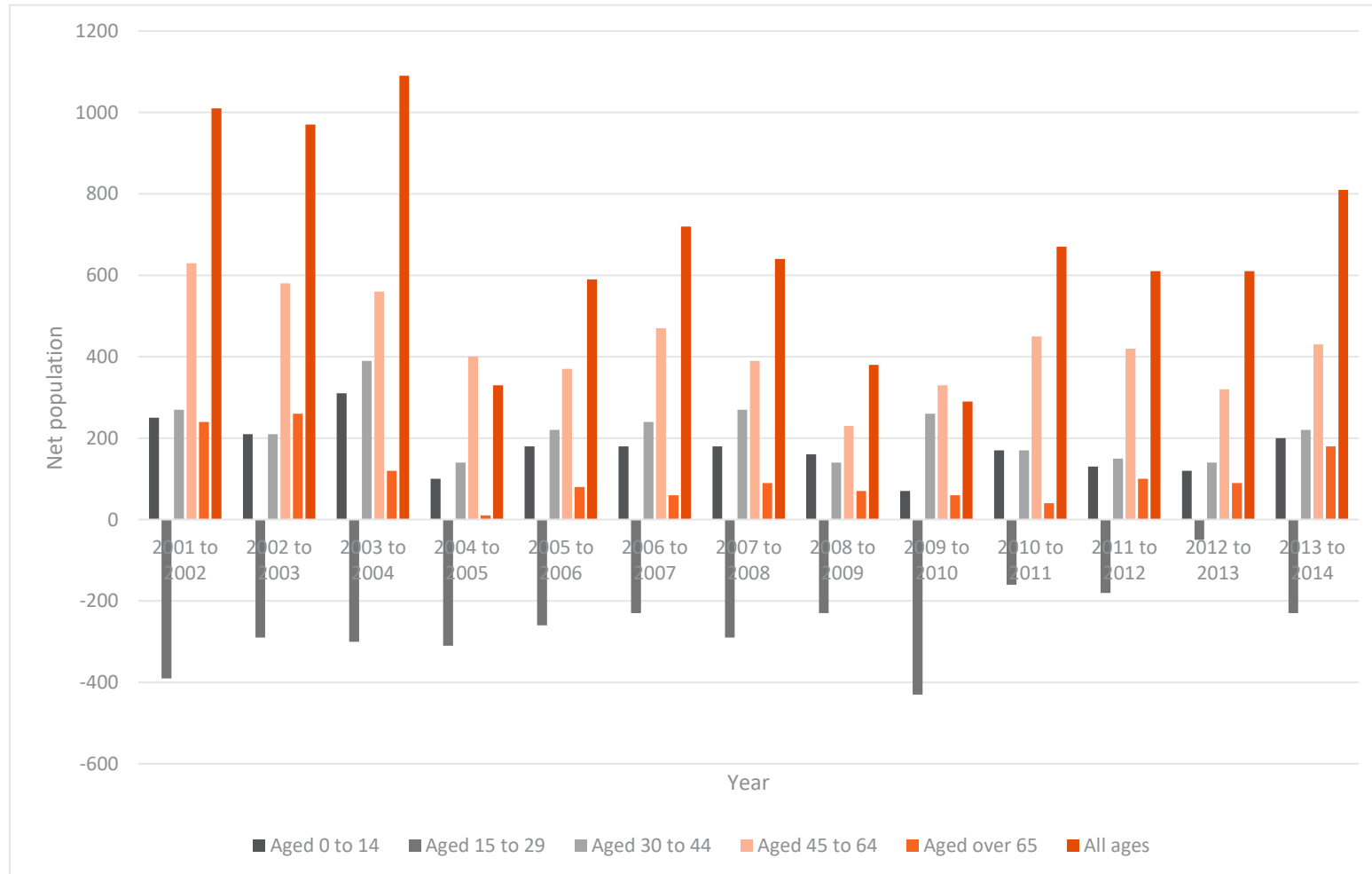
- 4.2 Figures 4.1 and 4.2 provide net migration data for Conwy and North Wales between 2001 and 2014.

¹ Nomis: Census 2001: Age (UV004)

² Nomis: Census 2011: Age by single year (QS103EW)

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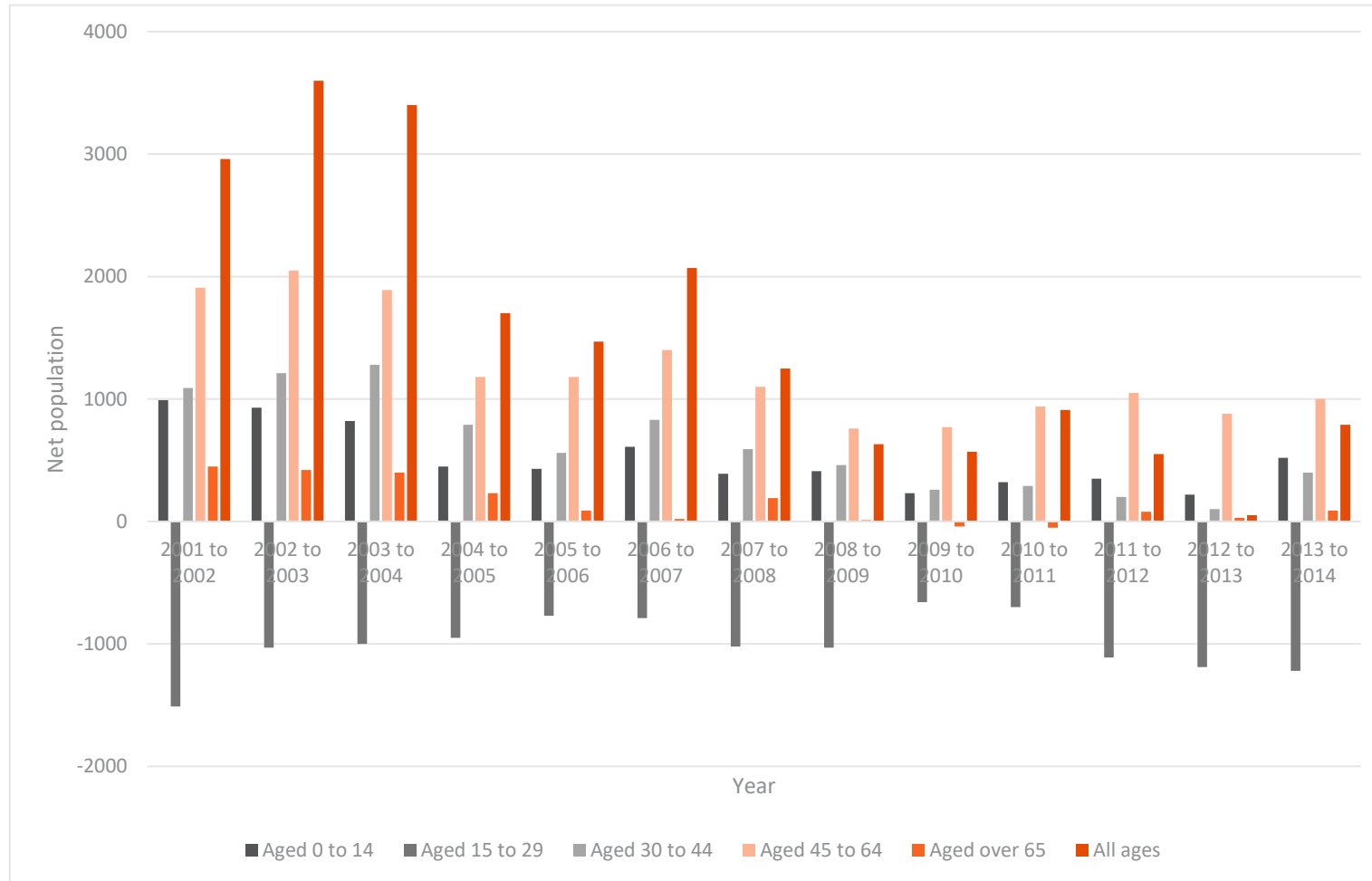
Figure 4.1 Conwy net population migration by age cohorts 2001-2014³



³ StatsWales: Migration between Local Authorities in Wales and the rest of the UK (POPU5023)

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Figure 4.2 North Wales net population migration by age cohorts 2001-2014⁴



⁴ StatsWales: Migration between Local Authorities in Wales and the rest of the UK (POPU5023)

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4.3 Between 2001 and 2014, both Conwy and North Wales experienced an overall inflow of people for all ages. However, throughout this period, both Conwy and North Wales continuously experienced a net outflow of younger people aged 15-29.

Welsh speakers

4.4 Table 4.1 shows the number of Welsh speakers and percentage of the total population (aged 3 and over) of Llandrillo Yn Rhos in 2001 and 2011.

Table 4.1 Number of Welsh speakers and the percentage of the total population (aged 3 and over) of Llandrillo Yn Rhos, 2001-2011

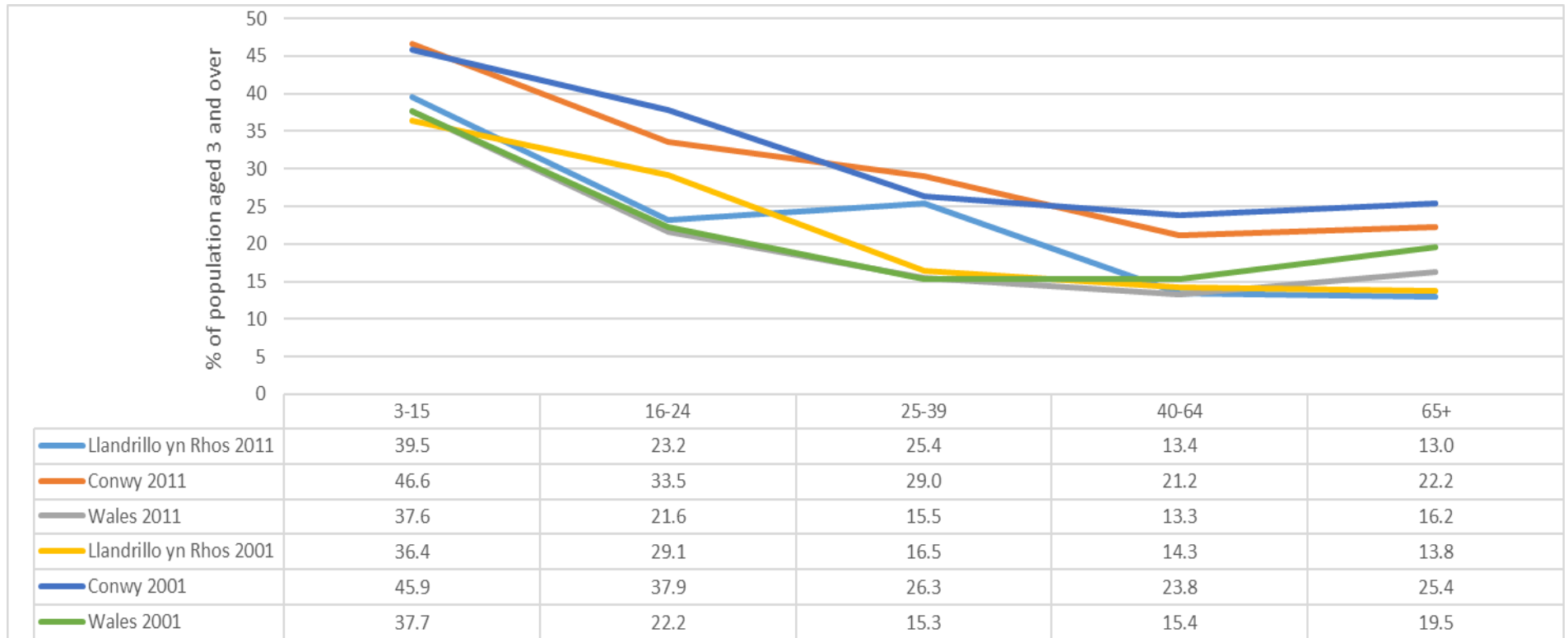
Wards	2001			2011		
	Total population	Welsh speakers		Total population	Welsh speakers	
	Number	Number	% of total population	Number	Number	% of total population
Llandrillo yn Rhos	6,995	1,292	18.5%	7,422	1,366	18.4%

4.5 There has been a slight increase in the number of Welsh speakers in the ward of Llandrillo Yn Rhos between 2001 and 2011, however as the population of the ward has also increased, the proportion of Welsh speakers has remained consistent (18.5% in 2001 and 18.4% in 2011).

4.6 Figure 4.1 provides information on the proportion of Welsh speakers by age group in 2001 and 2011 for Llandrillo Yn Rhos, Conwy and Wales.

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Figure 4.1 Proportion of the population (aged 3 and over) who could speak Welsh by age group, 2001⁵ and 2011⁶



⁵ Nomis: Census 2001: Sex and age by ability to speak Welsh (CS146) (percentages calculated by Cadnant Planning Ltd)

⁶ Nomis: Census 2011: Ability to speak Welsh skills by national identity by sex by age (DC2203WA) percentages calculated by Cadnant Planning Ltd)

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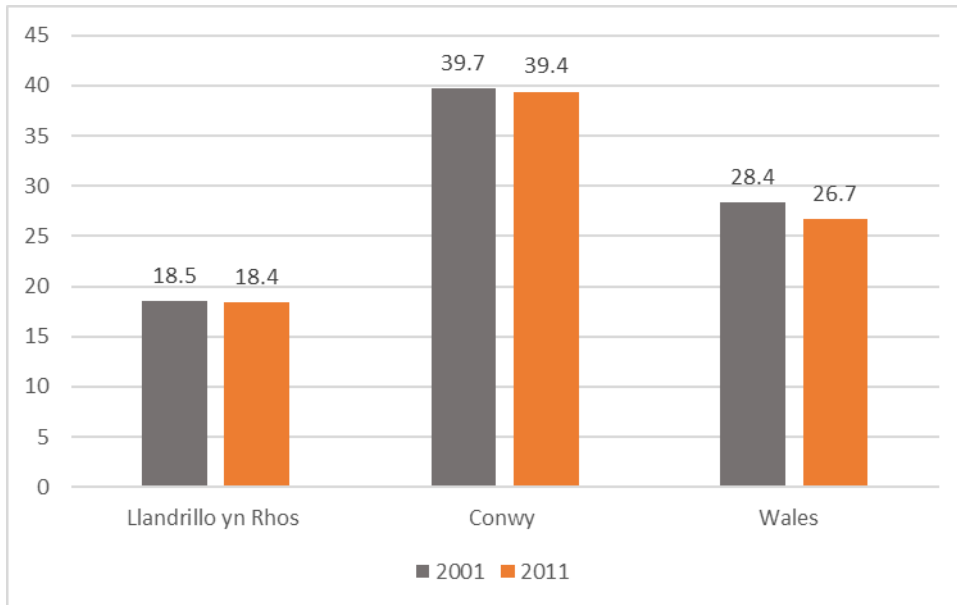
- 4.7 Llandrillo Yn Rhos saw an increase in the number of Welsh speakers amongst the 3-15 age group (+3.1 percentage point), as well as an increase of 8.9 percentage points in the 25-39 age category.
- 4.8 Between 2001 and 2011 the number of Welsh speakers in Conwy fell from 31,050 to 30,600 – a decrease of 450 or -6.2%. As a proportion this was a fall from 29.2% of the population aged 3+ in 2001 to 27.4% in 2011. This decline has been continuous over the past four Censuses. However, this overall decrease is not reflective of the Welsh speakers in all age groups, where some saw an increase in the proportion of Welsh speakers between 2001 and 2011.
- 4.9 The largest increase was amongst the 25-39 age category (2.7 percentage point), whilst there was a decrease of -4.4 percentage point in the 16-24 age group, -2.6 percentage point in the 40-64 age group and -3.2 percentage point in the 65+ age group.
- 4.10 Wales experienced an overall reduction in the number and proportion of the population (aged 3 and over) who could speak Welsh between 2001 and 2011.

Welsh language skills

- 4.11 Figure 4.2 shows the percentage of the total population aged 3 and over with one or more skills in Welsh by area in 2001 and 2011.

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Figure 4.2 Percentage of the total population aged 3 and over with one or more skills⁷ in Welsh by area in 2001⁸ and 2011⁹



4.12 Llandrillo yn Rhos, Conwy and Wales generally, experienced a reduction in the proportion of the population (aged 3 and over) with one or more skills in Welsh between 2001 and 2011, however Llandrillo yn Rhos saw a smaller decrease than Conwy more generally and a smaller decrease compared to the national average.

⁷ One or more skills in Welsh figure is calculated by deducting the number with no skills in Welsh from the total population aged 3 and over.

⁸ NOMIS: Census 2001: Knowledge of Welsh (KS025) (percentages calculated by Cadnant Planning Ltd).

⁹ NOMIS: Census 2011: Welsh language skills (KS207WA) (percentages calculated by Cadnant Planning Ltd).

5. Consideration of effects

- 5.1 This section presents the potential effects of the proposed development on the community, Welsh language and culture.
- 5.2 The approach to the consideration of effects undertaken in this CLS has been informed by the following national and local planning policy guidance and strategies, all of which are adopted except for *Planning and the Welsh Language: The Way Ahead*:
- *Planning and the Welsh Language: The Way Ahead* (Welsh Language Board, Home Builders Federation, Welsh Assembly Government, 2005);
 - *Supplementary Planning Guidance (SPG) 'LDP6: The Welsh Language'* (Conwy County Borough Council, 2014); and
 - *Technical Advice Note (TAN) 20 – Planning and the Welsh Language* (WG, 2017).
- 5.3 *Planning and the Welsh Language: The Way Ahead* offers best practice guidance on the matters that may be considered in CLSs for project-specific development. This guidance has been replicated within the adopted SPG by CCBC.
- 5.4 The guidance identifies potential information which could be required in a CLS, dependent on the nature of the scheme, including employment, housing, education, infrastructure and general. Consideration has been given to this guidance where relevant to the proposed development.

Employment

- 5.5 The adopted Conwy LDP covers a plan period up to 2022, and is therefore considered to be approaching its expiry as the plan was not intended to direct growth beyond the end of this year.
- 5.6 Likewise the RLDP is not considered to be at an advanced stage of preparation because of the early stage of plan preparation and the number of unresolved objections, the RLDP can therefore only carry very limited weight.
- 5.7 Notwithstanding this however, the site has been identified as a potential candidate site for an employment allocation within the Replacement Local Development Plan.
- 5.8 In their response to the pre planning application enquiry in respect of the proposed development, the case officer consulted the councils own Business and Tourism Department who advised that there is a strong demand for employment units up to

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4/5000 sq.ft along the A55 corridor and in particular within the Colwyn Bay and Conwy area. The delivery of state of the art business premises is one of the five ambitions to grow Conwy County's economy as outlined within Conwy County's Economic Growth Strategy.

- 5.9 The role of Colwyn Bay in delivering economic growth is recognised as a national level, with Future Wales recognising the Colwyn Bay as a focus for growth within the North Wales Coastal Settlements Growth Areas.
- 5.10 The proposed development includes the construction and operation of B1, B2 and B8 use classes comprising the phased construction of circa 5340 sqm.
- 5.11 The development proposal would foster economic growth, by providing units of varying sizes which would attract enterprise from a broad range of sectors. The Council recognises that supporting existing and new businesses will assist local communities to prosper, provide skills development and help reduce the need for people to commute long distances to work.
- 5.12 It is expected that the employment opportunities during the construction of the proposed development can be met locally, which could include Welsh speakers. As it is expected that the employment demand during construction can be met locally, it is likely that the construction workers will be aware of the importance of the Welsh language as a community language.
- 5.13 The Welsh Government recognise the synergy between nurturing economic growth, jobs, wealth-creation and the well-being of the Welsh language. Therefore, delivering a storage and distribution centre for an existing business which is seeking to expand has the potential to contribute towards the synergy between the economy and the Welsh language.
- 5.14 Developments which provide local employment opportunities help to retain existing Welsh speakers who will use the language daily, in the community and in the workplace.
- 5.15 Ensuring a prosperous economy with quality, long-term jobs for local people is an important contributor towards maintaining and strengthening communities. Without economic opportunities including quality jobs, working age populations, especially young people, would not be able to remain in the area.

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5.16 The safeguarding of existing jobs would have a neutral effect however a beneficial effect on employment is expected as a result of the additional employment opportunities created by the proposed development.

Mitigation and/or enhancement measures

5.17 Whilst a neutral and beneficial effects are identified during the construction and operation of the proposal, enhancement measures are set out below in order to maximise the benefits for the Welsh language in terms of local workforce who reside locally and in terms of local businesses:

- Commitment to supporting the local supply chain through early and proactive engagement with the potential supply chain in order to maximise benefits for businesses in Conwy, and North Wales.
- Commitment to source construction and operation labour locally, where possible.
- External signage for the proposed development should be bilingual (Welsh and English).

Housing

5.18 As the proposed development consists of the erection of industrial units it is not considered that the proposal would have any effect on housing.

Mitigation and/or enhancement measures

5.19 No additional mitigation is considered to be necessary.

Education

5.20 As the proposed development consists of the erection of industrial units it is not considered that the proposal would have any effect on education.

Mitigation and/or enhancement measures

5.21 No additional mitigation is considered to be necessary.

Infrastructure

- 5.22 The site is located adjacent to the existing Quinton Hazell Enterprise Park on the southern edge of the Llandrillo yn Rhos ward. Due to its strategic location, the site provides cross-border connections with Conwy and North Wales more generally. Quinton Hazell Enterprise Park benefits from good transport connections to the A55 via Junction 19 (Glan Conwy) and J20 (Colwyn Bay).
- 5.23 The proposed development, by its very nature, would not result in a change to accessibility into Colwyn Bay, Rhos on Sea or Mochdre nor reduce travelling times from larger conurbations. No effect on Welsh language and culture is therefore expected.
- 5.24 As part of the proposed development, associated access works, drainage, landscaping and utility infrastructure are proposed within the application site.
- 5.25 Overall, a neutral effect on infrastructure is expected as a result of the proposed development.

Mitigation and/or enhancement measures

- 5.26 No mitigation is considered to be necessary.

General

- 5.27 The economic benefits associated with the proposed development, during construction and operation would support the local economy and in turn support and maintain Welsh language and culture. Support for the local economy would be in the form of generating additional employment opportunities and supporting the local supply chain. The proposed development would also diversify the local economy, which would support a sustainable community where the Welsh language can thrive.
- 5.28 Overall, the proposed development is expected to have a beneficial effect.

Mitigation and/or enhancement measures

- 5.29 Whilst an overall beneficial effect is identified, enhancement measures are set out below in order to maximise the benefits for the Welsh language in terms of local workforce who reside locally and in terms of local businesses:

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- Commitment to supporting the local supply chain through early and proactive engagement with the potential supply chain in order to maximise benefits for businesses in Conwy and North Wales.
- Commitment to source construction and operation labour locally, where possible.
- External signage for the proposed development should be bilingual (Welsh and English).

6. Conclusion

- 6.1 The proposal seeks approval for an industrial development comprising of B1 (Business), B2 (general industry) and B8 (storage and distribution) use class together with associated works on land to the north of Quinton Hazell Enterprise Parc, Mochdre, Colwyn Bay. Phase I would form the full application and phase II would form the outline application.
- 6.2 Phase I will contain eight units totalling 1300 square meters and phase II would contain 17 units totalling 4040 square meters.
- 6.3 The development proposal would help address an identified under provision of employment units and help meet a key objective of the Conwy County Economic Growth Strategy.
- 6.4 The economic benefits associated with the proposed development, during construction and operation which would support the local economy and in turn support and maintain Welsh language and culture. Support for the local economy would be in the form of generating additional employment opportunities and supporting the local supply chain. The proposed development would also contribute towards diversifying the local economy, which would support a sustainable community where the Welsh language can thrive.
- 6.5 Where considered necessary, enhancement measures are proposed to enhance beneficial effects identified during construction and operation of the industrial premises to maximise the benefits for the Welsh language. These comprise of:
- Commitment to supporting the local supply chain through early and proactive engagement with the potential supply chain in order to maximise benefits for businesses in Conwy and North Wales;
 - Commitment to source construction and operation labour locally, where possible; and
 - Provision of bilingual external signage for the proposed development (Welsh and English).
- 6.6 The overall beneficial effect of this proposed development on Welsh language and culture is a material consideration relevant when determining this planning application.

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