JMP NORTHWEST

PLAN. DEVELOP. COMPLY.

Planning Statement

Colliers Arms,

Chapel Street,

Ponciau,

Wrexham,

LL14 1SE

‘Change of Use of Property to mixed single dwelling and dog grooming business

November 2024

CONTENTS **Page**

1.0	**Introduction**	**3**
2.0	**Application Site Context**	**5**
3.0	**Relevant Planning Policy and Legislation**	**8**
4.0	**Relevant Planning Policy – Wrexham Local Development Plan**	**14**
5.0	**Conclusions**	**19**

APPENDICES

1.0	**Pre-Application Advice**	**20**
2.0	**Marketing Information**	**23**

1.0 Introduction

Background

1.1 JMP (North West) Ltd have been instructed by Mr Geraint Hughes to prepare and submit a detailed planning application for the following development, namely:

'Change of use of former public house to single dwelling and dog grooming business, with proposed two storey rear extension at the former Colliers Arms, Ponciau.'

1.2 This statement will address the relevant national and local planning policies that deal with the principle of the proposed development, and the pertinent planning matters associated with the scheme. This will be addressed as set out below:

Section 2 - Application Site Context
Section 3 - Relevant Planning Policy – Relevant Planning Policy and Guidance
Section 4 - Relevant Planning Policy – Wrexham Local Development Plan
Section 5 - Conclusions

Principle of Development

1.3 The Development Plan is supportive as a matter of principle of development on sites which are sustainably located, previously developed and delivering new homes and businesses within existing settlements.

1.4 It is our view that the development subject of this application is therefore compliant with the core principles of local and national planning policy, and we would therefore kindly request that this application be approved without delay.

Submitted Documentation

1.5 This planning application is supported by the following documents and drawings:

- As Existing and Proposed Elevations and Floor Plans;
- As Existing and Proposed Site Layout Plans;
- Location Plan;
- Parking Plan (incl. bin stores);
- Noise Mitigation Plan; and
- Planning Statement (including marketing details).

2.0 Application Site Context

2.1 The site is in the authority of Wrexham County Council and is understood from a review of the Proposals Map associated with the Adopted Local Development Plan to be within the identified settlement boundary.

2.2 The site currently houses a two-storey former public house with rear garden space, and vehicle and pedestrian access and off street car parking off Chapel Street. The property is bounded on all sides with residential development.

2.3 There are other uses of land within close proximity including public car parks and places of worship, however the site is clearly located within an area characterised by residential development.

2.4 The site is located within the settlement of Ponciau but is near the adjacent settlements of Rhosllanerchrugog and Johnstown. The nearby settlements are well served with convenience stores, pubs, doctor's surgery and other key services and facilities including schools, outdoor recreation space, garages, post office, cafes, cash machines etc. It is noted there are bus stops located within walking distance of the site on Fennant Road and Bank Street. It is understood that there are regular daily bus services to Wrexham for additional shopping needs. The site would therefore appear to be sustainably located.

2.5 From a review of the CADW mapping service it is understood that the site contains no listed buildings and there are no listed buildings within the vicinity of the site.

2.6 From a review of the Natural Resources Wales flood map available online, the site is not understood to be at risk from flooding, although there is noted to be risk from surface water flooding within the wider local area. However, as the proposal relates to the change of use of an existing building, and not new development, there is not deemed to be any greater risk to the site in relation to flood risk and drainage than the existing arrangement.

Proposed Development

2.7 As set out above, the development subject of this application seeks to secure permission for the change of use of the former Colliers Arms, Chapel Street, Ponciau from public house to a single dwelling house with dog grooming salon. The scheme also includes provision of a two-storey rear extension. The proposed extension will be

white rendered with the use of slate to match in with the existing, and the wider local area, to sit well within the street scene.

2.8 With regards to the proposed dog grooming business, as shown on the as submitted drawings, this will only result in a small use of floor area and comprises of an entrance and reception area on the site frontage, and small grooming parlour within the built fabric of the site. There will be one full time member of staff, with all appointments being offered on a one-on-one basis. The facility will operate as appointment only, with up to 5 appointments to be scheduled each day, with time allowed between appointments to avoid overlaid appointments and pick up and drop offs.

2.9 The grooming service will be available 9am to 6pm Monday to Saturday, and 10am to 4pm on Sundays. This is significantly less intense than the pubs licensed hours which are understood to be 10am to midnight (plus 20 minutes drinking up time) Sunday to Thursday, and 10am to 1am (plus 20 mins drinking up time) Friday and Saturday.

2.10 In relation to car parking requirements there is space on site for the parking of up to 4 vehicles. These spaces will be in use for both the proposed dwelling and the dog grooming operation. The need for business parking will be limited given that there will be only one full time employee who will live on site, and only one family/dog to be groomed at any one time. Any additional parking needs can be met by the public car park a mere 20 metres from the application site. Once again however we would stress that the parking demands associated with the use as proposed, will be far less intense than the lawful use of the site as a public house, and this needs to be factored into the decision-making process.

2.11 With regards to equipment required to service the proposed dog grooming operation, the equipment likely to limit the most noise is a 'Double K Airmax Blaster' (hair dryer) with a dB level of 84dB, which is only 4dB less than a shark vacuum cleaner. We are not therefore of the view that the dog grooming operation will create or result in unacceptable noise levels to a degree which would harm the amenities of neighbouring properties.

Principle of Development

2.12 The site is within the confines of a defined sustainable settlement, will secure the amenities of neighbouring properties, seeks to retain the existing access and secures the appropriate re-use of an existing building, which has not been in use a public house

for some time (nor is there a market demand to retain the use as shown at Appendix 2). We are therefore of the view that the principle of the proposed change of use from public house to dwelling with on-site dog grooming business is acceptable.

Statutory Development Plan

2.13 Section 38(6) of the Planning and Compulsory Purchase Act 2004 Wales requires that when determining a planning application, local planning authorities must make their determination in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan relating to the site consists of the Wrexham Local Development Plan (2023) (the 'Local Plan'), and as shown within this statement, the scheme is deemed to be compliant with the relevant provisions and policies of the Development Plan when read as a whole.

Planning History

2.14 We are not aware of any previous planning applications on site, however it can be confirmed that the site was the subject of pre-application discussions with the local planning authority, with written advice being received in January 2023. A complete copy of the pre-application advice received has been included at Appendix 1 of this report. It can however be confirmed that the development was supported in principle, subject to revisions and the submission of additional information as detailed below:

"While the use of the site for residential purposes with a small dog grooming business would be usually be acceptable in principle it must be proven that the loss of the public house would not impact upon the social and economic fabric of the locality in accordance with Policy S9 of the Wrexham Unitary Development Plan (UDP). In order for the it to be supported, the proposal would also need to ensure that there would be no impact on the amenity of nearby residents, no issues with highway safety or parking and no impact on the Johnstown Newt Site SAC or the River Dee and Bala Lake SAC as required by policies GDP1, EC6 and T8 of the UDP and LPGN 16, 21 and 35."

3.0 Relevant Planning Policy and Legislation

3.1 In the assessment of this application due regard needs to be paid to the provisions of the Development Plan, which comprises Planning Policy Wales (February 2024) Future Wales: The National Plan 2040 and the Wrexham Local Development Plan (adopted 2013). This section of the report will focus on the national planning policy position, with local policies addressed at Section 4.

Planning Policy Wales: Edition 12 (February 2024)

"2.3 The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all."

"2.6 Sustainable placemaking is an inclusive process, involving all of those with a professional or personal interest in the built and natural environment, which focuses on developing plans, making decisions and delivering developments which contribute to the creation and enhancement of sustainable places."

"2.8 Planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales… This will include seeking to maximise the social, economic, environmental and cultural benefits, whilst considering potential impacts when assessing proposals and policies in line with the Act's Sustainable Development Principles."

3.2 Planning Policy Wales (PPW) sets out the key planning principles in order to achieve the right development in the right place, and includes making best use of resources, facilitating accessible and healthy environments, creating and sustaining communities and maximizing environmental protection and limiting environmental impact.

"3.3 Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area."

3.3 PPW goes on to address matters such as creating healthier places, and the Welsh language and states:

"3.25 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."

3.4 In relation to previously developed sites such as that subject of this application, Planning Policy Wales confirms:

"3.55 Previously developed (also referred to as brownfield) land (see definition overleaf) should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome."

3.5 With regards to the delivery of new homes, Planning Policy Wales advises:

"4.2.18 Maximising the use of suitable previously developed and/or underutilised land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites."

3.6 Planning Policy Wales goes on to address other matters including highways, the delivery of affordable homes, energy, drainage and flood risk and the wider natural environment.

Summary

3.7 The proposal as submitted comprises the re-use and development of a previously developed site within a defined settlement boundary. The scheme is well designed and will have no greater harm on neighbour amenity, the local landscape, visual amenity, flood risk, highways and the wider natural environment than the original building.

3.8 The application has also been supported with the required documentation and plans to demonstrate compliance with the provisions of Planning Policy Wales.

Future Wales: The National Plan 2040

3.9 Attention is drawn to the following provisions of the National Plan:

"**Policy 1 – Where Wales will grow:** The Welsh Government supports sustainable growth in all parts of Wales. In three National Growth Areas there will be growth in employment and housing opportunities and investment in infrastructure. The National Growth Areas are:

- Cardiff, Newport and the Valleys
- Swansea Bay and Llanelli
- Wrexham and Deeside"

3.10 It is noted that the National Growth Areas are complemented by Regional Growth Areas which will grow, develop and offer a variety of public and commercial services at regional scale. There are Regional Growth Areas in three regions:

- The South West
- Mid Wales
- The North

3.11 Whilst the settlement of Ponciau is not specifically identified with the document as a strategic location for growth, its position in the north of the country, and its relationship with other nearby major towns such as Wrexham, indicates its ability to assist in the delivery of new homes and jobs.

"**Policy 2 - Shaping Urban Growth and Regeneration – Strategic Placemaking** The growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with green infrastructure. Urban growth and regeneration should be based on the following strategic placemaking principles:

- creating a rich mix of uses;
- providing a variety of housing types and tenures;
- building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other;

- increasing population density, with development built at urban densities that can support public transport and local facilities;
- establishing a permeable network of streets, with a hierarchy that informs the nature of development;
- promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders; and
- integrating green infrastructure, informed by the planning authority's Green Infrastructure Assessment.

Planning authorities should use development plans to establish a vision for each town and city. This should be supported by a spatial framework that guides growth and regeneration and establishes a structure within which towns and cities can grow, evolve, diversify and flourish over time."

3.12 The scheme subject of this application relates to the re-use of a previously developed site, within a settlement boundary and within a largely residential area. The proposals are therefore deemed to reflect and meet with the tests of policy 2 as laid out above as a matter of principle.

3.13 **Policy 4 – Supporting Rural Communities:** The Welsh Government supports sustainable and vibrant rural communities. Strategic and Local Development Plans must identify their rural communities, assess their needs and set out policies that support them. Policies should consider how age balanced communities can be achieved, where depopulation should be reversed and consider the role of new affordable and market housing, employment opportunities, local services and greater mobility in tackling this challenge.

Summary

3.14 Welsh Government planning policy seeks to support the provision of new homes within suitable and sustainable locations. Furthermore, national policy also seeks to protect and promote the Welsh language and to support developments which could assist in the reversal of depopulation and support job creation. The proposed change of use of this former public house is to take place within a defined settlement boundary, secures the delivery of a high-quality new dwelling, and will assist in the creation of job opportunities in a safe and suitable location. The scheme is therefore deemed to comply with the provisions of national planning policy.

3.15 Whilst the formal application will result in the loss of a former public house it is important to acknowledge that the site has not been in use as public house for some time, was no longer viable and has been marketed for sale without success, as evidenced at Appendix 2. Given the characteristic of the local area, it is deemed to be more appropriate to secure a re-use of the property to a single dwelling and dog groomers than to continue to leave the property vacant. Furthermore, the impact of the proposed use in comparison to the former use will enhance and improve amenity of neighbouring residents through a less intensive use, with reduced impact on traffic on a tight highway and less noise, nuisance and disturbance at unsociable hours.

3.16 In addition, it is noted that there are other public houses located within the area and in that regard the need to protect the former use of the site is no longer justified. The proposed change of use is therefore deemed to be acceptable as a matter of principle.

3.17 In relation to the proposed two storey rear extension this is noted to be well designed, appropriate in scale and use of materials, and in our view will not result in detrimental harm to neighbour amenity, nor the visual amenity of the wider local area.

Technical Advice Notes (TAN's)

3.18 Technical Advice Notes are understood to provide detailed planning advice on a number of issues. In the preparation of this application, it can be confirmed that the provisions of the following TANS's have been duly considered, and the relevant provisions addressed as required within the various plans and documents submitted with the application. The scheme is therefore deemed to be compliant with the following:

- Technical Advice Note (TAN) 5 – Nature Conservation and Planning;
- Technical Advice Note (TAN) 12 – Design;
- Technical Advice Note (TAN) 15 – Development and Flood Risk;
- Technical Advice Note (TAN) 18 – Transport; and
- Technical Advice Note (TAN) 20 – Planning and the Welsh Language.

Summary

3.19 The development subject of this application proposes the delivery of the effective and efficient use of a previously developed site within the settlement boundary of Ponciau.

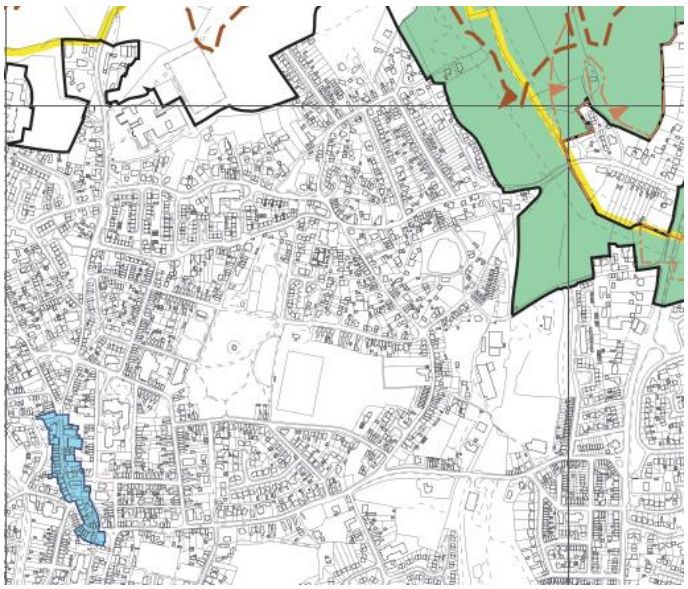
Such a proposal is wholly consistent with the provisions and aspirations of national planning policy.

3.20 The proposed development is located within a suitable and sustainable location and will help the Council to deliver additional high quality new homes and job opportunities. The scheme has been well designed to reflect and respect the character of the existing building and wider local area. The scheme will have no greater impact on highways than the previous use of the site, nor any greater environmental impact than the current position.

3.21 The application has been submitted with sufficient information to ensure a thorough examination of the proposals. Therefore, we are of the view that the scheme is wholly consistent with the provisions of national Welsh planning policy, and we therefore kindly request a timely positive determination of the application.

4.0 Relevant Planning Policy – Wrexham County Development Plan

4.1 The adopted local policy framework is understood to currently comprises of the adopted Wrexham Local Development Plan (2013-2028) and relevant planning policy guidance notes. As detailed in the Proposals Map extract included below, the site is noted to be located within the defined settlement, and is not the subject of any other allocations of constraints:



4.2 The adopted policies deemed determinative to this proposal are listed below:

Wrexham Local Development Plan (2013-2028) (Adopted December 2023):

- SP1: Housing Provision;
- SP2: Location of Development;
- SP5: Planning Obligations;
- SP11: Transport and Accessibility;
- SP12: Design Principles and Masterplanning Framework;
- SP13: Health and Wellbeing;
- SP14: Natural Environment;
- SP18: Climate Change;
- NE1: International and National Nature Conservation Designations;
- NE2: Local Designations for Nature Conservation and Geological Importance;
- NE6: Waste Water Treatment and River Water Quality;
- DM1: Development Management Considerations;
- CF2: Provision of New Open Space;
- Policy WL1: Welsh Language and the Social and Cultural Fabric of Communities;
- Policy R7: Loss of Local Services;
- T1: Managing Transport Impacts;
- T2: Active Travel; and
- MW5: Sustainable Waste Management

4.3 Of the policies detailed above, specific attention is drawn to the provisions of policies SP1, SP2, SP12 and R7 which are noted to read as follows:

Policy SP1 – Housing Provision: *Provision is made for 8083 new homes of which 717 will be affordable, in order to deliver a requirement of 7750 over the plan period.*
In order to support mixed, balanced and sustainable communities, the Council will work with partners to ensure that all new residential development contributes to meeting the identified needs of the whole community. New development will be expected to:

i. *Maximise the delivery of affordable housing where a need is identified, recognising the varying levels of development viability across the County Borough;*

ii. *Contribute to redress any identified imbalance between market and affordable housing within local housing market areas as identified in the most recent local housing market assessment;*

iii. *Ensure the sustainable use of housing land, including achieving a minimum density of 30 dwellings per hectare whilst having regard to the context of the site;*

iv. *Provide a mix of housing unit types and tenures to meet the needs of the County Borough; and*

v. *Make provision for specific housing needs such as gypsy and traveller accommodation, student accommodation, homes for the elderly, supported accommodation, nursing, residential and extra care homes where a need is identified.*

Comment

4.4 The scheme will help to deliver a single high-quality home on a previously developed site within a defined settlement boundary. Whilst there is no effective net gain in residential units, given that the former public house use is understood to have included living accommodation at first floor, the scheme will however clearly deliver a higher quality of accommodation and enhance amenity and living standards and will do so to a degree as to be material to the determination of this application.

Policy SP2 – Location of Development: New development is directed to the defined settlement limits and employment areas as identified on the Proposals Map.

Comment

4.5 As laid out above and elsewhere within this supporting statement, the application site is located within defined settlement limits. The scheme subject of this application is therefore clearly acceptable and policy compliant in relation to the location of and focus for new development.

Policy SP12 - Design Principles and Masterplanning Framework: All development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places by complying with the masterplanning framework SPG and KSS schematics. Proposals must demonstrate how they have taken account of the local characteristics of surrounding areas and how innovative design solutions will enhance the quality of the built and natural environment.

Comment

4.6 The scheme as proposed seeks to retain the existing property façade, other than the proposed replacement of windows, which will in fact offer a more in keeping and traditional appearance than those currently in situ. This will help to ensure that the visual impact of this development on the street scene will in fact be enhanced.

4.7 In relation to the proposed two storey rear extension, this is deemed to be proportionate and of a suitable scale, form, mass, bulk and use of materials to ensure that there are no harms to the character and appearance of the original building, nor harms on neighbour amenity or the wider local area. The scheme is therefore deemed to be in accordance with Policy SP12.

Policy R7 - Loss of Local Services: Outside of Wrexham City Centre, District, Local, Village and Neighbourhood Centres, proposals that entail the loss of a community facility, including shops, commercial facilities and public houses and/or non-commercial facilities, including libraries and village halls/community centres will only be supported where:

i. The use is no longer viable and all reasonable attempts to sell or let the business have proved unsuccessful; or
ii. A similar service is available within reasonable walking distance; or
iii. It can be demonstrated that the existing provision is surplus to the needs of the community.

Comment

4.8 The reasoned justification associated with policy R7 confirms that schemes such as that proposed will need to provide clear evidence to show that the unit has been permanently vacant or vacant for an extended period, that it has been on the market as a commercial unit for a reasonable price or rent for a continuous period of 12 months and that no reasonable offer has been rejected. This is understood to have greater importance on schemes where the nearest comparable facility is more than 400m (5-minute walk away).

4.9 In this instance, it is understood that the nearest public house is more than 400m from the application site. However, as evidence at Appendix 2, the site has been vacant for a protracted period, the site has also been marketed for a protracted period and without success in locating a buyer or tenant willing or able to take the premises on as a public

house. The use of the site as a public house is no longer viable or tenable, and in our view the tests laid out within policy R7 have been met.

Supplementary Planning Guidance

4.10 Additional policy considerations also include a number of Wrexham Local Planning Guidance Notes, with specific attention drawn to the following:

- 06: Access to and Use of Buildings
- 15: Cycling
- 16: Parking Standards
- 21: Space Around Dwellings
- 24: Designing Out Crime
- 27: Developer Contributions to Schools
- 30: Design
- 32: Biodiversity and Development

4.11 It is our view that the scale, form and design of the development bring proposed adheres to the principles and requirements of the relevant guidance notes detailed above.

Development Plan Summary

4.12 It is clear that the proposed change of use is acceptable as a matter of principle given that the site would be defined as previously developed and is located within a defined settlement boundary of a sustainable settlement. Whilst the scheme proposes the loss of a former public house, the property has been closed for some time as it was no longer financially viable. Furthermore, the site has been marketed for sale without success, as evidenced at Appendix 2 and is therefore acceptable for redevelopment.

4.13 The proposed use will also not only secure the provision of a better-quality single dwelling on site but will also secure a new commercial operation on site to the benefit of the local community, but without the associated traffic, noise and disturbance issues associated with a public house. These benefits are deemed to be material to the assessment of the scheme.

4.14 The impact of the works on site to facilitate the change of use on neighbour amenity in terms of privacy distances and light levels has been duly considered in advance of the submission of this application. In addition, the proposed rear extension has been

suitably designed to respect and respect the character, appearance and scale of the existing as built development on site.

4.15 The development will not result in any greater impact on the wider settlement or on highway safety than the existing situation, in fact given the less intrusive nature of the proposed use will in fact enhance the character and quality of this primarily residential location. It is therefore our view that the development subject of this application is acceptable as a matter of principle, and we look forward to working positively with the local planning authority as this scheme progresses towards determination.

5.0 Conclusions

5.1 It has been demonstrated throughout this submission that the development subject of this application, accords with the relevant statutory duties and the Development Plan when read as a whole. The proposed development is acceptable in principle, by virtue of the provisions of the Welsh National Planning Policy and the Wrexham Development Plan.

5.2 Section 70(2) of the Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that where an application accords with the relevant Development Plan and material considerations are in favour, applications should be determined positively. As such, based on the above principles, we would therefore kindly request that the Council seek to support this proposal, and issue a grant of consent for this application without delay.

5.3 Should you require any further information in advance of validation of the application, or during the determination process, please do not hesitate to contact us. Otherwise, we look forward to hearing from you shortly with confirmation of the officer appointed to deal with our application, and details of the application reference number and target determination date.

Appendix 1

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Your Ref/Eich Cyf	
Our Ref/Ein Cyf	ENQ/2022/0330
Date/Dyddiad	25/01/2023
Ask for/Gofynner am	SARAH HILL
Direct Dial/Rhif Union	01978 292877
E-mail/E-bost	sarah.hill@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

CHANGE OF USE FROM PUBLIC HOUSE TO SINGLE DWELLING AND DOG GROOMING BUSINESS
COLLIERS ARMS, CHAPEL STREET, PONCIAU, WREXHAM.

I refer to the enquiry for this proposal. Please accept my apologies for the delay in responding.

The site lies within the settlement limit as set out in the Wrexham Unitary Development Plan (UDP) and within the buffer zone for the Johnstown Newt Site Special Area of Conservation.

Development Plan Policies
PS1 – Location of development.
PS2 – Impact of development.
GDP1 – General Development Principles.
EC6 – Biodiversity.
S9 – Loss of local facilities
T8 – Parking.

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Local Planning Guidance notes
LPGN 16 – Parking standards.
LPGN 21 – Space around dwellings.
LPGN 35 – Great Crested Newt mitigation requirements

These documents are available on our website:
https://www.wrexham.gov.uk/service/planning-application-guidance/development-plans-and-other-planning-policy

Relevant Planning History
There is no relevant planning history for the site.

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.

Information requirements
The proposed development would require planning permission. The application would be referred to the local Community Council, Local Members, the Highways Authority, Natural Resources Wales, Welsh Water and the Council's Ecology Officer. Other parties may also be consulted where considered necessary.

The application should include:

- Details of access and parking, showing visibility splays in both directions, dimensions of parking spaces and turning area;
- Drainage details (see paragraph regarding foul water discharge below);
- Existing and proposed floor plans at a suitable scale;
- A suitably scaled plan showing the area to be used as private amenity space and an area for bin storage;
- Full details of the marketing of the public house for sale or to let for a 12 month period, with a letter from the estate agent(s) confirming the dates of marketing, any interest in the property and any offers made;
- A noise survey demonstrating expected noise levels to be generated by the dog grooming business and any mitigation measures that may be required;
- Full details of the proposed dog grooming business including opening hours, frequency of appointments, proposed number of customers each day and proposed parking.

Main issues:

Principle of development
The site lies within the settlement limit where residential development would usually be considered to be acceptable in principle subject to compliance with Policies PS2 and GDP1 of the Wrexham Unitary Development Plan (UDP).

However, Policy S9 of the UDP considers a public house to be a local facility. Proposals that would involve the loss of a local facility will only be permitted where:

a) The use is no longer viable and all reasonable attempts to sell or let the business over a 12-month period have proved unsuccessful; or
b) The building is in a derelict or unsightly condition; and
c) The loss of the facility would not prove detrimental to the social and economic fabric of its locality.

The public house appears to be in a good condition/state of repair therefore part (b) does not apply. Any proposal would therefore need to clearly demonstrate that parts (a) and (c) have been complied with in order for the proposal to be supported.

Design and appearance
No elevations have been submitted with the enquiry therefore it has not been possible to assess the proposal in terms of the visual impact within the surrounding area. The public house is considered to be of architectural merit and any proposal should seek to retain the character of the existing building within the street scene. The proposed extension to the rear should ensure that the site does not appear cramped or overdeveloped or that the building does not appear excessively large in comparison to those within the surrounding area.

Residential amenity
The site lies within an existing residential area with residential properties to all sides. LPGN 21 suggests that a distance of 22m should be achieved between windows to habitable rooms in

Rydym yn croesawu gohebiaeth yn Gymraeg.
Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

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existing and proposed dwellings in order to minimise a loss of privacy to either party. A distance of 13m should be achieved where a window to a habitable room would face a blank elevation.

It is noted that the first floor of the public house is already used as residential accommodation, therefore any loss of privacy already experienced at first floor level to the front of the property would not change. However it appears that a first floor rear extension is proposed with a large opening in the rear elevation. If the required distances between the proposed rear extension and the existing property to the rear cannot be achieved the proposal would not be supported. It will also need to be demonstrated that the erection of a first floor rear extension would not result in a loss of light to the properties at either side of the public house.

The downstairs layout would need to be arranged so as to meet the required distances and minimise any loss of privacy to neighbouring properties.

A noise survey may be required to demonstrate the levels of noise associated with the proposed dog grooming business and the potential impact on the amenity of adjacent residential properties.

With regards to private amenity space for the proposed dwelling, LPGN 21 suggests a minimum of $50m^2$ to be provided. A detailed plan would be required in order to show the amount of amenity space proposed for the dwelling.

Ecology
The site lies within the buffer zone for the Johnstown Newt Site Special Area of Conservation (SAC). Any application submitted will need to demonstrate that both direct and indirect impacts to the SAC have been considered. I have attached a copy of LPGN 35 to provide further guidance.

Highway safety and parking
LPGN 16 suggests a parking requirement of three spaces (not including garage spaces) for a four-bedroom dwelling. It is likely that the use of the building as a dwelling with dog grooming business may result in betterment for the surrounding area in terms of highway safety and parking provision when compared to the use as a public house. However, due to a lack of information it has not been possible to fully assess the impact.

Any application submitted would need to show the existing parking provision for the public house and the proposed parking for the dwelling and dog grooming business, including a plan clearly showing parking spaces, turning area and visibility splays. Details of the frequency of customers visiting the dog grooming business would also be required in order to allow for a thorough assessment of the proposals.

Foul water discharge/Phosphates
The site lies within the catchment area for the River Dee and Bala Lake Special Area of Conservation (SAC). It is assumed that the public house is connected to the mains drain and that the proposed dwelling and dog grooming business would be also.

Natural Resources Wales (NRW) have introduced stringent standards on the discharge of phosphorus into the SAC. Any application submitted should demonstrate that the proposed change of use would not result in an increase in foul wastewater flows to the Waste Water Treatment Works or an increase in phosphate discharges to the SAC. This may require you to seek the expert advice of a specialist drainage engineer. Should it be concluded that the proposal would result in an increase in phosphorus discharges to the SAC it is likely that the proposal would not be supported at this time.

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.

Conclusion
While the use of the site for residential purposes with a small dog grooming business would be usually be acceptable in principle it must be proven that the loss of the public house would not impact upon the social and economic fabric of the locality in accordance with Policy S9 of the Wrexham Unitary Development Plan (UDP). In order for the it to be supported, the proposal would also need to ensure that there would be no impact on the amenity of nearby residents, no issues with highway safety or parking and no impact on the Johnstown Newt Site SAC or the River Dee and Bala Lake SAC as required by policies GDP1, EC6 and T8 of the UDP and LPGN 16, 21 and 35.

These comments are made without prejudice to any formal decisions of the Local Planning Authority.

Yours faithfully,



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Appendix 2

Wingetts

AUCTIONEERS • ESTATE AGENTS • COMMERCIAL AGENTS • RESIDENTIAL LETTING & MANAGEMENT AGENTS

HEAD OFFICE - AUCTION GALLERIES
29 HOLT STREET, WREXHAM, LL13 8DH
TELEPHONE (01978) 353553
email: admin@wingetts.co.uk www.wingetts.co.uk

PRIVATE & CONFIDENTIAL

Mr Geraint Hughes
The Colliers Arms
Chapel Street
Ponciau
Wrexham
LL14 1SE

07 November 2024

Dear Mr Hughes

The Colliers Arms, Chapel Street, Ponciau, Wrexham, LL14 1SE

I refer to the above and write to advise that the property has now been marketed for over 12 months as marketing commenced on 5th October 2023.

The property has generated very little interest as I am sure you appreciate the level of demand for village pubs has deteriorated over the past few years. The only recent commercial activity in the area was a letting of a former flooring showroom into a convenience store on a lease basis.

I would be grateful if you would contact me to discuss.

Yours Sincerely

Leigh R Hayward M.R.I.C.S
Director
Wingetts Limited