TOWN & COUNTRY PLANNING ACT 1990

YSGOL MORGAN LLWYD, CEFN ROAD, WREXHAM, LL13 9NG

ERECTION OF SINGLE STOREY CLASSROOM BUILDING



PLANNING, DESIGN & ACCESS STATEMENT V.2

11 February 2025

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1. INTRODUCTION

1.1 This statement is submitted in support of an application for a new education building with three classrooms at Ysgol Morgan Llwyd school. The building will be designed, manufactured, constructed and fully fitted out by Wernick Buildings Limited.

1.2 Based in South Wales, Wernick Group has grown to become the UK's leading manufacturer and supplier of modular buildings. The company has many decades of experience supplying modular buildings to the education sector. [1] The proposed new classroom building will be built to the highest specification in terms of insulation and comfort.

1.1 Ysgol Morgan Llwyd is a secondary school in Wrexham. It has occupied its current site on Cefn Road since 2000. In 2018 construction began on a new sixth form building, which included eight classrooms and additional facilities – ref. P/2018/0361.

1.2 The application is accompanied by the following documents, and plans by Wernick Buildings:

- 12117-WB-02-GF-DR-AA-0001-S3-P02 Location Plan
- 12117-WB-02-ZZ-DR-AA-3001-S3-P03 Proposed Cross Section
- 12117-WB-02-ZZ-DR-AA-2001-S3-P05 Proposed Elevations
- 12117-WB-02-B1-DR-AA-0203-S0-P02 Proposed Site Plan
- 12117-WB-02-ZZ-DR-AA-4001-S3-P03 Windows and Doors
- 12117-WB-02-GF-DR-AA-1001-S3-P05 Proposed Floor Plan
- Finishes Schedule P03, 11th February 2025
- Planning, Design & Access Statement v.1 by DJM Town Planning, 11th February 2025
- Arboricultural Impact Assessment by Shields Arboricultural Consultancy, ref: AIA/YMC/04/24
- Rev A , 5th February 2025
- Flood Technical Note (TN) by Vale Consultancy, ref: 20851-TN-01
- Drainage Strategy Report (DSR) by Vale Consultancy, ref: 20851_DSR_r01
- 20851_500 Rev 01 Drainage Layout by Vale Consultancy

[1] https://www.wernick.co.uk/buildings/modular/education/

2. APPLICATION SITE

1.3 Ysgol Morgan Llwyd School occupies a 4.9ha site east of Cefn Road, south of Sutton Drive and Fenwick Drive, and west of Falcon Road in the Caia Park neighbourhood of Wrexham. The main entrance to the school is off Cefn Road. The school is in a residential neighbourhood and residential dwellings back onto the school grounds to the north-west and south.

1.4 The school campus comprises a range of one, two and three storey buildings clustered to the north of the site, with car park to the east by Sutton Drive, and to the south a large MUGA court and playground interspersed with grassed amenity areas.

1.5 The application site is located just to the south the main entrance off Cefn Road. Now a grassed area, this was the site of a single storey school building that was demolished following the grant of planning permission for the new sixth form centre in 2018 (P/2018/0361). Google Earth aerial images show the old school building being removed in its entirety between June 2018 and February 2021.

1.6 To the front (east) of the site is an area covered with Tarmac, used as overflow car parking. Trees border the car park alongside Cefn Road. A 1.3 metre high steel palisade fence runs along the boundary with Cefn Road. A second palisade fence runs along the west side of the site, facing the MUGA pitch. The main entrance to the school is immediately to the north.

1.7 The site is part Tarmac hardstanding and part grass, the grass having been seeded on made ground in 2019 after the demolition of the old school building.

1.8 A number of mature trees can be found to the east and south of the application site, bordering Cefn Road. Photographs of the site are shown overleaf.



Figure 1: The application site, looking south towards the footbridge over Cefn Road



Figure 2: Looking over the application site towards Cefn Road.



Figure 3: Mature trees on the school boundary with Cefn Road



Figure 4: Looking north towards the main entrance from the overflow car park



Figure 5: Looking across the application site towards the sixth form block approved in 2017



Figure 6: Houses on Falcon Road visible beyond the MUGA pitch=

3. PROPOSED DEVELOPMENT

3.1 The application proposes the erection of a single storey classroom building for pupils coming from English primary schools, to help them improve their Welsh language, so that they are at the same level of competency as pupils from Welsh primary schools. The building will be 25.3 metres long by 10.1 metres wide measured externally, giving a gross external floor area (footprint) of 255.5sqm. It will measure 3.5 metres high on its north-east facing elevation, and 3.3 metres on the south-west side. The roof will be flat, with a very shallow 1.5 degree fall from front to back.

3.2 The principal, front elevation with the main entrance and lobby will face south-west. The rear of the building will face north-east, towards Cefn Road, and feature a 3.5 metre deep canopy along its length, providing shelter from the elements. This rear elevation will feature three pairs of doors from the three classrooms opening out onto to the sheltered outside area.

3.3 Internally, the building will have three classrooms of (54sqm, 55sqm and 55sqm), a small kitchen, office and WCs.

3.4 Externally, the walls will rendered, and painted in alternating sections of White RAL 9010 and Burgundy Red RAL 3004, over a grey brick skirt.

3.5 Doors, window frames, rainwater goods and fascia boards will be in Anthracite Grey RAL 7016. Window frames and doors will be aluminium. The roof will be composed of Albatross Grey 18B17 Kingspan roofing sheets over profiled steel composite insulated sheeting, filled with Spacesaver insulation to give a high level of thermal insulation. See Materials Finishes Schedule for details.

3.6 The building is to provide classrooms for Welsh language learning. It is specifically for pupils from English primary schools, so they can have additional Welsh language classes to bring them up to the same level as pupils from Welsh primary schools.

3.7 The building will not lead to an increase in the numbers of pupils at the school.

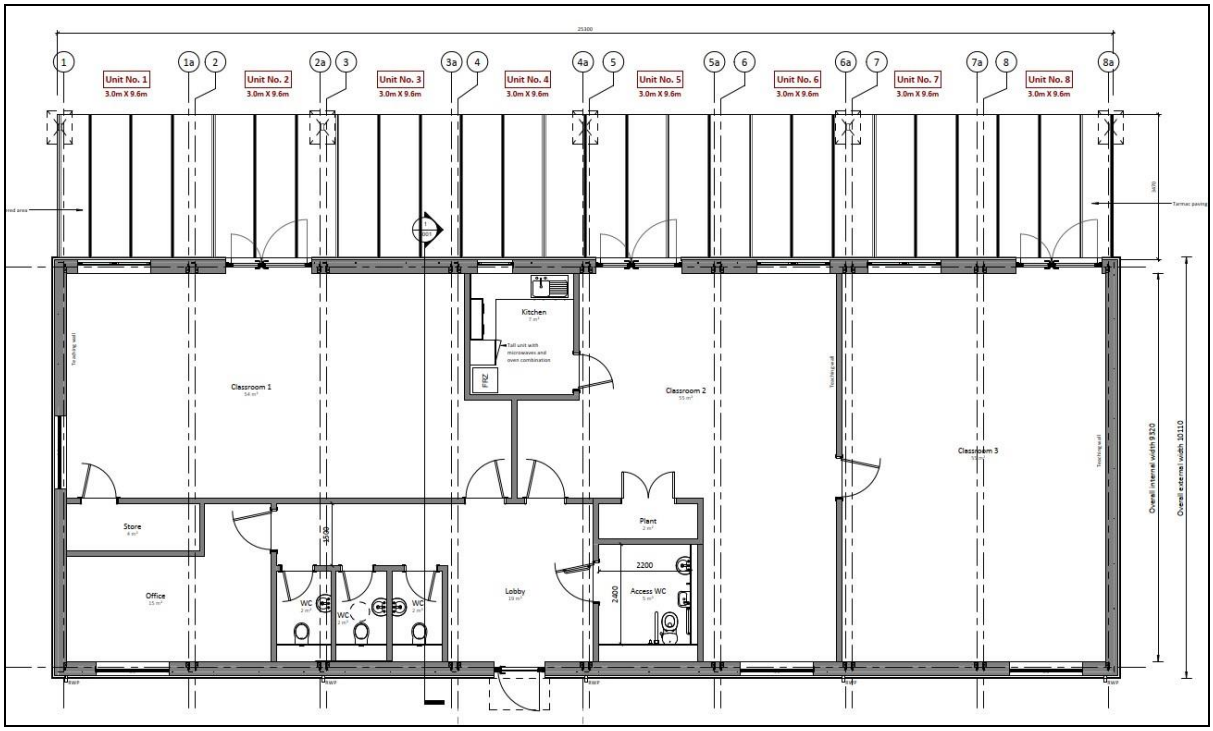


Figure 7: Proposed Floor Plan (dwg 12117-WB-02-GF-DR-AA-1001-S3-P05 by Wernick Buildings)



Figure 8: Proposed South-West (top) and North-East (bottom) elevations (12117-WB-02-ZZ-DR-AA-2001-S3-P05 by Wernick Buildings)

4. CONSIDERATION OF PLANNING POLICIES

4.1 Planning Policy Context

4.1.1 The local development plan comprises the Wrexham County Borough Local Development Plan (LDP) 2013- 2028 (adopted December 20th 2023), and Future Wales, the National Plan 2040.

4.1.2 The school is inside the Settlement Limit for Wrexham (policy SP2 of the LDP).

4.1.3 The nearest listed building is Cefn Park Lodge, on the Cefn Park Estate, over half a kilometre south of the application site. The land on the opposite side of Cefn Road, opposite the school, is a housing allocation for a minimum 1,680 new homes, 'Land East of Cefn Road' in the LDP. There are no site specific designations covering the application site itself.

4.1.4 Relevant policies from the LDP:

SP2	Location of Development
SP12	Design Principles
SP14	Natural Environment
SP18	Climate Change
DM1	Development Management Considerations
NE3	Trees, Woodlands and Hedgerows

4.2 The Principle of the Development

4.2.1 The LDP contains key objectives that informed the Plan. It lists education capacity constraints in many of the schools in Wrexham as one of the key social and cultural issues facing the Borough.

4.2.2 There is no policy in the LDP specifically for educational buildings, however it is noted that the text for housing allocation policy SP4 'KSS2 Land East of Cefn Road' notes that Ysgol Morgan Llwyd has undergone recent expansion, and the school playing fields will be integrated into the new housing development on the west side of the road.

4.2.3 The school with within the Settlement Limits for Wrexham where the principle of new development is supported subject to compliance with other LDP policies.

4.3 Design, Layout and Sustainability

4.3.1 Policy SP12 requires all development to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places. Policy DM1 states that development must accord with the character of the site and surrounding townscape in terms of siting, layout, scale, height, density, use of materials and landscaping.

4.3.2 The new classroom building will have a functional, modern appearance, in keeping with the existing buildings on the school campus. Modular buildings are built to a very high standard, utilising the latest in building technology. They have a high level of thermal efficiency can be finished a wide range of materials, enabling them to blend in with surrounding buildings.

4.3.3 The proposed classroom building has been designed to be in-keeping with the recently built sixth form centre, with matching burgundy red wall cladding, and a mono-pitch roof. The new building will be viewed within the context of the sixth form centre, which has a similar form, scale and appearance – Figure 9.



Figure 9: The sixth form centre

4.3.4 The proposed classroom building will be one of the first buildings that visitors see on arrival at the main school gates. For this reason, the school has paid particular attention to the appearance, so that visitors are greeted by an attractive, eye catching building upon arrival. This includes the distinctive Burgundy red for the walls, and the school emblem displayed on the north-west elevation facing the car park.

4.3.5 From the public highway, the building will be glimpsed from passing traffic, partly screened by the mature trees alongside Cefn Road. There will be plenty of space around the building to allow it to fit comfortably within the setting of the existing school buildings and the outdoor sports courts.

4.3.6 The site is removed from residential dwellings so will not impact on residential amenity.

4.3.7 As part of the company's on-going commitment to high environmental standards, Wernick Group has adopted a carbon management plan, Carbon Zero 2040, [2] with an ambitious aim to be carbon free by 2040. Policy DM1 encourages new development to contribute to low carbon communities through energy efficiency, and SP18 seeks to mitigate against the effects of climate change. The new classroom building will do just that, as all Wernick buildings are built to very high standards of thermal insulation, and have built-in passive ventilation.

4.3.8 Modular off-site construction also significantly reduces construction times and minimises waste, with material supplies being easier to control and virtually all waste being recycled. The construction method and high specification of the building will make a small contribution to the LDP's objective SO10 of reducing carbon emissions.

4.4 Trees

4.4.1 The application is accompanied by a tree survey and arboricultural impact assessment (AIA) by Shields Arboricultural Consultancy. Eight trees are within 15 metres of the development site, and were inspected by the Arboriculturalist. They form a distinct, cohesive group. There is one category A tree, four category B, and three category C. No trees need to be felled to accommodate the development, and the root protection areas (RPAs) and crown spreads of all eight trees are outside of the footprint of the building.

[2] https://www.wernick.co.uk/about/sustainability/carbon-zero-2040/

The RPA of Silver Birch T5 slightly overhangs the canopy on the north-east side of the building, but this is beyond the foundations of the building and will not impact the tree.

4.4.2 The AIA concludes that the development will not have a negative impact on any of the trees on site. This is in line with LDP policy NE3, which permits development only where it does not cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value or those that provide important ecosystem services.

4.4.3 The grass on the site was seeded in 2019 to tidy up the site following the demolition of the old school building. There is no diverse flora as it was a single species sown grass seed mix. The current site therefore has no existing habitat and is of zero benefit to wildlife. The small and discrete nature of the site provides little in the way of opportunities for enhancement of green infrastructure in accordance with policy SP14. However, bird and bat boxes can be erected on the outside of the building or nearby trees and covered by condition, if considered necessary for good planning.

4.5 Flood Risk

4.5.1 The application is accompanied by a Flood Risk Technical Note by Vale Consultancy. The Drainage Strategy Report (DSR) and Proposed Drainage Layout (20851_500 Rev 01) by Vale Consultancy, submitted to the Sustainable Drainage Approval Body (SAB) is also provided for completeness.

4.5.2 The 'Flood Map for Planning Zones' (FMfP) locates the in Flood Zone 1 for fluvial flooding (rivers) where there is a very low risk of flooding. For surface water (pluvial) flooding, the map indicates that the large majority of the site is in Flood Zone 1, extending marginally into Flood Zone 2 and 3 to the north extent of the site.

4.5.3 Analysis by the consultants concludes that the risk of pluvial and fluvial flooding of the site is low. The site has a less than 0.1% chance of flooding from all types including sea, rivers, reservoirs, surface water and small watercourses.[3] The building is set to be raised above the minimum site levels by 293 mm therefore reducing the risk of surface water flooding to the site.

[3] Vale Consultancy, Drainage Strategy Report for Ysgol Morgan Llwyd, ref: 20851_DSR_r01

4.5.4 The proposals will not result in any increase in flood risk elsewhere or loss of any flood storage, thereby complying with policy SP18 of the LDP.

4.6 Conclusions

4.6.1 The application proposes an additional classroom building for Welsh language learning. Increasing the educational capacity of schools and colleges in Wrexham is a key objective of the Local Development Plan.

4.6.2 The building will be readily visible to visitors entering the school site, so it has been has been designed as an attractive and eye-catching building that creates an appropriate arrival to the school.

4.6.3 A group of eight trees is situated within 15 metres of the development site. An Arboricultural Impact Assessment confirms that none of the trees will be negatively affected by the proposals.

4.6.4 The development will not increase the risk of flooding either on or off site.

4.6.5 The proposal is supported by policies in the Local Development Plan. It is respectfully requested that planning permission is approved.