
PLANNING STATEMENT

Land at Former Site of Hafod Tileries, Hafod Road/Bangor Road, Johnstown, Wrexham



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1 INTRODUCTION

1.1 Scope of the Statement

- 1.1.1 This Planning Statement has been prepared as part of a Reserved Matters application made by Gladman Developments Ltd (Gladman) being made pursuant to the Outline Planning Permission (Ref: P/2020/0210) relating to development of land at former site of Hafod Tileries, Hafod Road/Bangor Road, Johnstown, Wrexham ("the Site").
- 1.1.2 This Planning Statement should be read in conjunction with the full suite of documents submitted with the application which are detailed in Appendix 1.
- 1.1.3 This Planning Statement provides an assessment of the scheme against relevant development plan policies and outline planning condition requirements.

Reserved Matters Proposals

- 1.1.4 In line with the requirements of the Outline Planning Permission (Ref: P/2020/0210), the Reserved Matters application seeks approval of the details of Scale; Appearance; Layout; and Landscaping for the construction of 300 (use class C3) residential dwellings, 465sqm (use class B1, B2 & B8) business, industrial, storage and distribution units, 235sqm (use class A1) retail, ecological enhancements, landscape, open space, highway improvements and associated works.
- 1.1.5 The proposals also include details pursuant to the discharge of certain conditions from the outline permission required to be submitted in parallel to the application for the approval of the Reserved Matters and the submission of information as required by the S106 Agreement attached to the permission.
- 1.1.6 In brief, the Reserved Matters proposal hereby submitted includes:
- Residential development for 300 dwellings, including 240 open market dwellings, comprising a mix of 2, 3 and 4-bedroom market dwelling houses; and 60 affordable dwelling houses (20%) policy compliant;

- GCN Reserve in the south-western area of the site which will be fenced off;
- A detailed landscaping scheme with the development set back along Bangor Road to create a green corridor, consisting of two distinct areas of open space, separated by an access road off Bangor Road. The south-eastern area is an area of public open space and will include a play area. New standard tree planting and small tree groups are proposed, along with native hedgerow and native shrub planting.
- New and improved public footpath connections, through the site and linking to the surrounding network, and new recreational routes;
- Soft landscaping, with the retention and strengthening of the vast majority of vegetation present along the site's boundaries, together with street tree planting;
- Sustainable Drainage Systems (SuDS) features located at the low point of the site, in the form of an attenuation basin and storage area designed to manage the flow of surface water during periods of heavy and persistent rainfall and provide new habitat for wildlife. The SuDS feature will contain wetland grassland, with a mix of additional grasslands used across the area beyond the SuDs (flowering meadow and amenity grasslands).

1.2 Outline Planning Permission

- 1.2.1** The Outline Planning Application was submitted to Wrexham County Borough Council on 30th July 2013 and was refused on the 17th June 2015 by the Council. Following an inquiry held in April 2016, the Planning Inspector produced a report in November 2016 where a recommendation for planning permission to be granted was given. Welsh Ministers on 14th November 2016 agreed with the Inspector's findings and accepted the recommendation for approval.
- 1.2.2** A s73 application was submitted in March 2020 and was approved on 14th July 2021 (ref. P/2020/0210). This application varied the original access proposal and extended the reserved matters submission date.

1.3 Outline Planning Permissions Conditions

- 1.3.1 All the required documents are submitted with this application for reserved matters approval. Condition 1 of the Outline permission referenced that details of the appearance, landscaping of the site, layout and scale (the reserved matters) shall be submitted to and approved in writing by the local planning authority before any part of the development begins.
- 1.3.2 Condition 2 sets a requirement for a Phasing Plan to be submitted.
- 1.3.3 Condition 6 requires details of the landscaping and layout to include a scheme for all areas of open space including the Local Equipped Area for Play (LEAP).
- 1.3.4 Condition 7 requires the submission of a landscape management plan as part of the reserved matters.
- 1.3.5 Condition 18 requires a site-specific noise assessment to be submitted as part of each reserved matters application.

1.4 Pre-application Advice

- 1.4.1 Gladman applied for Pre-Application advice from Wrexham Borough County Council to discuss the site and proposals. Written feedback from the Pre-Application meeting was received on 26th October 2023 and the proposals have been designed in accordance with the advice received.

2 THE PROPOSALS

2.1 Development Proposals

- 2.1.1 To comply with the Outline Planning Permission (Ref: P/2020/0210), this Reserved Matters application seeks approval of the details of Scale; Appearance; Layout; and Landscaping for the construction of 300 dwellings, 465sqm (use class B1, B2 & B8) business, industrial, storage and distribution units and 235sqm (use class A1) retail.
- 2.1.2 The proposed development site is situated in a sustainable location, immediately adjacent to the built form of Johnstown which is identified as a tier 2 'Urban Village' in the Wrexham UDP.
- 2.1.3 The principle of residential development on this site has been established by the grant of Outline Planning Permission (Ref: P/2013/0545) and the subsequent s73 permission (Ref: P/2020/0210).
- 2.1.4 The proposals are in accordance with parameter plans and conditions set out within the s73 permission granted by Wrexham County Borough Council.

2.2 Site Description

- 2.2.1 The site comprises previously developed land extending to circa 17.34 hectares (42.84 acres) and lies to the east of Johnstown. The A483 is located approximately 320 metres to the east.
- 2.2.2 The site comprises the former Dennis Ruabon factory an industrial legacy site which has had a long association with the production of clay products (bricks and tiles) due to the large deposits of clay in the immediate vicinity.
- 2.2.3 The majority of the application site has remained vacant since 2008 and is mainly derelict. There is a large amount of hardstanding, former clay stock piling areas, tipped areas as well as redundant buildings. The site is traversed by two high voltage power lines carried by pylons.
- 2.2.4 In terms of natural features there are areas of broadleaved woodland mainly in the southern part of the site together with numerous hedgerows and trees along the

boundaries of the site. The Aberderfyn Brook runs through the southern section of the site and there are also areas of standing water within the site.

- 2.2.5 As noted in the Inspector's report for the appeal the site is located within acceptable walking and cycling distance of a range of shops, services and community facilities in Johnstown to meet day-to-day needs.

3 PLANNING POLICY

3.1 Introduction

3.1.1 The Planning and Compulsory Purchase Act 2004, s.38(6) requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

3.1.2 Local Planning Policy

3.1.3 In this instance the Development Plan comprises the Wrexham UDP which was adopted in February 2005 and covered the Plan period 1996 – 2011. Whilst the UDP is time expired it is necessary to consider Development Plan policies but as set out in Chapter 7 it is only necessary to consider those policies that are relevant to the changes being sought through this application. In that respect the policies relating to highways, the countryside and trees and hedges are relevant.

3.2 Policy Compliance

3.2.1 The previous Outline Planning Application (Ref: P/2013/0545) was submitted to understand the Council's perception of the principle of development and whether the proposal was compliant with the relevant planning policies.

3.2.2 Pre-Application feedback was received from the Council on 26th October which raised relevant policies from Planning Policy Wales and the Wrexham Unitary Development Plan.

GDP1 and PS2 – General Development Principles

3.2.3 The Reserved Matters Planning Application is in line with policies GDP1 and PS2. The proposed site layout is consistent with the masterplan (Ref. 4355-L-05 Rev L) and the design principles set out in the Design and Access Statements (June 2013, June 2014 and March 2020.) approved as part of the outline permission.

CLF5 – Open Space

- 3.2.4 For the site Public Open Space will need to be provided at a rate of 0.4ha per 50 dwellings. This is demonstrated by the submitted landscaping scheme and the scheme is policy compliant in terms of Public Open Space.
- 3.2.5 As part of the scheme a Local Equipped Area of Play (LEAP) is to be provided on site. Details of the LEAP are shown on plan ref. 4355-FPCR-XX-XX-DR-L-0001-0005 in accordance with condition no.6 of the Outline Permission.

T8 and T9 – Parking and Access

- 3.2.6 Parking on the scheme is provided in accordance with the Council's current standards set out in LPGN 16. The scheme emphasises the use of sustainable transport which prioritises walking, cycling and public transport ahead of private motor vehicle uses and will actively promote active travel. A plan showing the proposed Electric Vehicle Charging Points (ref. GL/BR/EVCP/01 Rev B) is submitted with the application along with details of bicycle storage (GL/BRJ/P/BSS/01 and GL/BRJ/P/BSS/02).

GDP1, EC6 and EC13 – Drainage

- 3.2.7 As part of the Reserved Matters application a Flood Consequences Assessment (FCA) and Preliminary Drainage Layout is submitted alongside this Planning Statement which is connected to Condition no.26 of the Outline Approval. The FCA submitted with the application concludes that the development can be delivered in accordance with TAN 15 so as not to be at risk of flooding from external sources or from within the development, and so as not to increase flood risk to the surrounding area and is therefore appropriate.

EC4 and CLF5 – Trees, Landscaping and POS

- 3.2.8 A full arboricultural survey which includes an impact assessment has been submitted as part of the Reserved Matters application.
- 3.2.9 As Condition no.7 of the Outline Approval required, a landscape management plan has been submitted as part of the Reserved Matters application.

EC6 – Ecology

- 3.2.10** An amphibian friendly drainage scheme has been designed for the development. Drainage on site relies on the use of permeable surfaces, swales and rain-gardens which is acceptable within the terms of the Habitats Regulations Assessment. Attenuation areas for surface water are kept separate from the general mitigation ponds.

4 PROPOSED DEVELOPMENT

4.1 Development Proposals

4.1.1 This section of the Statement assesses the proposed development against the relevant policies of the Development Plan, and other material considerations. The overall planning balance is considered in Chapter 6.

4.2 Compliance with Outline Planning Permission

4.2.1 The Outline Planning Application and the s73 application (ref. P/2020/0210) established that the Site could be developed to accommodate the level of development proposed and set parameters for how the development should be achieved. The approved parameters for the development include:

- Up to 300 dwellings;
- Up to 20% affordable housing;
- Provision of access and internal roads;
- Provision of drainage infrastructure measures;
- Provision of open space and strategic landscaping.

4.2.2 The approved Plans illustrates the land use locations within the site for developable areas, landscape buffers, approved means of access, the location of SuDS and Play Area. It also conveys information on the potential internal access routes and the maximum storey heights of dwellings in different areas of the Site.

4.2.3 The reserved matters application has built on these established principles to determine the detail and form of the development to be delivered.

The Reserved Matters: Scale

4.2.4 The Outline Planning Permission prescribes the building heights for the new development as outlined in the submitted Design and Access Statement in the

Outline Application, having had regard to the impact of development on the existing development nearby, the surrounding environs and long distance views.

- 4.2.5 The building heights proposed are a mixture of two and a half storey and two storey dwellings.

The Reserved Matters: Appearance

- 4.2.6 As previously mentioned, the appearance of the Site draws upon the requirements of the Outline Planning Permission.
- 4.2.7 A site analysis of the existing residential development within the vicinity of the Site and into Johnstown has been undertaken in order to influence the design ethos within this application. The appearance of the dwellings and design ethos have been selected in order to sensitively merge with the architectural styles of surrounding development.
- 4.2.8 Based on this, a range of external materials have been used on different house types in order to create a development which although unique, takes aspects of different architectural styles to sensitively merge with both the natural and built environment in the vicinity of the Site.
- 4.2.9 The principal route through the development will lead from the Site access off Hafod and Bangor Road and will exhibit stronger building forms and a consistent building line to denote its importance.
- 4.2.10 Strategic landscaping is provided along the perimeter of the Site and also along the line of existing hedgerow. A network of open spaces link across the Site to allow free movement of nature. This is especially true of the frontage where landscaping and planting will soften the Site's impact on surrounding views.

The Reserved Matters: Layout

- 4.2.11 The proposed layout of the development is illustrated on the submitted drawing titled Site Layout (Ref: GL/BR/PSL/01).
- 4.2.12 The framework for this layout was informed by the constraints and opportunities plan in the Outline stage. The details of the Development Framework Plan create

the general arrangement of residential land sure and the Public Open Space within the application boundary. The location of the SUDs and the layout of pedestrian and vehicle routes through the site accord with the Outline Permission and achieves a development that meets policy requirements and highway standards.

- 4.2.13 A simple approach to street hierarchy has been adopted to minimise the dominance of roads through the development whilst promoting the use of sustainable transport methods. The principal route through the development leads from the Site entrance and runs centrally through the Site, with connections to lower order roads and private drives.
- 4.2.14 Private drives have been placed in areas adjacent to the landscaped open space to provide the scheme softer edges where possible. Additionally, siting the dwellings to have frontages that overlook public open space contributes towards the neighbourhood character, identity and a sense of ownership by residents.
- 4.2.15 Vehicular and pedestrian access has been informed within the Development Framework Plan as part of the Outline Application. The pockets of green space are located at key points throughout the site to provide relief to the development, whilst contributing to social inclusion.
- 4.2.16 The proposed layout allows for ease of connectivity for vehicles, pedestrians and cyclists, with a clear street hierarchy.
- 4.2.17 The layout and orientation of the residential dwellings has been considerate of key vistas through the development, and to ensuring natural surveillance of areas of public open space and parking.
- 4.2.18 Careful consideration has been given to ensuring that the layout accords with the Design Standards by providing appropriate distances between properties (including those of neighbouring sites/properties).

Proposed Housing Mix

- 4.2.19 The proposed scheme would provide a total of 300 dwellings, incorporating a mix of housing tenures and types across the Site.

4.2.20 The proposed housing mix can be found in the Site Layout Plan (Ref: GL/BR/PSL/01 rev F). This provides details of the accommodation schedule for both market and affordable housing. The Site Layout Plan indicates that a range of house types and sizes across the Site would be provided to meet the need in the area and ensure choice in the housing market.

4.2.21 The following table sets out the proposed market and affordable housing mix, including the quantum of each type, size and tenure if the dwelling proposed.

House Type	No. Units
Open Market	
2-bed	57
3-bed	164
4-bed	19
<i>Total Market Dwellings</i>	<i>240</i>
Affordable Houses	
1 bed apartments	21
2-bed apartments	12
2-bed house	20
3-bed house	7
<i>Total Affordable Dwellings</i>	<i>60</i>

Drainage

4.2.22 The proposed layout and landscaping proposals have also been informed by the proposed water management requirements, which has sought to incorporate sustainable urban drainage system (SUDS) in line with the requirements of Policies within the Wrexham UDP.

5 CONCLUSION

5.1 Conclusions

- 5.1.1** This Planning Statement has been prepared by Gladman Developments as part of the Reserved Matters submission being made in respect to the Outline Planning Permission (Ref: P/2020/0210) granted in relation to development of the former site of Hafod Tileries, Haford Road/Bangor Road, Johnstown, Wrexham.
- 5.1.2** The Outline Planning Permission includes details of access and reserved all other matters for future consideration. This Reserved Matters application therefore seeks approval of the Scale, Layout, Appearance and Landscaping details pursuant with Condition 1 of the Outline Permission.
- 5.1.3** Overall, the proposals fully comply with all the relevant policies of the Development Plan, and other national policy guidance as well as the overarching requirements of the Outline Planning Permission.

APPENDIX 1 – SUBMITTED DOCUMENT SCHEDULE



	Document Name	Reference
01.	Location Plan	GL/BR/LOC/01
02.	Proposed Site Layout	GL/BR/PSL_01 Rev F
03.	Colour Site Layout	GL/BR/CSL/01
04.	Boundary Treatment Plan	GL/BR/BTP/01 Rev B
05.	Boundary Treatment Detail	GL/BRJ/BTD/01
06.	Character Areas Plan & Materials Schedule	GL/BR/CAP/01 Rev B
07.	Phasing Plan	GL/BR/PHP/01
08.	Adoptable Highways Plan	GL/BR/AHP/01 Rev B
09.	Storey Heights Plan	GL/BR/SHP/01 Rev C
10.	Electric Vehicle Charge Points Plan	GL/BR/EVCP/01 Rev B
11.	Waste Management Plan	GL/BR/WMP/01 Rev C
12.	Apartment Block 1 Plans	GL/BRJ/P/APT_01/01
13.	Apartment Block 1 Elevations	GL/BRJ/P/APT_01/02
14.	Apartment Block 2 Ground & First Floor Plans	GL/BRJ/P/APT_02/01 Rev A
15.	Apartment Block 2 Second Floor Plan	GL/BRJ/P/APT_02/02 Rev A
16.	Apartment Block 2 Elevations	GL/BRJ/P/APT_02/03 Rev A
17.	Apartment Block 3 Ground & First Floor Plans	GL/BRJ/P/APT_03/01
18.	Apartment Block 3 Second Floor Plan	GL/BRJ/P/APT_03/02
19.	Apartment Block 3 Elevations	GL/BRJ/P/APT_03/03
20.	Acrefair House Type	GL/BRJ/P/HT/ACR/01 Rev A
21.	Borras House Type	GL/BRJ/P/HT/BOR/01 Rev A
22.	Brynteg House Type	GL/BRJ/P/HT/BRY/01 Rev A
23.	Eyton House Type	GL/BRJ/P/HT/EYT/01 Rev A
24.	Johnstown House Type 1	GL/BRJ/P/HT/JOH/01 Rev A
25.	Johnstown House Type 2	GL/BRJ/P/HT/JOH/02 Rev A
26.	Pentre House Type	GL/BRJ/P/HT/PENT/01 Rev A
27.	Penycae House Type	GL/BRJ/P/HT/PENY/01 Rev A
28.	Royton House Type	GL/BRJ/P/HT/ROY/01 Rev A
29.	Ruabon House Type	GL/BRJ/P/HT/RUA/01 Rev A
30.	Talwrn House Type	GL/BRJ/P/HT/TAL/01 Rev A
31.	Trevor House Type	GL/BRJ/P/HT/TRE/01 Rev A
32.	Retail & Office Unit Elevations	GL/BRJ/P/RET/01
33.	Proposed Bicycle Stand & Shelter for Retail & Offices	GL/BRJ/P/BSS/01

34.	Proposed Bicycle Storage for Apartments	GL/BRJ/P/BSS/02
35.	Proposed Refuse Store	GL/BRJ/P/RS/01
36.	Site Sections	GL/BRJ/SS/01
37.	Street Scenes	GL/BRJ/SS/02
38.	Design and Access Statement	GL/BRJ
39.	Landscape General Arrangement – On Plot	4355-FPCR-XX-XX-DR-L-0006
40.	Detailed Landscape Plan Sheet 1 of 7	4355-FPCR-XX-XX-DR-L-0007
41.	Detailed Landscape Plan Sheet 2 of 7	4355-FPCR-XX-XX-DR-L-0008
42.	Detailed Landscape Plan Sheet 3 of 7	4355-FPCR-XX-XX-DR-L-0009
43.	Detailed Landscape Plan Sheet 4 of 7	4355-FPCR-XX-XX-DR-L-0010
44.	Detailed Landscape Plan Sheet 5 of 7	4355-FPCR-XX-XX-DR-L-0011
45.	Detailed Landscape Plan Sheet 6 of 7	4355-FPCR-XX-XX-DR-L-0012
46.	Detailed Landscape Plan Sheet 7 of 7	4355-FPCR-XX-XX-DR-L-0013
47.	Detailed Landscape and Play Area Plan	4355-FPCR-XX-XX-DR-L-0001-0005
48.	Flood Consequences Assessment	N/A
49.	Network 1 Critical Storm Simulations	N/A
50.	Network 2 Critical Storm Simulations	N/A
51.	Drainage Layout 1	6697-01-02-01 Rev A
52.	Drainage Layout 2	6697-01-02-02 Rev A
53.	Longitudinal Sections 1	6697-01-03-01 Rev A
54.	Longitudinal Sections 2	6697-01-03-02 Rev A
55.	Longitudinal Sections 3	6697-01-03-03 Rev A
56.	Longitudinal Sections 4	6697-01-03-04 Rev A
57.	Manhole Schedules	6697-01-04 Rev A
58.	Drainage Strategy	6697-01-05
59.	Arboricultural Impact Assessment	N/A
60.	Constructed Wetland Design and Specification for Johnstown	N/A
61.	Noise Report	N/A
62.	Landscape Management Plan	N/A
63.	Planning Statement	N/A



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