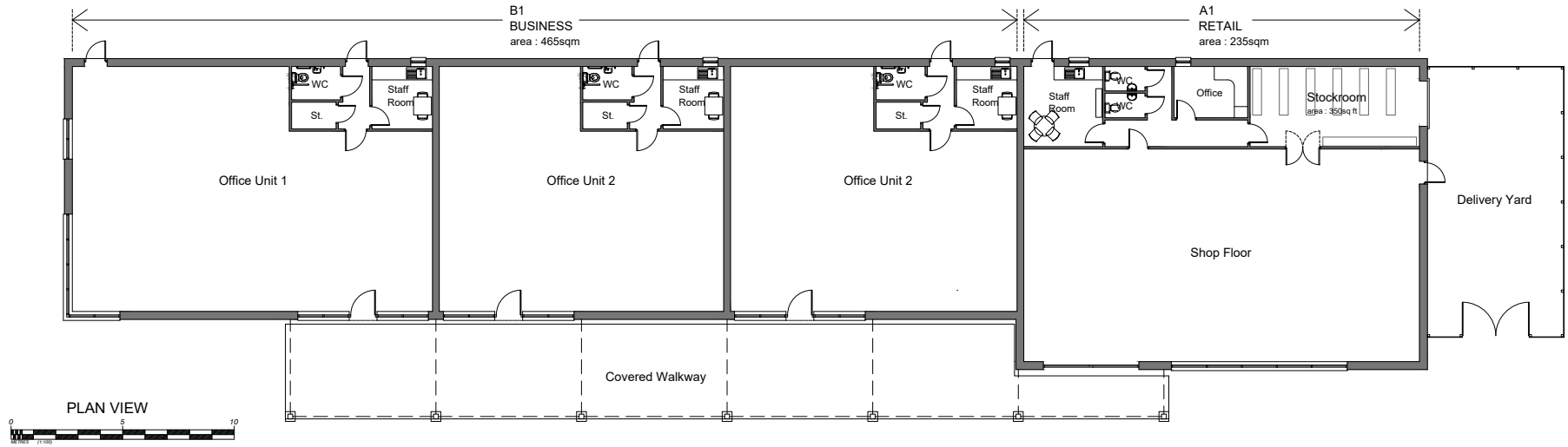
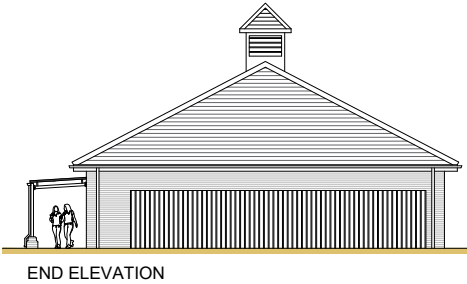
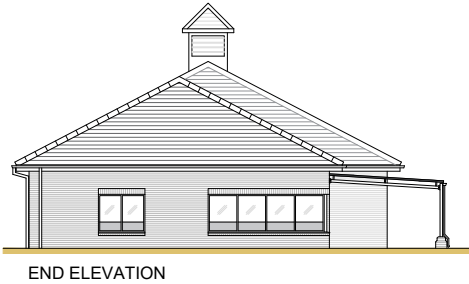
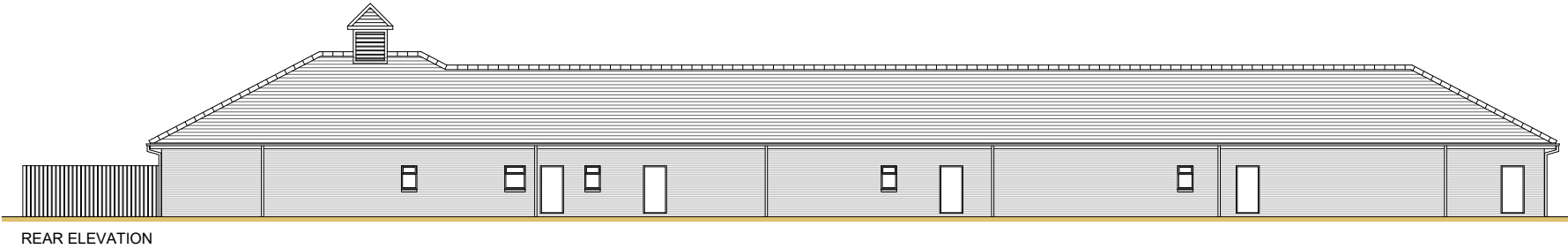
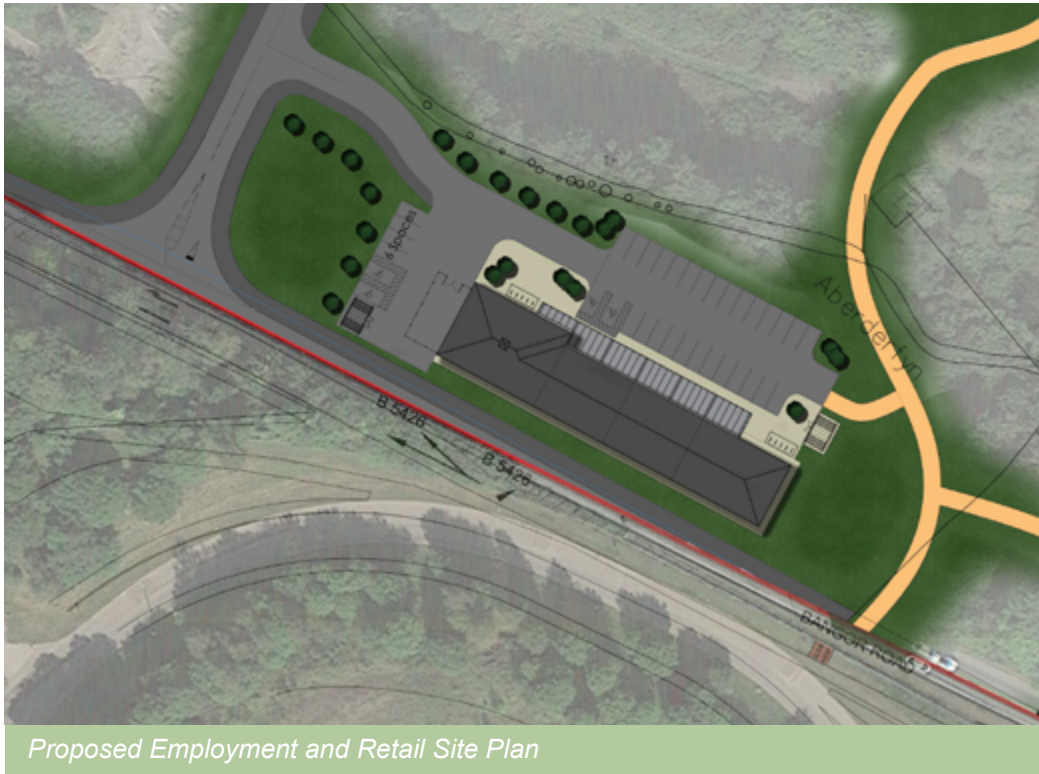


Employment and Retail Unit

Aligned with the approved scheme, the proposed employment and retail areas are located in proximity to the site entrance and maintain the same amount of floor space.

The employment area comprises three office units (Use Class B1), designed to accommodate businesses of various sizes and their diverse requirements. Each office unit is equipped with its own WC facilities and a staff room, with dedicated parking provided. A total of 465sq. ft of office space is proposed.

Additionally, a local convenience store (Use Class A1) is proposed, featuring 235 sq. ft of retail space including a storage room, staff areas, and a designated delivery yard.



4.2 Layout and Structure

The development is expected to adhere to a number of guidelines and requirements, including the approved structure plan and associated documents. Additionally, the development must align with relevant planning policies regarding access, layout, scale, appearance, and landscaping.

The following are the fundamental design principles that form the proposed site layout:

Connectivity and Accessibility: The development's main vehicular, cycle and primary pedestrian access point will be from Bangor Road, in line with the approved scheme. Additionally, new pedestrian and cycle access points are proposed along Bangor Road to the east of the main entrance. These access points are designed to seamlessly integrate with and improve existing Public Right of Way (PRoW) routes, that have been integrated into the proposed site layout. There will be a vehicular loop through the development to enhance connectivity.

To further promote sustainability and connectivity, a 3-meter-wide cycle route is proposed along the southwestern edge of the development, linking commercial and residential areas. Additional routes also run alongside the access road to the south from the entrance into the site. These interconnected routes encourage eco-friendly travel and enhance community inclusivity and sustainability.

Affordable and Accessible Housing: A mix of open market and affordable are proposed on site which promotes diversity and ensures that the area is accessible to a range of future residents;

Character Areas: The proposed material selection aligns with the character area principles outlined in the previously approved scheme, as specified in the approved Design and Access Statement. This proposed layout encompasses four distinct character areas:

Main Street: This area comprises properties situated along the primary spine route running through the development.

Parkland: Extending from the north-west to the south-west, the Parkland character area borders expansive green open spaces.

Streets: This character area encompasses properties situated along secondary routes, including 3-story apartments.

Lanes: Located in the northeastern and part of the northern boundary of the residential development.

This classification of character areas helps guide the selection of materials, ensuring that they harmonise with the specific character and setting of each area ensuring an attractive development that is sympathetic to the surrounding area is achieved.

Commercial and Retail Area: The mixed-use development on this site has been strategically situated at the entrance, accompanied by dedicated parking and servicing facilities, in accordance with the approved masterplan.

Scale and Aesthetics: Building orientation, scale, and layout are carefully considered to harmonise with the surrounding landscape and urban context, adhering to the approved scheme's principles. The proposed dwellings are primarily two storeys in height, with strategically placed 2.5 storey structures at key locations to create vistas and dynamic street scenes. Furthermore, to diversify the accommodation types on the site, three-storey apartments are also proposed.



Proposed Site Layout

Landscaping and Biodiversity: In line with the approved scheme, the development's green infrastructure is designed to encompass the western portion of the site. This green infrastructure features a combination of ecological habitats and an outdoor play area. Existing vegetation, including trees and hedgerows, have been retained and thoughtfully integrated into the site's green infrastructure. Additionally, new trees, hedgerows, as well as wetland areas have been introduced to further support and sustain the local Great Crested Newt population, underlining a commitment to preserving and enhancing the natural environment.

Views Out: The proposed development prioritises the preservation and improvement of long-range views, with special attention to the larger properties facing south-west towards the expansive green open space.

Parking: The proposed development allocates each house with its own off-road parking space and secure private rear garden. Parking for apartments is provided via a secure overlooked parking courts. The parking provision on site meets the car parking standards set by the Wrexham Council in terms of quantity and size;

Safe Community Spaces: The proposed children's play area is located within the proposed green open space on site and is adjacent to the residential development, ensuring it's security and passive surveillance. It's location and close proximity to the existing PRow routes ensures it's convenience for new and existing residents of neighbouring areas, offering recreational amenity that can be easily enjoyed by all.

Safety and Security: The design of the development meets the highest standards of safety and security, and is fully compliant with the Secure by Design principles. In line with the principles set out in the outline scheme, the orientation of the dwellings has been designed to provide frontage towards all public areas. Additionally, corner-turning units have been strategically incorporated around the site to increase security and prevent crime. These units not only enhance safety, but also offer a positive outlook onto the street, improving the overall aesthetic of the development;

Parking for the apartments has been thoughtfully designed to ensure both safety and convenience for residents. The parking court arrangement provides a secure and well overlooked space for residents to park their vehicle, strategically located to minimise the need for residents to walk long distances to reach their apartments. Additionally, the parking courts are designed to prevent through-traffic, enhancing the safety of the area.

Attenuation: In accordance with the approved scheme, a comprehensive drainage strategy is proposed, designed to manage surface water runoff from the development through a Sustainable Drainage System (SuDS). The proposals include the incorporation of swales and attenuation basins within the site's green infrastructure to the south-west. For further information please refer to Drainage Strategy drawings submitted as part of this application.



Proposed Site Layout