

TOWN AND COUNTRY
PLANNING ACT 1990

PLANNING AND COMPULSORY
PURCHASE ACT 2004

PLANNING ACT 2008

**PLANNING APPLICATION ON
BEHALF OF:**

SAFE HANDS HOMES LTD

**46/46a CHESTER ROAD
WREXHAM
LL11 2SD**

**Change of Use from
Sui Generis (aesthetics clinic
beauty salon to Class C2
(residential institution)**

**SUPPORTING PLANNING
STATEMENT**



Ref: PAL/5008 April 2024

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1 INTRODUCTION

1.1 PREAMBLE

- 1.1.1 Planning Angel Ltd (PAL) have been commissioned [REDACTED] Safe Hands Homes Ltd to prepare a supporting Planning Statement for the change of use from Sui Generis (aesthetics clinic beauty salon) to Class C2 (residential institution) at 46/46a Chester Road Wrexham LL11 2SD.
- 1.1.2 This statement has been produced to explain the rationale of the proposal and to set out the main planning considerations.
- 1.1.3 There are no external alterations proposed to the property. It is intended to be used subject to approval as a registered children's home, to provide a home for up to four children. There will be 1 member of staff per child 24 hours per day, when fully occupied 6-8 people will be on site.
- 1.1.4 This Statement demonstrates how the design and planning objectives respond to the advice contained within the Planning Policy Wales (PPW), and the relevant policies of the adopted Wrexham Local Development Plan 2 (LDP2) 2013 to 2028.

2 SITE CONTEXT

2.1 THE SITE

- 2.1.1 The application property is a large detached commercial building fronting onto Chester Road. There is an existing vehicular access onto a tarmac frontage that is laid out to 10 car parking spaces. The last use of this building was as an aesthetics clinic beauty salon and prior to that it was a HMO.



Photo 1: front of the site

- 2.1.2 To the rear, the property has private enclosed garden area with shed, patio, mature borders, and lawn.



Photo 2: rear garden



Photo 3: rear garden

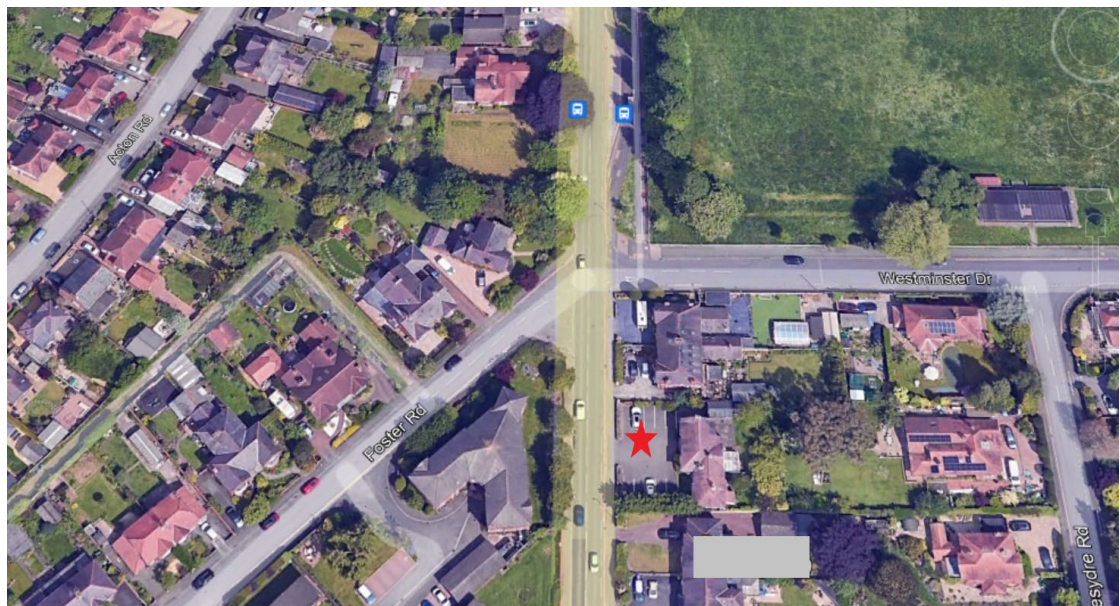
- 2.1.3 Close boarded timber fence panelling encloses the garden on all sides. The property is a property with safe vehicular access and ample onsite parking. The property is on a safe walking/cycle route and there are bus stops approximately 80m from the property on Chester Road allowing staff the option to walk, cycle, drive or use public transport to and from Wrexham bus station using the Arriva 1 service. It takes 2 minutes to walk to the stop and 36 minutes.



Photo 4: cycle lane, recreation field and nearby bus stop – Chester Road



Photos 5 & 6: Chester Road bus stop & proximity to the site



Source Google Earth

2.1 BUILT FORM OF THE SURROUNDING AREA

- 2.1.1 The site is situated within a street that is interspersed with a variety of property types, sizes, finishes, and styles. The closest immediate neighbouring properties are a mix of dwellings, HMO, and flats, in residential use.



Photo 7: Flats opposite



Photo 8 & 9: residential properties either side of the site

- 2.1.2 The land beyond to the north is a recreational field (Nine Acre Field renamed Queen Elizabeth II Park), with community building that hosts Wrexham boxing club.



Photo 10: Recreation field nearby

3 PLANNING HISTORY & POLICY

3.1 CONTEXT

3.1.1 The site's planning history is listed below:

Ref Number	Description	Decision
P/2018/1014	Change of use from HMO to wellness centre including enlargement of existing car parking area and alterations to access	1 April 2019

3.2 PLANNING POLICY WALES (PPW)

3.2.1 The Edition 12 February 2024 PPW sets out the Government's planning policies for Wales and how these are expected to be applied and re-iterates that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

3.2.2 No specific reference to children's home use could be found in Planning Policy Wales. Section 2 of PPW does embrace the concept of placemaking to improve the wellbeing of communities. The planning system should create sociable, accessible, secure, and welcoming environments.

3.2.3 WREXHAM LOCAL DEVELOPMENT PLAN (LDP)

3.2.4 On 20th December 2023 Wrexham County Borough Council adopted the Wrexham Local Development Plan (LDP). The adopted LDP will form the development plan for Wrexham County Borough and will be the basis for decisions on land use planning in this area.

3.2.5 The following LDP policies are relevant to the determination of this application and are considered to align with the principles, aims and objectives of the PPW and are considered to carry significant weight.

Policy DM1: Development Management Considerations

Policy SP11: Transport and Accessibility

Policy SP12: Design Principles & Masterplanning Framework

3.2.6 No reference to specialist housing provision of the type proposed could be found in any of the policies in the Local Development Plan. Policy SP1, on residential and nursing homes, is not considered to be relevant because the proposed use does not conform to either of those two models of provision. Nonetheless, paragraph 3.20 of the Plan says the Plan reflects the Council's corporate vision for the Borough based on, amongst many other things, Improving homes and communities; and better services to improve people's lives, i.e.: providing care for the more vulnerable in society.

3.2.7 Notwithstanding the absence of explicit planning policy support, both PPW and the Local Development Plan are considered to offer support in principle for the provision of Class C2 residential institutions of the type proposed in this application.

3.2.8 Policy GDP1 All new development should: -

- i. Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/ townscape in terms of their siting, layout, scale, height, design, density, use of materials and landscaping;
- ii. Not have an unacceptable effect on the amenity of the occupiers of nearby properties/land; and provide a satisfactory standard of amenity for the occupiers/users of the development itself;
- iii. Safeguard the environment from the adverse effects of pollution of water, land, noise, light or air, or land instability, arising from development;
- iv. Take account of personal and community safety and security in their design and layout;
- v. Prioritise walking, cycling and public transport use ahead of travel by car;
- vi. Not give rise to highway safety, pedestrian safety or parking problems on site or in the locality;
- vii. Contribute to low carbon communities through energy efficiency, be designed to minimise the use of non-renewable energy, water and the production of waste both during construction and when in use;
- viii. Not increase the risk of flooding but make adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment;
- ix. On sites which have previously been developed, new development proposals should make use of existing suitable building materials wherever possible for appropriate uses in order to re-use recyclable materials and reduce the amount of imported materials; and
- x. Ensure that any risks arising from past coal mining, as indicated on the constraints map, can be adequately managed.

3.2.9 In respect of Policy GDP1, the following in particular should be noted. There are no building works proposed and no enlargement or rebuilding is necessary. The fabric of the property on site will not materially change and is therefore considered to accord with the character of the site and will ensure it continues to make a positive contribution to the appearance of the nearby locality. Visually the status quo remains the same.

3.2.10 The nearest neighbouring properties are adjacent to the property. The use of the building as a care home for up to 4 children together with their onsite carers presents no more people

on site, as would be expected should a conventional large or extended family unit occupy the property. The staffing arrangements will not generate any more traffic generation than the former beauty clinic, or a family with teenagers would generate. Given this arrangement and the separation distance from neighbours, the proposed use would have no impact on the residential amenity of any neighbour.

- 3.2.11 The site sits within a 20mph zone on Chester Road. It has an existing point of vehicular access. No alterations are proposed to the means of access. The site is located on a bus route, with the nearest stops on Chester Road.
- 3.2.12 Policy SP11 (parking) sets out that the Council's guidance on parking standards is to ensure development does not affect road safety or local amenity. It recognises that, occasionally, full compliance may neither be practicable or appropriate. The Council Local Planning Guidance Note No.16, on Parking Standards, sets out the maximum amount of car parking appropriate to various uses.
- 3.2.13 For the current use the maximum number of car parking spaces would be calculated as follows: 3 spaces per 3 or 4 bed unit – this is 1no 4-bed dwelling.
- 3.2.14 For the proposed C2 use the maximum number of car parking spaces would be calculated as follows: 1 space per 2 bed spaces – there would be up to 4 bed spaces – therefore the existing spaces will more than satisfy this requirement.
- 3.2.15 Alternative modes of travel to the site will be promoted and it should be noted the site has good accessibility to a large resident population, from which it is hoped the majority of the work force can be recruited. For some staff it will be realistic to walk to the site. There are also bus stops close by, a safe walking/cycling route, and provision will be made on site for secure cycle parking.
- 3.2.16 The scheme will provide cycle parking at a minimum rate of 1 per 10 bedspaces plus 1 per 10 employees. There will be ample cycle spaces in the garage/shed. The approach proposed to parking will maintain both road safety and local amenity. Therefore, the proposals comply with LDP Policy SP11.
- 3.2.17 Policy SP12 All new development should take account of local characteristics in order to create high quality, sustainably designed places as part of all developments.
- 3.2.18 Good design can ensure the protection and enhancement of the local environment and local distinctiveness. The use of multifunctional buildings and spaces can help to mitigate against

the effects of climate change, promote social inclusion, improve health and wellbeing, and attract investment, business, and visitors.

- 3.2.19 The policy approach reflects national planning policy, the objectives of good design and seeks to ensure the future wellbeing of residents within the County Borough.

4 PLANNING CONSIDERATIONS

4.1 INTRODUCTION

4.1.1 The relevant development plan policies are contained within the PPW, and the relevant policies of the adopted UDP. The main planning considerations raised by this planning application are:

- Use
- Layout, Scale and Appearance
- Amenity

4.2 USE

4.2.1 This planning application seeks planning permission for the change in use of the land and building.

4.2.2 The current use of the site is for Sui Generis (aesthetics clinic beauty salon). The application seeks permission to use the site for Class C2 purposes, namely, use for the provision of residential accommodation and care to up to 4 children in need of care.

4.2.3 Please note, the proposal is not to create a residential or nursing home.

4.3 LAYOUT, SCALE AND APPEARANCE

4.3.1 The proposal seeks to utilise the existing building with no material alterations that will require planning permission.

4.3.2 The main policy considerations are Wrexham Local Development Plan Policy SP11, and SP12 & Local Planning Guidance note no.16 – Parking.

4.3.3 Policy SP12 of the adopted LDP states, inter alia, that planning permission will be granted for development provided there is no adverse impact on residential amenity or the character of the area and subject to other policies of the Plan.

4.3.4 Local Planning Guidance note no.16 states, inter alia, that Planning permission will be granted for development which accord with the parking standards, with allowance for alternative means of transport.

4.3.5 **Streetscene** - Given the nature of the proposal the status quo remains the same and there will be no adverse impact visually on the streetscene.

- 4.3.6 The landscaping improvements that the applicant plans under permitted development will tidy the appearance of the site.
- 4.3.7 **Design** – The existing residential dwelling will not undergo significant alteration - retaining the character, scale, design, and materials of the original building.
- 4.3.8 **Character of the area** – The urban area that the property is located in predominantly residential in nature and this proposal reverts the property back to a residential use.
- 4.4 AMENITY
- 4.4.1 **Neighbour amenity** - The application seeks permission for the use of the dwelling for C2 use, a residential institution for the provision of residential accommodation and care to up to 4 children in need of care. It is considered that the use complies with the Council's guidelines regarding garden size, separation distances, residential amenity, and impact on streetscape.

5 CONCLUSIONS

5.1 SUMMARY

- 5.1.1 This Statement has demonstrated that the proposed Change of Use is fully compliant with the Planning Policy Wales and the policies set out in the LDP and the Local Planning Guidance note no.16.
- 5.1.2 The overall size, scale, siting, and distance are such that the C2 Use does not adversely impact on the amenity of neighbouring properties.
- 5.1.3 The PPW identifies that a good standard of amenity should be provided for future and adjoining occupiers of land. Policies within the LDP all highlight that development needs to respect the living conditions of existing neighbouring residential occupiers and future occupiers. The development is considered not to have a significant impact on the privacy or amenity of surrounding neighbours, thereby according with policies.
- 5.1.4 The proposed use will provide a high quality and supportive residential environment for people in need of care. It will offer independence and privacy at the same time as care and support. It will help meet the Borough's need for specialist accommodation of this type, to meet the needs of this particular segment of the area's overall demand for housing.
- 5.1.5 The site lies within the settlement boundaries and is connected and accessible to schools, services, and facilities. It will provide an excellent residential environment for the proposed residents, with no impact on existing neighbours. Adequate means of access are existing, and parking will be provided consistent with the operational needs of the use and the Council policy on parking.
- 5.1.6 As such the proposed Change of Use from Sui Generis commercial use to C2 use is in overall compliance with policies of the Unitary Development Plan. Accordingly, the Council is respectfully requested to grant planning permission.