

REAL PLANNING

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Planning Department
Wrexham County Borough Council
Lampit Street
Wrexham
LL11

Date: 11th March 2023
Our Ref: 139/WXM/PSG/EquipmentStorage
Your Ref:

Dear Sir/Madam

Re: Application for the Erection of Equipment Storage Building
Site: Penycae Scout Headquarters, Bryn y Barcut, Penycae, Wrexham LL14 2TR

I refer to the submission of a planning application on the Planning Portal seeking planning permission as detailed above, ie. a proposal to erect an equipment storage facility as per the details submitted.

Planning History

P/2016/1176 Erection of covered activity area and erection of covered area for the secure storage of trailers.
Granted 10/02/2017.

The Need

The current storage facilities available to the Scout Group are no longer fit for purpose as is shown from the photographs in Appendix 1 – Photos. The old and dilapidated container shown in the first few photographs, which had been used up to recent times for storage of the Scout Group's larger items of equipment – canoes, kayaks, and associated equipment - has since been dismantled and taken off-site for recycling. The remainder of the photographs shown in Appendix 1 clearly demonstrate how the main Scout Group building is 'bursting at the seams' with a large amount of tenting and additional camping kit. Each group section requires a substantial amount of equipment to meet the needs of the age group and meet the quality and safety standards required to run activities. Currently, the Scout Group has a small indoor room at the back of the building which houses small pieces of equipment – however, this room is full to its capacity [again see photographs in Appendix 1 – Photos] and currently not fit for purpose. The Group has had to utilise another room in the building to store the overflow of equipment and now this is also at full capacity.

The submitted proposal will provide a purpose-built steel framed / single skinned insulated panelled storage facility clad in treated shiplap timber, with adequate space, lighting, security and ventilation. This will house all equipment safely / securely and enable the equipment to be stored efficiently. The contents of the inner storage rooms can also be transferred into the new building freeing up much needed space for other activities.

It will free up much needed space to provide ongoing meetings, to enable more community groups to utilise the building and allow the Scout Group to convert one of the old storage areas into a bunk room. This, in turn, will enable the Scout Group to offer the building to be hired out to other groups who wish to stay-over, indoors.

The Site

The Scout Headquarters stands within its own grounds to the south of the housing development known as Bryn y Barcut in the village of Penycae and is accessed off the estate road immediately to the north of the site. The useable grounds, which total about two acres, are made of tarmacadam car park providing parking to the Scout Headquarters and a building built in 1990 of relatively new building construction materials. It further consists of two lean-to structures to either side and attached to the main Scout building, managed amenity grassland area, some unmanaged grassland, a number of mature trees and scrub pockets. It is understood that the land area within ownership of the Scout Group is around 2.5 acres. The main building on the site, the Scout Headquarters, is located adjacent to the northern boundary of the site [see Drawing No PD/281/01 - Location and Existing Site Plans]. The northern and partial west boundaries, border onto formal gardens of the adjacent residential development and access roadways while the partial eastern boundary abuts Penycae Primary School. The main portion of the site is open to the south to adjacent fields consisting in part, school playing fields and in part improved grassland.

The Proposed Development

The proposal is seeking full planning permission for the erection of an equipment storage building to supplement the facilities at Penycae Scout Headquarters, Bryn y Barcut, Penycae, near Wrexham as shown in the drawing below. The proposed works include the construction of an equipment storage facility to the rear of the existing Scout Headquarters on previously prepared ground. The unit is approximately 145 sqm in area, single storey with a mono pitched roof construction, offset from the existing rear gable of the Scout Headquarters by 1.5 m. The highest elevation will be facing west and the rear lower gable facing east.



Extract of Proposed Site Plan showing location of the new equipment storage building

The proposed equipment storage building will be constructed using the following materials:

- Pale green insulated sheeting to walls with treated timber shiplap cladding;
- Mono roof with pale green insulated sheets;
- Clear plastic rooflights;
- Insulated roller shutter door coloured grey and
- Rolled limestone dust to access and turning areas.

Information Submitted in Support of Planning Application

The following information has been submitted via the Planning Portal [Ref No PP-12835596] in support of the application:

- Planning Application Form
- Drawing No PD/281/01 - Location and Existing Site Plans
- Drawing No PD/281/02 - Existing Floor Plan
- Drawing No PD/281/03 - Existing Elevations
- Drawing No PD/281/04 - Proposed Plan
- Drawing No PD/281/05 - Proposed Elevations
- Drawing No PD/281/06 - Proposed Site Plan
- Arboricultural Impact Assessment and Method Statement [Tree Solutions - Feb 2024]
- Ecology [Protection and Enhancement] Report V1 [Ecological Design Consultants - Feb 2024]

Submitted via email dated 5th March, 2024:

- Coal Mining Risk Assessment Report [NKC Geotech Ltd – March 2024]

In addition to the above, the following will be submitted under cover of email:

- Updated version of this Covering Letter [Real Planning Rev3 - February 2024]
- Appendix 1 Photos - New Equipment Storage Building
- Landscaping Scheme [Real Planning - March 2024]
- Revised Drawing No PD/281/06 - Proposed Site and Landscaping Plan [Rev 3 – 11_03_24]
- Email from Andrew Hannett giving consideration to the submitted Coal Mining Risk Assessment commenting upon the history of the site and that the *“unit is of lightweight construction and will be supported off a solid concrete slab designed to span a notional 2m void”*, consequently *“advising that additional ground investigation is not considered necessary for the project”*.

Planning Policy

In consideration of the proposed development the following local and national planning policy and guidance have been taken into account:-

- Wrexham Local Development Plan: Adopted December 2023 Policies:
 - o Policy SP2: Location of Development
 - o Policy SP14: Natural Environment
 - o Policy DM1: Development Management Considerations
 - o Policy NE3: Trees, Woodlands and Hedgerows
 - o Policy T1: Managing Transport Impacts
- Local Planning Guidance Note 6: Access To and Use of Buildings

- Local Planning Guidance Note 7: Landscape and Development
- Local Planning Guidance Note 16: Parking Standards
- Local Planning Guidance Note 17: Trees and Development
- Local Planning Guidance Note 21: Space Around Dwellings [re amenity standards only]
- Local Planning Guidance Note 24: Designing Out Crime
- Local Planning Guidance Note 30: Design
- Local Planning Guidance Note 32: Biodiversity and Development
- Planning Policy Wales [PPW] - Welsh Assembly Government [Edition 12 – February 2024]
- PPW Technical Advice Note 5: Nature Conservation and Planning [2009]
- PPW Technical Advice Note 12: Design [2014]
- PPW Technical Advice Note 18: Transport [2007]
- Manual for Streets 2 - Department for Transport [2010]

The application site is shown as unannotated land within the identified settlement limits of Penrycae as identified in the Wrexham Local Development Plan¹ [see Proposals Map Inset 4]. Both PPG Wales² and Wrexham Local Development Plan policies allow for the obvious development within settlement limits. LDP Policy SP2 directs all new built development to within defined settlement limits and states that development on unannotated land within settlement limits will be normally allowed although subject to compliance with LDP Policy DM1 [detailed development criteria in the consideration of all new development proposals].



Extract from Wrexham Local Development Plan Proposals Map Inset 6

In consideration of the above policies and both local and national planning guidance it is, therefore, considered that the proposed development is acceptable as it is clear that the proposal:

- accords with or enhances the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape / townscape in terms of its siting, layout, scale, height, design, density, use of materials with substantial additional landscaping proposed;

¹ Wrexham Local Development Plan [Wrexham County Borough Council – Adopted December 2023]

² Planning Policy Wales [PPW] - Welsh Assembly Government [Edition 12 February 2024]

- does not have an unacceptable effect on the amenity of the occupiers of nearby properties / land while providing a satisfactory standard of amenity for the occupiers/users of the development itself through being a quality design with the use of attractive and appropriate materials;
- takes account of personal and community safety and security in the design and layout of the building;
- does not give rise to highway safety, pedestrian safety or parking problems on site or in the locality – there is an existing large car park and there will be no increase in vehicular movements to, from and within the proposed development;
- protects all existing trees [see the submitted Arboricultural Impact Assessment and Method Statement³];
- will secure required net benefit biodiversity through the provision of recommended enhancement measures [see the submitted Ecology [Protection and Enhancement] Report⁴; and
- will not increase the risk of flooding but makes adequate provision for sustainably dealing with surface water drainage through an approved SuDS scheme and not resulting in an unacceptable impact upon the water environment.

Landscaping

Detailed landscaping proposals will form an essential part of the submission. It is important that the proposed building is sensitively treated and will not adversely impact upon the surrounding area. To ameliorate the proposal, substantial landscaping is proposed [see the submitted Landscape Statement⁵ and revised Drawing No PD/281/07 – Proposed Landscape Scheme]. The submitted landscape proposals are comprehensive with the planting of supplementary native trees and shrub species, together with the introduction of a small pond / wetland area, all of which will not only help to and enhance the appearance of the proposed development but also promote local biodiversity.

Ecology

The Scout Group commissioned a baseline survey and impact assessment [see the submitted Ecology (Protection and Enhancement) Report V1 (Ecological Design Consultants - Feb 2024)] to address the biodiversity impacts in accord with national [PPW Wales Edition 12 – February 2024] and local policies [Wrexham Local Development Plan adopted December 2023].

The report summary is as follows:

- The proposed new building will not impact on the existing Scout Headquarters.
- No evidence of use by bats in the form of droppings, grease staining etc was identified on the eastern gable facing the new proposed building.
- Partial loss of scrub and debris, old containers removed, no major impacts identified.
- Land in ownership of Scout group has potential for biodiversity enhancement.
- Proposed development will result in no net loss connectivity.
- No invasive non-native species identified during site survey.

The report also identifies sufficient information to not only mitigate any impact arising from the proposal but also recommends areas of Biodiversity Net Gain Enhancement [see Section 11 - contained in the submitted Ecology (Protection and Enhancement) Report] which will significantly improve matters. These recommendations are material to the positive consideration and determination of this planning proposal.

³ Arboricultural Impact Assessment and Method Statement [Tree Solutions - Feb 2024]

⁴ Ecology [Protection and Enhancement] Report V1 [Ecological Design Consultants - Feb 2024]

⁵ PSG Equipment Storage Building Landscape Scheme rev1 -February 2024

Green Infrastructure

There is a recent requirement for all planning applications to be submitted with a 'Green Infrastructure Statement' [Para 6.2.12 of Planning Policy Wales – February 2024 refers] which should describe how green infrastructure has been incorporated into the proposal. However, it also noted that the paragraph goes on to state that the green infrastructure statement:

".... be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development [such as that proposed] this will be a short description and should not be an onerous requirement for applicants."

Real Planning considers the submitted proposal to be minor in scale – one that is associated with a current existing and more developed site which includes a large hard surfaced car park with an existing brick-built scout headquarters building and other associated structures.

Consideration has been given to the recommended 'Step-Wise Approach' [as identified in Para 6.4.15 of Planning Policy Wales – February 2024]. In particular, it is noted that the proposed building sits within up to 2.5 acres of open land with existing connectivity to the wider countryside. Further elements of green infrastructure will be incorporated into the proposed scheme through the following:

- Provision of a sustainable urban drainage system to deal with the surface water from the roof of the proposed building with the introduction of a small pond / wetland area;
- Implementation of the recommendations leading to enhancement and net benefit biodiversity [Section 11 - Recommendations and Biodiversity Net Gain Enhancement contained in the submitted Ecology Report]; and
- The planting of supplementary native trees, hedging and wetland planting which will promote and increase local biodiversity and connectivity.

Summary

It is considered that there is a well-established need for the proposal, the overall design, scale and appearance of the proposal will be appropriate to the character of the site and the locality and with the addition of positive landscaping and biodiversity enhancement proposals it accords with all local and national planning policies and guidance.

It is hoped that the Local Planning Authority will support the Scout Group's submission.

In consideration of the above, the resulting application fee of **£980.00** has been paid by Real Planning via a bank transfer through the Planning Portal.

We trust that we have now included all the required information to validate the application. Please do not hesitate in contacting us if you require any further explanation / information.

Yours sincerely



J G Kellett
Real Planning