

12.01.23

Design and Access statement

Outline Planning Application

Tyn Y Coed

Chester Road,

Rossett.

LL12 ODE

Outline Application for the removal and replacement of existing dwelling & nine additional dwellings.



Introduction

This design and access statement is to supplement the outline planning application for the removal and replacement of the existing property and the construction of nine new dwellings at Tyn Y Coed, Chester Road Wrexham.

Site Location

The site is positioned within the settlement boundary of Rossett.

Rossett is a sustainable location. A large village located approximately 6.5 miles to the north of Wrexham and close to the Cheshire and English border. The village is bounded to the west by the A483 dual carriageway and the Wrexham to Chester railway line. To the south flows the river Alyn which loops round to the northeast where it joins the River Dee,

The Site sits directly next to a bus stop, serving Wrexham and Chester. These busses run every 15 minutes and between approximately 6 am to midnight.

There is a local primary school; St Peters and a local secondary school; Darland High School, both within walking distance of the site.

Rossett is also served by a wide range of amenities including a local shop, post office, doctors, a pharmacy and local pubs.

Existing Site.

The site currently has one house set in a large garden, with outbuilding and a tennis court.

There is currently one vehicular access to the site, opposite a busy junction.

The existing site is approx. 7,227 sqm or .72Ha.

The site is bounded by a 1.5m brick wall adjacent to Chester Road and a variety of brick, timber and mesh fencing to the other surrounding boundaries.

Relevant planning policy

We have consulted all relevant policies and guidance.



Further Details are included in the Planning Policy Document included with this application.

Indicative site layout

Whilst the application is for outline approval only; with all matters reserved, we have included an indicative layout.

This layout illustrates the site is suitable for ten detached houses.

These would have rear and, in some cases, additional private front gardens, to optimise the sun position.

Each property would also include in curtilage parking, to current Wrexham MBC standards,

The current indicative layout shows a density of approx.14 units per hectare.

The building footprints total approx. 800sqm overall, this will be around 11% of the site.

Site strategy.

Trees.

There are a number of trees on the site. The indicative layout has been positioned to avoid the Root protection areas and avoid any negative impact.

The garden positions ensure that there will not be pressure on the trees to be removed / cut back.

Further details are included in the full Tree survey submitted with the application.

Ecology.

An ecology survey has been undertaken on the site. This has shown the site to have moderate bat roost suitability in the existing house and negligible suitability within the outbuilding. No badgers were evident on site and there isn't suitable habitat for great crested newt within 250sqm.

A further night-time emergence survey will be undertaken.

Further details are included in the Ecology Survey submitted with the application.

Highways.

We initially discussed the site with Phil Palmer at Wrexham council highways department. (PRE/2021/004).

Following his initial comments, we have amended the site access position away from the busy junction.



An area of the front wall will be removed to facilitate the entrance and visibility splay. The wall will be set back and built to complement the existing.

The within the site will be a 'shared surface' for both pedestrians and vehicles. This will be delineated in a suitable manner and provide level access throughout the site.

Final details and layout tbc under the reserved matters application.

Further details are included in the highways report submitted with this application.

Heritage

Whilst the site sits outside the Rossett conservation area, we acknowledge that the site falls on the boundary. We will ensure that any amendments to the boundary are in keeping with the existing style and local vernacular.

Further details are included in the heritage report submitted with this application.

Scale, appearance and massing.

These elements of the design will fall under a further reserved matters application.

Community Consultation

Whilst the additional 9 dwellings fall technically under the threshold for community consultation, we were advised that this proposal would be defined as a major development, therefore requiring a pre-application process. We were more than happy to carry out this process.

We received limited comments but have ensured that any concerns have been considered prior to submitting the application.

Further details are included in the community consultation report.

Drainage.

A Foul drainage assessment has been undertaken by Nicola Sugg, Consultant Hydrogeologist & Hydrologist.

The document supports an outline planning application only, for the replacement of the existing residential dwelling and the erection of nine additional dwellings. The final development layout is subject to confirmation, but initial plans are for the provision of nine additional 4-bedroom detached dwellings.

The proposed development site is located in the immediate vicinity of a predominantly combined public

sewerage system which drains to Lavister Wastewater Treatment Works (WwTW).



Welsh water have been consulted and have commented:

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system.

All surface water will be discharged through Sustainable Drainage Systems (SuDS) features.

Further details are included in the Drainage assessment.

Flooding

A Flood consequences assessment was undertaken by Nicola Sugg, Consultant Hydrogeologist & Hydrologist.

Natural Resources Wales (NRW) Development Advice Maps indicate that the application site lies within flood Zone A, where fluvial/tidal flood risk is not a constraint to development.

However, NRW has confirmed, within their statutory pre-application consultation response³, that the more recent Flood Map for Planning indicates that the site extends into Flood Zone 2 and is potentially at risk of river flooding.

Whilst the revised Flood Map for Planning and associated TAN15 do not apply until June 2023, this FCA confirms that the location of the development meets the requirements of the revised TAN15. The required flood free threshold is achieved, with no reliance on flood defences, and the predicted worse-case flood conditions in the north-western part of the application site during the undefended 0.1% annual probability flood event plus climate change, are within the tolerable conditions for highly vulnerable development.

However, in accordance with the revised TAN15, appropriate flood risk mitigation measures are proposed to ensure that the consequences of flooding are acceptable.

In addition, a sustainable drainage strategy should be prepared once the final development layout is agreed, in accordance with the national SuDS standards. The drainage strategy will require SAB approval prior to construction commencing.

The proposed development benefits from flood defences and will not change the existing flood risk vulnerability classification of the land use. Therefore, with the proposed mitigation measures, this FCA concludes that the proposed residential development at Tyn Y Coed, Rossett, is appropriate and sustainable with regards to flood risk.

Further Details are included in the A Flood consequences assessment.

Shadow Habitat Regulations Assessment



Rachel Hacking Ecology Limited was commissioned to provide ecology consultancy services in connection with a proposed residential development. It is concluded that, while there is an impact pathway for the project to result in a likely significant effect, there are at least two options available to mitigate impacts to a level that would result in no net increase of phosphate entering the SAC catchment. Adoption of one of these options would ensure that the project would result in no adverse effects on the integrity of the SAC.

Further details are included in the Shadow Habitat Regulations Assessment

Phosphates Neutrality

A Phosphate Neutrality – Proof of Concept report has been prepared by Southwest Environmental Limited.

This report aims to establish a proof on concept for use of a wetland at the site address to phosphate neutrality requirements.

Wetland would provide ample banking for Atmospheric Phosphate.

Provided the applicant can provide 0.8ha of wetland, this should bank 0.5kg/year of atmospheric phosphate.

Further details are included in the A Phosphate Neutrality – Proof of Concept report.

Conclusion

The site sits in a sustainable location and is capable of housing 9 new properties and one replacement dwelling.

The indicative proposals included in the application evidence this.

All final building positions, appearance and scale will be covered by reserved matters.

We believe that this is an attractive proposition for the site, in line with current policy.

We look forwards to a successful outcome of this application.



Submission Documents

Dwgs	
PL(00)01	Location Plan
PL(00)02	Existing Site Plan
PL(00)03	Proposed Site Layout (Indicative)
PL(00)05	Indicative Entrance to Site
	Design and Access Statement
	Extended Phase 1 habitat survey
	Bat activity report
	Stage 1 Tree Survey & Arboricultural impact assessment
	Transport statement
	Heritage impact statement.
	Community consultation report.
	Planning policy statement
	Flood consequences assessment
	Foul drainage assessment
	Phosphate concept report
	Shadow Habitat regulations assessment

