

FULL PLANNING APPLICATION FOR A WATER FILLING STATION

AT

**THE GATE HANGS HIGH PUBLIC HOUSE, 148 RHOSNESNI LANE,
WREXHAM, LL13 9ES**

DESIGN AND ACCESS/SUPPORTING PLANNING STATEMENT

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Ref. 23-085-SPS-01

Version: A

Author: MB

Checked: NG

1. Introduction and background

- 1.1 This report supports of a planning application for the development of a water filling station structure at The Hate Hangs High Public House, 148 Rhosnesni Lane, Wrexham, LL13 9ES. A full description of the proposal is set out in section 3 of this report.
- 1.2 The provision of this full planning application submitted to Wrexham County Borough Council is intended for the material change of use of the erection of a water filling site.
- 1.3 This supporting planning statement sets out why the proposed development is acceptable having regard to the policies of Wrexham County Borough Council in addition to national planning policy as set out in the Planning Policy Wales (PPW) and the Wrexham County Borough Local Development Plan (2023).

2. Site description and review of planning history

- 2.1 The site location is The Gate Hangs High Public House, 148 Rhosnesni Lane, Wrexham, LL13 9ES with the application site comprises of a two-story public house with a car park on the west side of the building.
- 2.2 The application site has residential development immediately to the east and directly opposite the site. The back of the property is lined with the Ysgol Rhosnesni High School.
- 2.3 Having regard to the policies map of Wrexham County Borough Council the site is not associated with any significant local planning designations.
- 2.4 An online search of the Council's website shows the following planning history:

Year	LPA Ref.	Description	Decision
2007	P/2007/0078	Erection of external shelter (in retrospect)	Approved
2021	P/2021/0652	Erection of floodlights	Approved
2022	P/2022/0775	Change of use of building to class A1 (retail) to class D2 (personal training studio)	Approved

3. Description of development proposed

- 3.1 The proposed development is the installation of a water filling station on the proposed site, which has been supplied and installed by Spotless Water.
- 3.2 The spotless water website provides the following information on the use and purpose of the unit: *'Our ultra pure water has had all minerals and impurities removed, making the water ideal for a multitude of uses including window cleaning, car valeting, solar panel cleaning and the aquatic trade. Making your own pure water is complex and time-consuming.'*

It can be problematic dealing with issues such as water pressure and TDS levels. Spotless Water is produced to achieve the lowest parts per billion possible, removing all impurities to deliver water that is always 0.00 TDS to our customers'.

- 3.3 The purpose of the unit is to provide clean water solutions to a wide range of consumers from window cleaners and car detailers to chiropodists and photographers.
- 3.4 The location of the unit is discretely located along the site's western perimeter, lining the building and the large car park area. The chosen location ensures that the existing use of the site will remain unaffected by any additional vehicle flow as the site benefits from existing off-street parking opportunities.
- 3.5 Furthermore, the position and elevations of the unit along the sites western boundary also ensure that the development is located out of direct public view, as it is aligned with the public house.

4. Summary of relevant planning policies

- 4.1 When considering the merits of development that requires a planning application the Council, in its function as the local planning authority, has a requirement to determine that application in accordance with the policies of its Development Plan unless material considerations indicate otherwise¹.
- 4.2 Therefore, in preparing this planning statement consideration has been had to relevant policies of the Wrexham County Borough Local Development Plan. The following local and national policies are relevant to this proposed development.

Wrexham County Borough Local Development Plan 2013-2028 (2023)

- 4.3 Wrexham County Borough Local Development Plan was adopted by the council on the 20th of December 2023. This is now the adopted local development plan and was prepared in the

¹ Planning and Compulsory Purchase Act 2004, section 38(6).

context of the Planning Policy Wales 11. This local development plan is in line with the Future Wales: The National Plan.

- 4.4 **Policy DM1 “Development Management Considerations”:** This policy states that developments must *accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape*.
- 4.5 **Policy SP12 “Design Principles & Masterplanning Framework”:** The policy states, ‘*all development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places by complying with the masterplanning framework SPG and KSS schematics*’.
- 4.6 **Policy T1 “Managing Transport Impacts”:** The policy seeks to ensure that developments should ‘*provide appropriate levels of parking and ensure access arrangements for the site to allow for safe manoeuvring*’.

5. Acceptability of development proposed

- 5.1 Having regard to the circumstances of the outbuilding and the Council’s planning policies, the main planning consideration in relation to this proposed development are:
- Development management considerations
 - Impact on character of the area.
 - Managing the transportation impacts

Development management considerations

- 5.2 The site locations surrounding area is not rural in landscape character with dense residential developments located to the north and east, and the south of the site bordering a school, which establishes the built form for this area.
- 5.3 Due to the area-built density, it is foreseen that the existing water filling station will be popular in demand by a number of users including those who require access to clean water

for a specific trade which will ensure that the continued siting of the unit will deliver significant economic advantages while yielding negligible / no disruption on the local area.

- 5.4 The proposal is compliant with all relevant policies of the council's applicable local plans including policies DM1 and SP12 as the structure bares a high-quality design which does not produce any detrimental visual impacts to the existing area. Furthermore, due to the site's discreet location, the structure also does not impose any detrimental impact to any public or residential amenity spaces.

Impact on character of the area

- 5.5 The water tank would fit directly next to the public house on the site. The modest footprint and single storey design of the water tank would be partially hidden by the public house, ensuring that it is not an eyesore for the public.
- 5.6 The scale and appearance is acceptable and would not have a detrimental impact on the character of the existing public house or the surrounding area. The outbuilding would therefore be in accordance with relevant policies DM1 and SP12 of the Local Development Plan.

Managing Highway Impacts

- 5.7 It is apparent that the main issue in this respect will be the provision of car parking and access however the existing site possesses suitable off-street car parking spaces which are well beyond any expected demand for the site.
- 5.8 Furthermore, as the structure is in the eastern corner of the site directly next to the public house, and daily use of the town is unlikely to suffer any adverse highway impacts.

6. Conclusion

- 6.1 This report has highlighted that the planning application for the erection of a water filling station and its use is in accordance with the Council's planning policies and therefore is an acceptable form of development.

- 6.2 The proposal will not have any adverse impact on the character of the area or on the residential amenity of neighbours and is therefore sustainable development in accordance with national policy.
- 6.3 Therefore, in the absence of any other material considerations to justify otherwise it is respectfully requested that planning permission is granted for the proposed development.