

DESIGN AND ACCESS STATEMENT

Full Planning Application to Wrexham County Borough Council

for the Erection of a PROPOSED TIMBER FRAMED UNIT FOR USE

AS CLASSROOM

NEW HORIZONS/STIWDIO PEN Y CAE, AFONEITHA ROAD, PEN Y

CAE, WREXHAM, LL14 2PF.



Instruction

We have been instructed by our client, Garden Hideouts, to prepare and submit a full planning application on behalf of New Horizons, to Wrexham County Borough Council for the proposals noted within this statement.

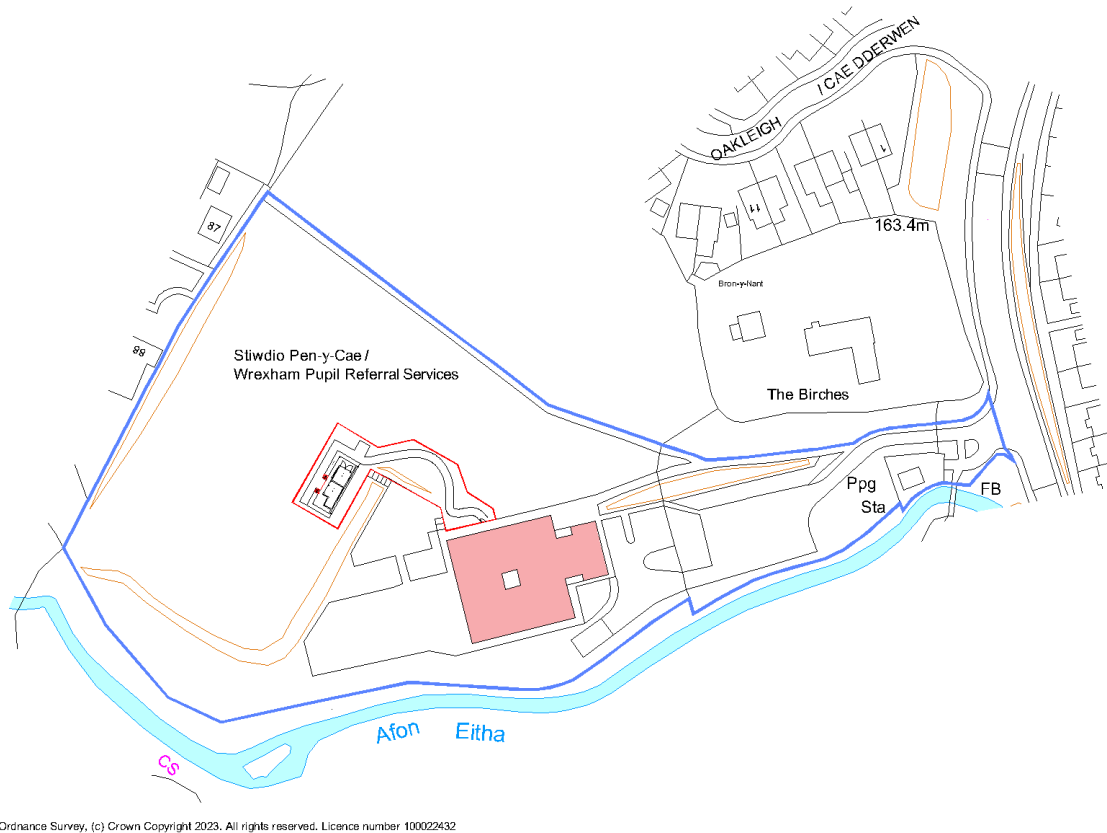
Design and Planning Associates Ltd
Salop House
13 Salop Road
Oswestry
Shropshire
SY11 2NR
Tel:01691 659595

1. Site Location / Description

The site is in Pen-Y-Cae, a vibrant village, holding a postcode of LL14 2PF

Coordinates: Latitude: 52.99983, Longitude: -3.06487

The extent of the property in which the planning application relates is defined with a red line on the site plan below.



The site is located within the ground of Stiwdio Pen-Y-Cae.

The site boundary edged blue encompassing Stiwdio Pen-y-Cae amounts to an area of 14932sqm.

The planning application edged within the red line area amounts to 620sqm. The application site is generally flat and is currently an open playing field.

The site currently named Studio Pen-y-Cae is a pupil referral unit for young people unable to attend mainstream schools. The site was previously a primary school until 2018.



Existing building



Existing security fence around the school



Existing field and location for the classroom



Existing slope up to the higher level ground

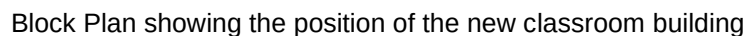


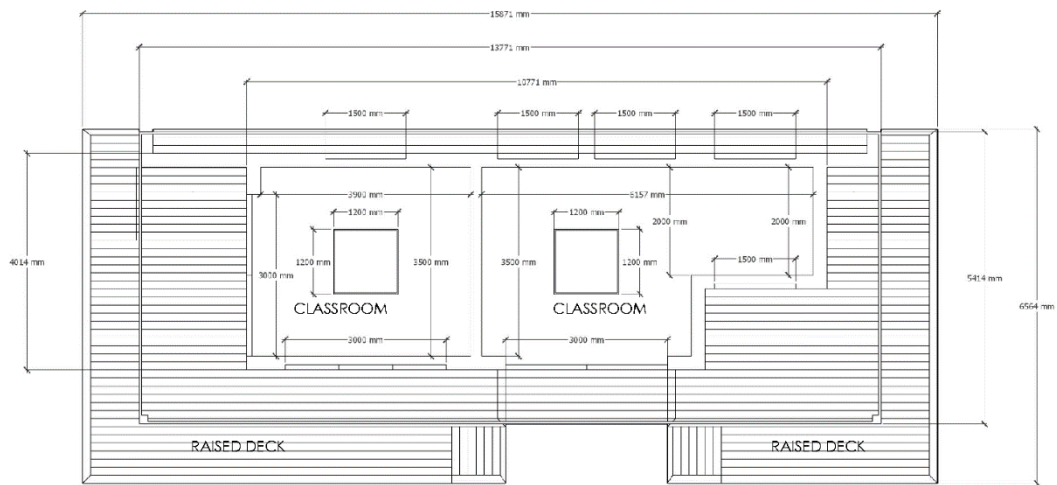
Location of new gates for access to the new classroom



Existing Field

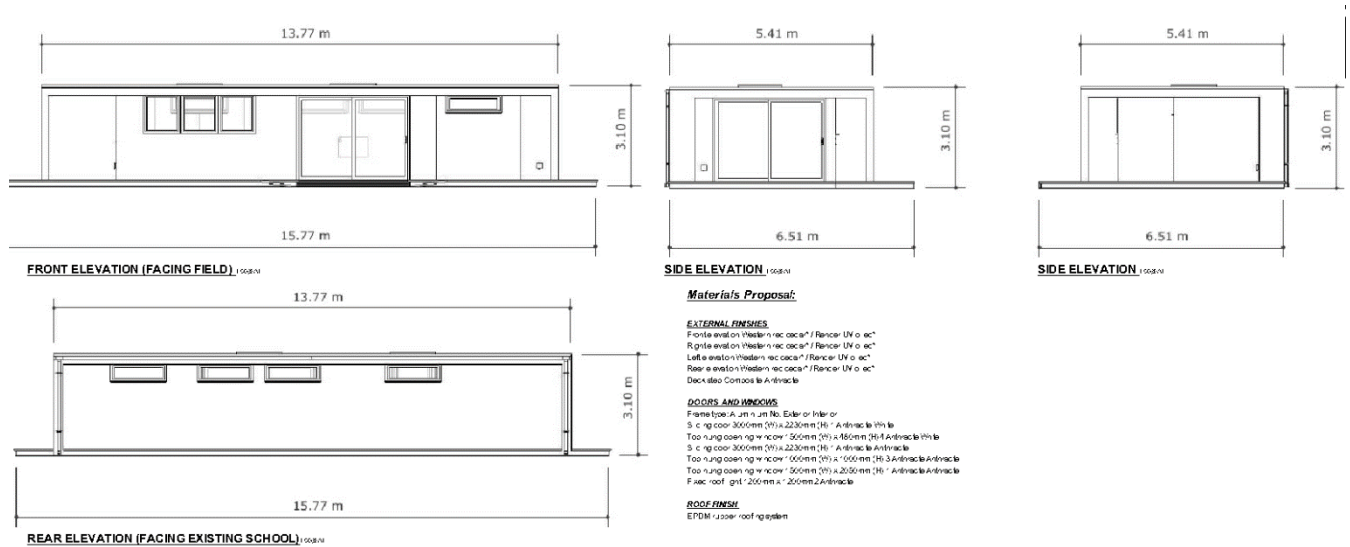
The decision to position the classroom on the 'top' field is that the balance of the site is already allocated and that the 'top field' grassed area is not currently used.





Ground floor plan

The materials proposed are of modern and contemporary, sustainable specifications, pleasing to the eye and warm to experience. The classroom block would benefit from solar panels mounted on the roof to reinforce the buildings sustainability.



Elevations as proposed.

3. SAB Application

A SAB application will run in conjunction with this planning application.

4. Storm Water Drainage

The proposal will benefit from SUDs.

5. Existing Utilities

There are sufficient services available on site to accommodate the new classroom.

6. Coal Mining

A report is appended to the planning application.

7. Flooding

A flood map indicates that the site falls adjacent to the identified flood zone, however the pre-application enquiry response acknowledges this as follows:

'As proposed the building would also be sited adjacent to but outside of any identified flood zones. As such the submission of a flood consequences assessment is unlikely to be necessary.'

8. Pre-Planning Enquiry information

A pre-planning enquiry was submitted as part of the initial planning enquiry for the project. The pre-app enquiry information is noted in the extract below as follows:

Wrexham County Borough Council / Cyngor Bwrdeistref Sirol Wrecsam

Guildhall, Wrexham. LL11 1AY

Neuadd y Dref, Wrecsam. LL11 1AY

DX: 721924 - Wrexham 4

www.wrexham.gov.uk www.wrecsam.gov.uk

Rydym yn croesawu gohebiaeth yn Gymraeg.

Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

We welcome correspondence in Welsh.

We will respond to any correspondence in Welsh and this will not lead to any delay.

Case Officer Opinion

Based upon the information provided within the enquiry form, the proposed installation of a timber framed classroom would require planning permission due to the building being more than 200m³ in volume as stated by Schedule 2, Part 12 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Therefore a planning application would be required as currently proposed.

In light of the above, as part of a future planning application I would advise consideration be given to the below comments.

Principle of Development

The principle of providing a modular building in this location is likely to be accepted when assessed against the policies contained within the adopted Wrexham Unitary Development Plan (UDP) and the draft Wrexham Local Development Plan (LDP).

It is noted that the building would be located within an area of existing public open space/playing fields, and as such UDP Policy CLF4 and LDP Policy CF1 would be of relevance. Policy CLF4 confirms that the redevelopment of sports grounds, playing fields, children's play areas and informal open spaces and allotment gardens for uses other than sport and recreation will not be permitted unless redevelopment of only a small part of the site would allow the retention and enhancement of that existing facility. On this occasion, it is noted that only a small area of playing field space would be affected, and thus, it is unlikely any large-scale concerns would be raised in this regard.

As proposed the building would also be sited adjacent to but outside of any identified flood zones. As such the submission of a flood consequences assessment is unlikely to be necessary.

Design & Visual Impact

The design is for a timber framed combined classroom unit. The Classroom is to be mainly a flat pack design and will incorporate mainly a timber frame with large fenestration to parts of the building. The design must be sympathetic to its surroundings and have not cause an adverse visual impact upon the application site and its surroundings. I would suggest that the timber framed unit is likely to be an acceptable design. Consideration should be given to the development of a native species landscaping scheme to soften the overall visual impact of the development, and to provide a net-benefit for biodiversity.

Neighbouring Amenity

The proposal must not cause any unacceptable overbearing or overshadowing impact, or impact the privacy of neighbours. It is noted that no residential properties bound the application site, and thus it is considered there is no potential for an adverse impact upon neighbours to arise on this occasion.

Parking

Currently there is sufficient parking provision at the site. If there was to be an additional amount of pupils leading to more teachers at site sufficient car parking must be provided to deem the proposal acceptable. You would need to maintain the minimum car parking spaces as stated in LPGN 16, in section D Non- Residential Institutions.

Coal Mining Risks

Rydym yn croesawu gohebiaeth yn Gymraeg.

Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

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The application site is located within a Development High Risk Area, and as such a Coal Mining Risk Assessment would ordinarily need to be submitted as part of an application, as a validation requirement. Portacabins/modular buildings are included within the 'exemption list' provided by the Coal Authority, given that they often do not require significant groundworks. However, if groundworks would be required to site the proposed building, I can confirm that a Coal Mining Risk Assessment will need to accompany any future planning application. In any case, the Coal Authority would be a statutory consultee on any subsequent planning application.

Planning Process

Based upon the information submitted, it is considered likely a future planning application for the proposal could be supported. However, this would depend upon the specific design and scale of the proposals, and this would need to be adequately outlined within scaled floor plans and elevation drawings.

Please note that the above advice has been based upon the details submitted, if any details have been altered, left out or are inaccurate then it may affect the validity of this response. The views provided are made without prejudice to any formal decisions of the Local Planning Authority, and are the informal views of an Officer of the Council and do not commit the Council in the determination of a formal application that may be submitted.

If you have any queries or require any further assistance, please do not hesitate to contact the office at the above address or telephone number.

Yours faithfully,
David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Plannin

9. Conclusion

The proposal will provide a modern much needed classroom facility for the school, which in turn will provide positive benefits and experience to the pupils. There would be no overbearing impact to neighbours' privacy, or shadowing. The remaining area of the grassed field following the erection of the classroom building would still be generous enough for the use of a future playing field.