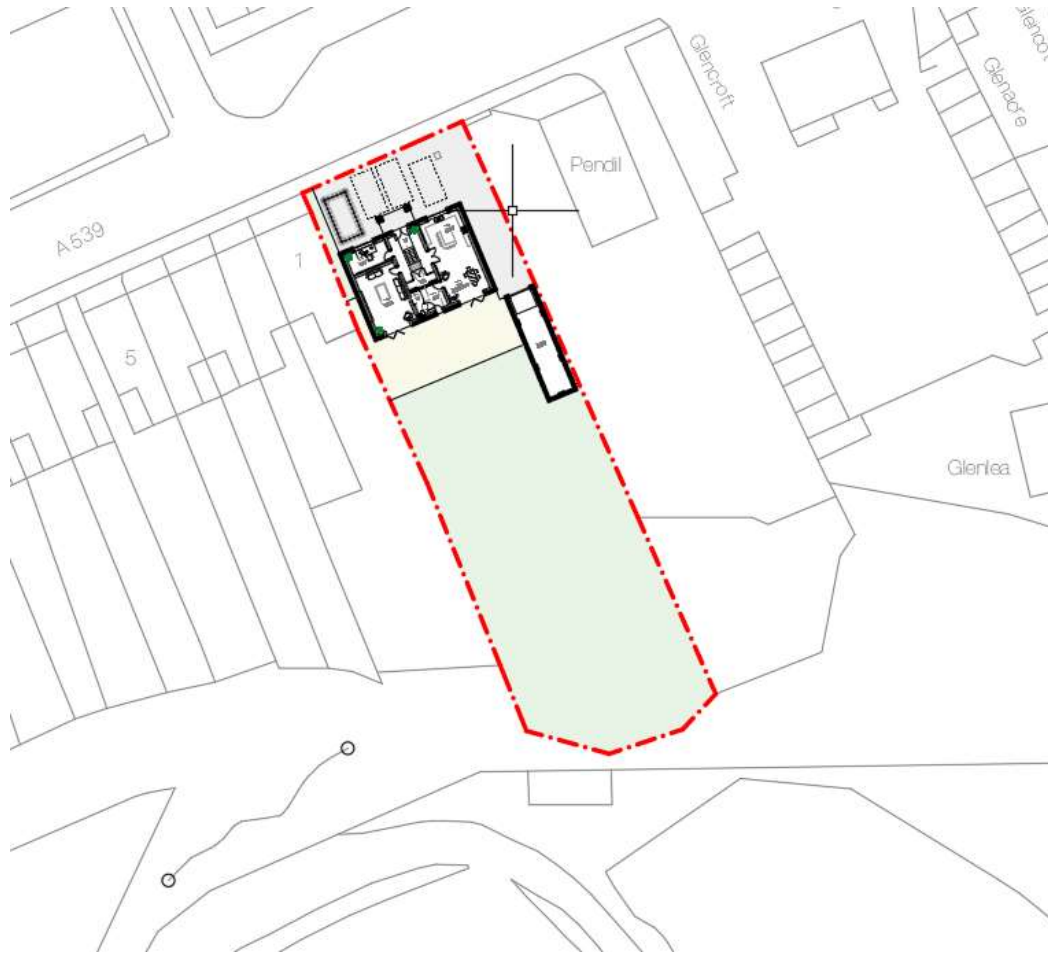


Design and Access Statement

Land adjacent to Pendil

Erection of a new dwelling, vehicular access, and associated works

Contents



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1.0 Introduction

- 1.1 This document has been prepared on behalf of Mr Rowe (hereafter referred to as the applicant).
- 1.2 The statement is submitted in support of a detailed planning application which seeks the erection of one dwelling, with a vehicular access and associated works on Land Adjacent to Pendil, Llangollen Road, Acrefair, Wrexham, LL14 3RP.
- 1.3 The application comprises a number of supporting plans and documents which should be read along side this statement. Such as:

Existing Site Plan	Ref	R01.1.001
Planning Floor Plans & Elevations	Ref	R01.1.003
Planning Site & Location Plan	Ref	R01.1.004
Planning Garage	Ref	R01.1.005

- 1.4 The scale of the development does not constitute as 'major development' as set out in the Welsh government guidance; therefore, the applicant has not been required to undertake and pre-application consultation.
- 1.5 The site retains a previous planning permission in which the erection of one dwelling and vehicular access was granted under Ref: P/2020/0771.



Figure 1- Front View of the site

2.0 Existing Context

- 2.1 The site is located within Acrefair, a Village within the County Borough of Wrexham. Located close to the neighbouring villages of Cefn, Ruabon, and Llangollen; the site boasts an excellent geographical location to amenities and transport links.
- 2.2 When facing the application site, there are dwellings to both the left and right, pushing for the need for an infill development. A large hedge separates the site to Pendil. To the right, a mass of brickwork is visible to the site. There are no windows which look out over the land which has played a role in the positioning of the dwelling during the initial design stage.
- 2.3 To the south, a boundary fence separates the site from the former Air Products site which currently has an application in for 176 new dwellings.
- 2.4 The character of Llangollen Road provides a frontage of brickwork and rendered houses, all predominantly with gable roofs utilising a mixture of concrete tiles and slates.
- 2.5 The use of stone features such as headers and cills can be seen along the street; all of which played a key role in the development of the application.
- 2.6 A wide variety of detached, semi-detached, terraces, and bungalows can all be found on Llangollen Road.



Figure 2- Neighbouring Dwellings



Figure 3- Front view of the application site



Figure 4- Aerial view (sourced from Bing Maps)

3.0 Design Statement

- 3.1 As mentioned previously, the street scene comprises predominantly gable brickwork dwellings. The proposed dwelling has been designed sympathetically to the existing surroundings.
- 3.2 Immediately adjacent to the site is a row of terraced houses to the west, and two bungalows to the east. The bungalows are clad with render and the terraces, brickwork. Slate and concrete tiles have been used on the adjacent properties.
- 3.3 The dwelling has been designed to grasp the older features of the village such as the stone heads, cills, and an entrance canopy; but the use of grey uPVC windows, doors, fascias, and soffits will help ensure a modern element of design is achieved.
- 3.4 Photovoltaic panels will be provided on the rear elevation (southern facing). This will bolster the sustainable approach to the dwelling.



Figure 5- Proposed Ground Floor Plan

- 3.5 The internal layout has been designed to incorporate a modern style, kitchen, living, and dining room; whilst utilising a separate lounge and study.
- 3.6 Fenestration has been provided to the front and rear elevations to provide a mass of natural light into the home. These windows will also ensure that the property is ventilated properly to ensure a clean, comfortable home is provided.
- 3.7 The dwelling has been set back from the road to ensure 2.4m x 4.8m car park spaces are provided at the front of the site. The back of the dwelling is seen to be on the same line as Pendil, the neighbouring dwelling to the East.
- 3.8 The positioning of the dwelling has also been considered with the previous approval in mind with the frontage being set back from Llangollen Road.

4.0 Access Statement

- 4.1 The application site is located off Llangollen Road. The proposal of an access off Llangollen Road was previously approved under the planning application P/2020/0771.
- 4.2 It is proposed that the driveway slopes down to the front of the dwelling at a rate of 1:10. This will mean that a level access threshold can be provided at the principal entrance. The reception rooms are located on the ground floor to allow the occupants to receive wheelchair-using visitors.
- 4.3 A host of shops, restaurants and pubs can be found within a short distance of the application site.
- 4.4 Ysgol Acrefair is a two-minute walk from the site.
- 4.5 A public car park is opposite the site which provides free parking for up to 35 vehicles.
- 4.6 The application site is within close proximity to the A483 (East) which allows excellent road links to Wrexham, Chester, Llangollen and Chirk. The A5 is within a short drive (West), which enables road links to Corwen, Betws-y-Coed, and Bala.
- 4.7 Excellent bus links can be found which links the site to Wrexham and Llangollen. The bus stop is immediately adjacent the site which would ensure any non-car users have excellent facilities for travel by bus.
- 4.8 The road outside of the site is 20MPH. 2.4m x 22m visibility splays will be provided as shown on the Planning Site Plan Ref: R01.1.004.
- 4.9 Four car park spaces are provided to the dwelling which is above the maximum parking standard of the Local Authority.



Figure 6- Application site (left) and bus stop (right)- Sourced from Google

5.0 Environmental Sustainability

- 5.1 Due to the context of the site and the surrounding areas, coupled with the previous planning permission; it would be deemed that the introduction of a new dwelling would not have any adverse impact on the environmental sustainability of the locality.
- 5.2 Sustainable construction technologies will be adhered to such as:
- High levels of insulation to ensure the minimum compliance with building regulations are surpassed.
 - Energy efficient lighting will be used throughout the dwelling.
 - Photovoltaic panels will be installed on the Southern Elevation to ensure maximum efficiency can be achieved with green energy.
 - Any white goods that are to be used will all be energy efficient.
 - The dwelling will be flooded with natural light due to the level of glazing, therefore reducing the dependence on artificial light.
- 5.3 From initial consultation, Welsh Water Developer Services has confirmed that the drainage within the locality is directed towards Cefn wastewater treatment works which has capacity for the proposal. The treatment works within Cefn also has a phosphate permit. It is understood that the phosphate permit will need to be discussed however with the Local Planning Authority.
- 5.4 It is proposed that the materials are to be sourced locally to ensure the carbon footprint of the dwelling is kept to a minimum. There are several builders' merchants within Wrexham. Most notably, Travis Perkins is located within Ruabon which is a six-minute drive from the application site.

- 5.5 When considering the Locational sustainability, the nearest primary school (Ysgol Acrefair) is within 200m of the application site.
- 5.6 Ysgol Rhiwabon is only a seven-minute drive from the application site. Local busses pass the application site which would ensure easy access can be achieved to residents.
- 5.7 There are several other schools which can be reached via public transport which reinforces the excellent location for development.
- 5.8 The nearest fuel filling station is within 1.7 miles of the application site. However, an electric car charger will be provided to the dwelling to ensure the client has the opportunity and future facility to charge an electric vehicle.
- 5.9 There are excellent walking routes within a short distance of the site. The Pontcysyllte Aequeduct, Ty Mawr Park, and Dinas Bran castle all provide excellent walking routes for residents.

6.0 Community Safety

6.1 When looking at the below map, it can be seen there have been 8 crimes reported on Llangollen Road last month. The information has been obtained from Police.co.uk.

6.2 The proposal has been developed to the Supplementary Planning Document 'Designing Out Crime'.

6.3 The proposal includes clear and definitive boundaries which help show a sense of ownership.

6.4 Natural surveillance will be increased as part of the proposal.

6.5 Good quality lighting will be provided to the front of the dwelling to help surveillance after daylight hours.

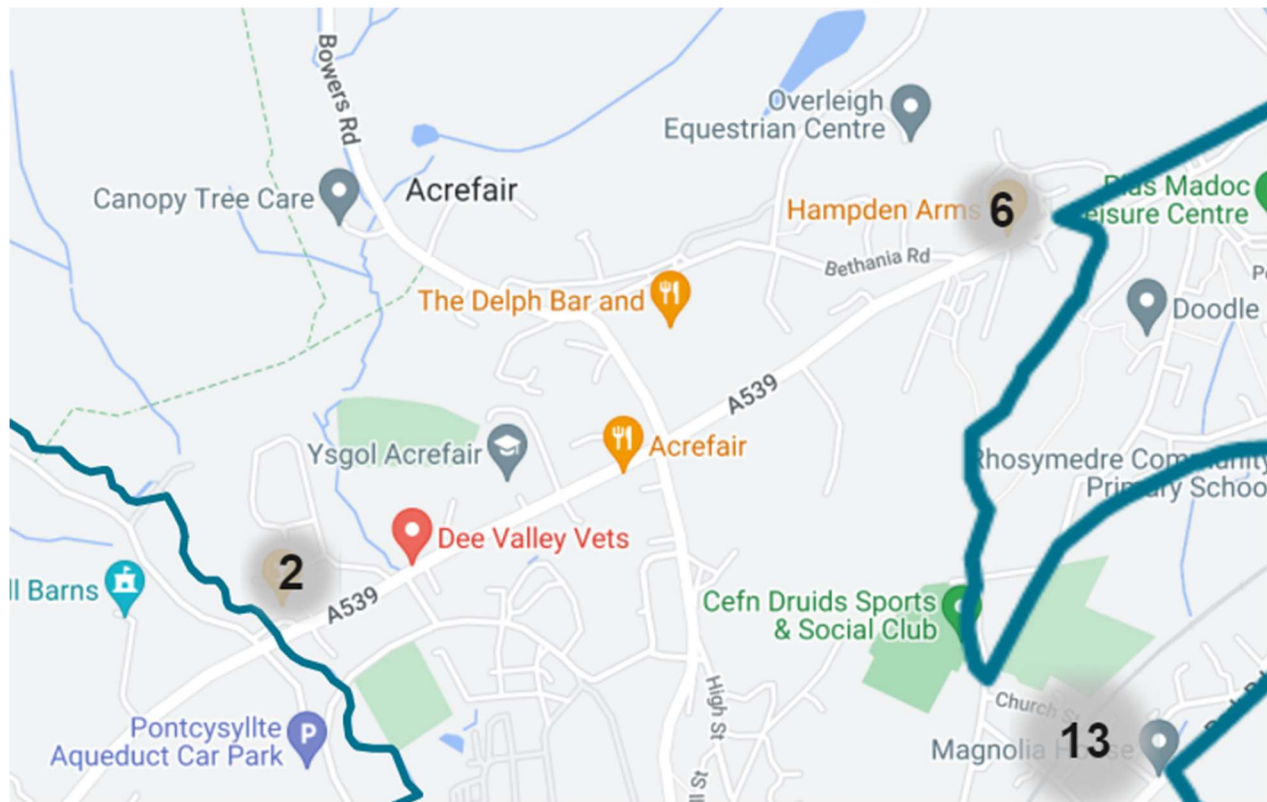


Figure 7- Local crime map (Sourced from Police.co.uk)

- 6.6 During the construction phase, safe and secure hoardings will be used to prevent any unwarranted access.
- 6.7 There is no reason to suggest that the inclusion of the dwelling would have any impact on the safety of the community.

7.0 Planning Policy Context

7.1 The proposals have considered the following policies:

- National Planning Policy Framework
- Local Policies
 - GDP1 Development Objectives
 - EC4 Hedgerows, Trees, and Woodland
 - EC11 Archaeology
 - EC13 Surface Water Run-off
 - H2 Residential Development within Settlements
 - PS1 Settlement Limits
 - T8 Parking
 - PS2 Development and the environment

7.2 Policy GDP1 has been closely considered during the design stage. The scale, design and layout, materials and landscaping have all been designed to ensure they correspond with the surroundings. Community safety, local transportation and sustainable approaches have been closely looked at early on which can be shown on the proposed plans and documents.

7.3 New supplementary planting will be provided to provide a welcoming and colourful aesthetic to the frontage of the dwelling.

- 7.4 Parking has been provided to the home to ensure compliance with Policy T8. The parking and local transport is in excess of the maximum standards.
- 7.5 The existing permission has secured the proposal for development on the land off Llangollen Road. This application seeks to provide an improved proposal which is more in keeping with the surrounding buildings in relation to scale, massing, heights, and materials. The topography of the site has also been looked at in greater detail than the original application which has led to providing a two-storey dwelling.
- 7.6 We are seeking approval of the proposal with a similar consent as gained previously. It would benefit the site for any drainage strategies to be conditioned and satisfied in due course.

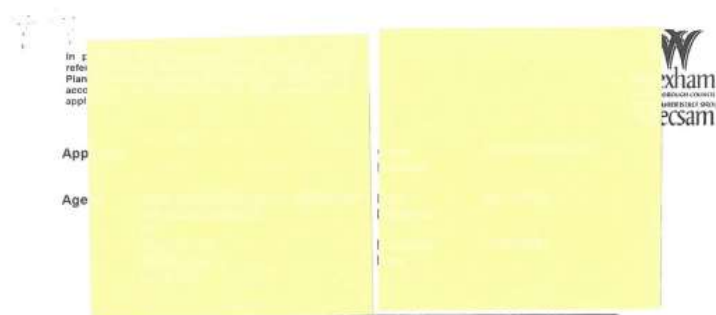
8.0 Conclusion

- 8.1 The statement is submitted in support of a detailed planning application which seeks the erection of one dwelling, with a vehicular access and associated works on Land Adjacent to Pendil, Llangollen Road, Acrefair, Wrexham, LL14 3RT.
- 8.2 The statement demonstrates that the proposal set forward is consistent with the Local Planning Policies as well as other material considerations. The site currently retained an existing permission under planning application reference number: P/2020/0771. The existing permission reinforces that the concept of development is already approved on the site.
- 8.3 With the introduction of a new family home in the locality it will help alleviate the shortfall of homes needed under the current Local Development Plan.
- 8.4 As previously mentioned, we are seeking approval of the proposal with a similar consent as gained previously. It would benefit the site for any drainage strategies to be conditioned and satisfied in due course.

9.0 Table of Figures

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10.0 Appendices



Town and Country Planning Act, 1990

Location of application

LAND ADJACENT TO PENDIL, LLANGOLLEN ROAD, ACREFAIR,
WREXHAM, LL14 3RT

Description of application

CODI ANNEDD GYDA MYNEDIAD NEWYDD I GERBYDAU / ERECTION OF
DWELLING WITH NEW VEHICULAR ACCESS

In reaching this decision the Council has had regard to the relevant policies in
the Wrexham Unitary Development Plan which are as follows:-

EC11	Archaeology
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	15/04/2021	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the
expiry of five years from the date of this permission.

Appendix A

Previous

Planning

Approval



2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) received 30/11/2021 and as contained within the application documentation.
3. Prior to their use on the development details of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
5. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
6. The vehicular access hereby approved shall take the form of a dropped vehicular crossing.
7. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 22 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
8. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.
9. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.
10. Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with approved plan no. SLK1/A1120/1. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.
11. The vehicular access hereby approved shall be a minimum width of 3.2 metres.
12. Prior to first use of the development, the highway fronting the existing vehicular access which is closed up as part of this permission, shall be re-instated to full height footway in accordance with Highway Authority adoptable standards.

13. The vehicular access hereby approved shall be a maximum gradient of 1 in 8 (12.5%).
14. The frontage wall shall be retained and altered in accordance with the approved plan SLK1/A1120/1.
15. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.
16. The site shall be developed in accordance with the ground and / or floor levels indicated on the approved plans. No changes to floor levels or external ground levels shall be made without the prior written approval of the Local Planning Authority.
17. The roof of the garage hereby approved shall not be used as a balcony area.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
4. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

9. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
12. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
13. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
14. To safeguard the amenities of the area
15. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
16. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
17. To safeguard residential amenity

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Natural Resources Wales
Groundwater Protection / Land Contamination
We note that there is a record of a historic landfill site 170m from the proposed development site. Natural Resources Wales considers that the controlled waters at this site are not of the highest environmental sensitivity.

Appendix B – Initial response from Welsh Water Developer Services

16/08/2022

Email - Jack Felgate - Outlook

RE: Land adjacent to Pendil, Llangollen Road, Acrefair, Wrexham, LL14 3RT

Jake MacMillan <Jake.MacMillan@dwrcymru.com>

Wed 23/02/2022 12:23

To: djfelgate@hotmail.com <djfelgate@hotmail.com>

Hi Jack,

Thank you for your email, I can confirm that the foul flows from this proposal will discharge to Cefn wastewater treatment works, which has a phosphate permit. I can also confirm that there is capacity for one dwelling within the treatment works.

I trust the above is of use however please don't hesitate to get in touch if I can assist further.

Best regards,



Jake MacMillan

Development Control Officer | Developer Services

Dŵr Cymru Welsh Water



T: 0800 917 2652 | E: 45xxx | M: 07557860559



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