

Design and Access Statement

INTRODUCTION

This Scope of Enabling Works document has been prepared by Bellway Homes Limited (North West Division) [Bellway]. The document accompanies an application for full planning permission for enabling works at land north of Gatewen Road, New Broughton, Wrexham (LL11 6YA).

The application is accompanied by the following plans and reports which are referenced below as appropriate:

- Covering Letter (prepared by Lichfields);
- Location Plan ref. BHNW130_LP01 rev A (prepared by APD);
- Access / S278 Works Plan ref. PC1810-RHD-ZZ-GR-DR-D-0102 rev Po1 (prepared by ITP);
- Enabling Works Plan ref. 7791 / 600 (prepared by Coopers);
- CEMP ref. BH/NW/GR/CEMP/001 (prepared by Bellway);
- AIA & AMS ref. P.1511.21 rev A (prepared by Ascerta); and,
- Ecological Appraisal ref. Bell/21/010 (prepared by Leigh Ecology).

This document details the works proposed under this application for full planning permission. It should be read in conjunction with the supporting Covering Letter prepared by Lichfields which sets out the background, explains why the application has been submitted and establishes the principle of development.

PROPOSED SCOPE OF WORKS

The scope of works proposed under this application are as follows:

- Construction of a site access;
- General earthworks;
- The installation of tree protection fencing and removal works;
- Making safe the former reservoir and disused well; and,
- Demolition of relic structure.

Further detail on each element is set out below.

Site Access

This proposed enabling works include the construction of an access into the site from Gatewen Road, along with associated works. It is important to note that the site access proposed under this application already benefits from detailed approval under outline planning permission ref. APP/H6955/A/19/3238474 and will be constructed in full accordance with the approved details (as identified on drawing no. DWG-2627-401 Rev C approved under condition 6 of the OPP).

This application is accompanied by drawing ref. PC1810-RHD-ZZ-GR-DR-D-0102 rev P01 which demonstrates that the proposals fully comply with those previously approved. The construction of the access and associated works will be carried out in accordance with a Section 278 Agreement and will be limited to the extent of works depicted on the drawing. We are currently progressing the Section 278 Agreement with the Local Highways Authority. Notwithstanding any planning permission, construction will not commence until such a time that Technical Approval has been granted.

General Earthworks

The proposed enabling works include general earthworks, including the removal of materials from the site. The earthworks are required in order to alter the site levels in order to create a development platform. The extent of the proposed earthworks is set out on Enabling Works Plan ref. 7791 / 600 which accompanies this application. It should be noted that the general earthworks will establish the site levels in full accordance with those shown on External Works Layout ref. 497E900 which was approved under condition 1 of the reserved matters approval. Any excess material resulting from the earthworks will be removed from the site in accordance with the requirements of Section 5 of the approved CEMP (which has been resubmitted alongside this application).

Tree Protection Fencing & Removal

The proposed enabling works include the installation of tree protection fencing in order to protect retained trees during the construction period. Permission is also sought for the removal of those trees required to facilitate the development. It is important to note that the removal of the trees proposed under this application have already been proved under the reserved matters approval.

All details of the proposed tree works are set out on the Tree Survey and Arboricultural Method Statement contained at Appendix 2 of the accompanying AIA & AMS.

Safety Works Associated with Existing Well Structure

The proposed enabling works include engineering works associated with securing the existing well structure on the site, which is to be retained. This is likely to include treatment / filling. Further detail is included on Enabling Works Plan ref. 7791 / 600.

Demolition of Relic Structure

The proposed enabling works include the removal of above / below ground structures / foundations associated the on-site relic structure. Works also include material infill to make the ground suitable for the installation of vibro stone columns. Further detail is included on Enabling Works Plan ref. 7791 / 600.