

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 3 OCTOBER 2022

APPLICATION NO:
P/2021 /0955

LOCATION:
LAND NORTH OF GATEWEN ROAD
NEW BROUGHTON WREXHAM
LL11 6YA

DATE RECEIVED:
01/10/2021

COMMUNITY:
Broughton

DESCRIPTION:
MATERION A GADWYD YN OL YN
DILYN CANIATAD CAIS AMLINELLOL
P/2018/0674 (YMDDANGOSIAD,
TIRLUNIO, CYNLLUN A GRADDFA) /
RESERVED MATTERS PURSUANT
TO OUTLINE PLANNING
PERMISSION P/2018/0674
(APPEARANCE, LANDSCAPING,
LAYOUT AND SCALE)
LAND NORTH OF GATEWEN ROAD
NEW BROUGHTON WREXHAM

CASE OFFICER:
MP

WARD:
New Broughton

AGENT NAME:
MRS REBECCA HILTON

APPLICANT(S) NAME:
MR MATT GRANT

THE SITE



PROPOSAL

The application seeks approval for the matters reserved for subsequent approval by outline planning permissions P/2018/0674 (appeal reference APP/H6955/A/19/3238474), namely appearance, landscaping, layout and scale of a residential development of 112 dwellings.

HISTORY

P/2018/0674 OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT, UP TO 112 DWELLINGS TOGETHER WITH VEHICULAR / PEDESTRIAN ACCESS FROM GATEWEN ROAD, OPEN SPACE, LANDSCAPING, SUSTAINABLE DRAINAGE AND OTHER RELATED INFRASTRUCTURE. Refused 1 July 2019. Allowed on appeal 15 February 2021.

DEVELOPMENT PLAN

Unitary Development Plan

The site is located outside of the settlement limit and within a Green Barrier. Trees adjoining the north-eastern boundary of the site are subject to Tree Preservation Order TPO WCBC no.288 Policies. PS1, PS2, PS4, GDP1, EC1, EC4, H5 and T8 are relevant.

Local Development Plan

The site is proposed allocated housing site in the LDP.

CONSULTATIONS

Community Council

1. The council has major concerns about drainage and sewerage issues which do not seem to have been addressed in the current proposals. The village already had sewerage issues, which were promised to be adequately addressed in the former Gatewen Village development but never were.
2. It is felt that the current proposals in terms of access and exit to and from the site onto Gatewen Road are unsafe.
3. Members would wish clarification as to whether the A483 junction improvements are going ahead, and if so, the timescales involved. This was seen as a key issue when the original proposals were put forward.
4. Are there Tree Preservation Orders on any of the trees which would appear to have to be removed for the proposals to go ahead ?
5. There are a number of Industrial Heritage Buildings on the site , relating to the former Gatewen Colliery. Members feel that it is vitally important that all these need to be preserved and protected.
6. Members have major concerns about the development in terms of the impact upon the infrastructure of the New Broughton and neighbouring communities., especially in relation to the impact on schools, doctors'

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 3 OCTOBER 2022

surgeries, flooding and, as previously mentioned drainage and sewerage issues.

7. Concern was expressed about the lack of adequate green space shown in the proposals.
8. The plans show a proposal for a number of apartments. Members felt that this is not the type of accommodation required in the area and that it is just an attempt to increase the number of properties for commercial gain. It was felt that, given the elderly population, bungalows would be far more relevant for the community.

Local Member

No comments received.

Adjoining Local Member Councillor Nigel Williams

I would like to object to this application on several grounds.

Firstly this was declined by the planning committee last year mainly due to the unsafe entrance and impact on traffic for the village.

The new plans submitted are no different from the original and I still feel this is unsafe with no safe visibility splays either side. Can an alternative entrance site be looked at?

I also have serious concerns regarding surface water. This area traditionally floods and I cannot see any remedial actions to address this. The plan also does not show where the sewer system will go. When The adjoining Gatewen village development was built, sewerage was pumped down pipes in Hall view. This has been problematic with local residents with the pumping station constantly working and foul smells.

I also feel the development does not have enough green space areas.

I would like to see the industrial heritage on the site preserved. There are a couple of structures dating back from the colliery which are important to the local villagers.

Three storey apartments do not fit in well with the local landscape and other new developments within Broughton. I would prefer to see bungalows which I know are in short supply locally.

Most trees on the boundary are protected by TPO's, I want these protected and none to come down to assist in the entrance road, there are also some nature trees at the centre of the site I would like to see protected.

Former Local Member Alan Edwards

Made the following comments prior to the May 2022 elections:

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 3 OCTOBER 2022

- No recollection of Glyndwr having done a public consultation
- The entrance was just a gate not a major road;
- Plans appear to show a roundabout which would be a nightmare;
- No details about drainage.

Public Protection

No Comments

Contaminated Land

Confirm that the contamination assessment and additional gas monitoring are satisfactory and I am in agreement with the conclusions and recommendations within the reports. I can therefore recommend that condition 13 can now be discharged.

Please note the following two Items that can be addressed via condition 14:

1. Section 16. 5 – I am in agreement that the removal of the redundant asbestos cement water pipeline should be undertaken by an appropriately qualified contractor, and in accordance with the Health and Safety Executive (HSE) guidance. The soils, from where the pipeline is removed, must be tested for asbestos to determine if any residual fibres/ACM are present. If any are identified then a risk assessment should be undertaken to determine if remediation is required.

In accordance with condition 14, the validation of the removal of the pipeline and results of the subsequent testing of the surrounding soils must be submitted to the Council for written approval. Should remedial works be required then they must also be approved in writing by the Council.

2. Section 16.5 – I am in agreement that should any suspected contaminated soils or sources of contaminants be identified during the development that these will require further assessment, with the subsequent report being submitted to the Council for written approval.

Housing

Demand for affordable housing in the area is predominantly for 1 bed properties, with lesser demand for 2 beds and very minimal demand for 3 or 4 beds.

12x 2 bed apartments- demand for 2 bed affordable apartments is low, RSL's struggle to let/sell and are not keen on acquiring, therefore I would presume the developer has had the conversations with the RSL and is confident that these properties will be of interest to the RSL's. At this time and because of the Pandemic and the limitations placed on people (WFH etc) RSL's seem more keen to acquire properties that have access to garden/outdoor space also and are therefore more likely to purchase cottage style apartments.

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 3 OCTOBER 2022

Ecology Officer

The applicant has attempted to provide some Net Biodiversity Benefit. I am not convinced that some of the measures will be successful in the long-term therefore a landscape management plan submitted prior to completion is essential.

Arboricultural Officer

The re-introduction of the no-dig footpath along the southern boundary of the site is welcome however my initial question regarding its feasibility is still outstanding with the applicant yet to provide cross-sectional drawings and a site specific specification demonstrating it being achievable. The extent of the no-dig will need to be evident on all site drawings with any approved specification and methodology then included within an approved arboricultural method statement (AMS).

The submitted landscape scheme indicates a number of trees of medium to large mature stature planted within close proximity of the no-dig path, should the construction of the footpath be achievable then such trees will need to be planted at a suitable distance away to reduce risks of any future disturbances of the pathway through surface root activity.

Previous concerns regarding the close proximity of residential boundaries to the existing trees along the eastern boundary of the site and subject to the TPO are still valid. The shading assessment kindly provided by the applicant removes previous concerns regarding that particular issue however a number of the trees are still placed under pressure as a result of landscaping proposals.

The point previously stated regarding the avoidance of excavations or unnecessary disturbances within the root protection areas (RPA's) of protected trees is still relevant and the applicant is required to demonstrate that the landscaping proposed for the rear gardens of plots such as 46, 47, 48, 55 and 57 is achievable. Rotivation and excessive alteration of soil levels within the RPA's of these trees will be not be considered acceptable (nor would the laying of plastic (artificial) grass in those same areas should that be a consideration).

In general the landscape scheme indicates a relatively good and interesting selection of species which will assist with a sense of place-making and the provision of biosecurity. The planting scheme does lack a community orchard or individually selected fruit trees located within POS for example. Group plantings or feature tree plantings of species such as Malus (apple), Pyrus (pear), Juglans (walnut) and Prunus (Morello cherry) for instance would provide a valued foodsource for both residents and wildlife whilst increasing biodiversity.

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 3 OCTOBER 2022

All verge areas should be provided with physical protection – knees rails etc – in order to restrict off-road parking and the associated damage/disturbances to planting and soil structure.

There is a significant number of trees of medium to large mature stature proposed for planting either within or in close proximity to residential dwellings and boundaries. Inappropriate species selection and positioning will inevitably result in future conflict with residents leading onto either poor pruning practices or complete removal of individual trees. Examples of such potential conflict are: *Quercus petraea* to the front of plot 70, *Pinus sylvestris* & *Populus nigra* opposite plot 76, *Q. robur* and *P. sylvestris* too close to the boundary of plot 63, the 'sun mix' shrub planting located adjacent to plot 11 will be under the shade and influences of the proposed *Q. robur* and *P. sylvestris*.

Such examples demonstrate the need to re-evaluate the positioning of such welcomed species of large stature in order to avoid the all too common issues of excessive shading, crown encroachment, detritus and perceptions of risk when experiencing high winds etc.

The lack of planting within rear gardens should be addressed with every property provided with a well-chosen species/variety of tree ideally suited for small gardens or locations of spatial constraint. Rear garden planting alternating between species such as *Amelanchier Canadensis*, *Sorbus vilmorinii*, *Crataegus crusgalli*, *Betula fascination* and *prunus litigiosa* would add significant interest, individuality, and biodiversity without leading to the more common nuisance issues brought about through excessive crown dominance.

Welsh Water

No objection subject to compliance with the drainage conditions imposed on the outline planning permission.

NRW

No comments based on the undertaken that foul drainage matters will be dealt with under condition 15.

Neighbours

The owners/occupiers of 114 nearby properties and the Headteacher of Ysgol Penrhyn notified 15/10/2021 and 1 additional owner/occupier notified 26/10/2021

21 representations received objecting to the application expressing the following concerns:

- Height and relationship relative to Gatewen Village
- Drainage;
- Flooding;

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 3 OCTOBER 2022

- More semi-detached houses needed for first time buyers;
- The height of 3 storey flats;
- Impact on trees/loss of trees;
- Increased traffic and traffic congestion;
- Highway/pedestrian safety;
- Loss of greenfield land;
- Not in the public interest;
- Lack of local infrastructure – doctors, schools, shops, bus services;
- Number of houses in such a small area
- Lack of parking in the locality
- Inclusion of apartments – not previously proposed;
- Lack of play facilities;
- Provision of footpaths;
- Traffic emissions/impact on air quality;
- House value negatively impacted;
- Impact on wildlife;
- Loss of semi-rural feeling;
- Dust;
- Responsibility for not undermining existing trees;
- Negative impact upon character and appearance of the area;
- Green Barrier land;
- Impact on landscape;
- Residential amenity, overlooking, loss of privacy, noise;
- Land on in the UDP;
- Planning appeal was heard behind closed doors;
- Houses not affordable for local people;
- No provision of bungalows;
- Green spaces are essential to mental health.

SPECIAL CONSIDERATIONS

Principle of development: The principle of development was established in February 2021 when Outline Planning permission for the erection of up to 112 dwellings was granted

Members are reminded that this is not an application for Planning permission but an application for approval of Reserved Matters. A vehicular and pedestrian access point was approved at outline planning permission stage and therefore this matter cannot be revisited nor can matters such as the impact of the development upon the local highway network or other local infrastructure.

In dealing with this application the Council is limited to considering the merits of the matters for which Reserved Matters approval is sought, namely appearance, landscaping, layout and scale. Dealing with this application does not present the Council with an opportunity to review or to overturn the appeal decision.

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 3 OCTOBER 2022

The Outline Planning Permission is subject to a Planning Obligation that secures affordable housing, financial contributions to primary school provision and the management of on-site open space.

Planning Conditions: The outline planning permission is subject to a number of conditions that require the developer to seek approval for further details:

Condition 09: Construction Traffic Management Plan

Condition 10: Footway construction

Condition 11: Arboricultural Method Statement

Condition 12: Arboricultural Supervision

Condition 13: Contamination investigation

Condition 14: Validation of any works to remediate contamination

Condition 15: Foul drainage

The conditions require submissions to be made and approved either prior to commencement of development or prior to first occupation.

The application is accompanied by the details required by conditions 09, 11, 12 and 13. These are discussed in more detail below.

The applicants will need to apply to discharge the remaining conditions separately. Approval of Reserved Matters cannot be withheld or refused on the grounds that the development must also meet the requirements of the other conditions imposed upon an Outline Planning permission.

Layout and Design: The submitted plans provide for a varied site layout comprising of recognisable groupings of dwellings within the site, a varied street scene together with areas of soft landscaping and open space. Together with a variety of house types and a use of two different types of external facing bricks the proposals will deliver an attractive form of development.

The development will comprise predominantly of 2 storey dwellings. There will be 4 x 2.5 storey dwellings, one pair located close in the northern end of the site and another pair located in the south-eastern part of the site. There will also be 2 x 3 storey buildings are proposed in the south-eastern corner of the site, each containing 12 flats. Whilst the buildings in the wider locality are predominantly 2 storey, the proposed 2.5 storey dwellings and the proposed flats will not be unduly prominent, particularly from longer distant viewpoints of the site. The appearance of the 2.5 storey dwellings and the proposed 3 storey flats is also in keeping with the architectural style of the wider development, thus ensuring they appear as an integral part of it. The 2.5 storey dwellings and the proposed flats will therefore not harm the character of the wider locality when view viewed either in the context of the development or the wider built up area that the site adjoins.

Cumulatively, the areas of open space comply with policy CLF5 requirements. The areas of open space are overlooked by proposed dwellings thus benefitting from natural surveillance. The open space areas vary in size and

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 3 OCTOBER 2022

will fulfil a variety of functions including informal information recreational opportunities, contributing to the overall character and appearance of the development as well as biodiversity enhancement. They will also contribute towards and surface water management by accommodating surface water infiltration basins. In respect of the latter their inclusion accords with TAN16. Firstly, Annexe A of TAN16 includes the following:

Open space is defined in the Town and Country Planning Act 1990 as land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground. For the purposes of this guidance, open space should be regarded as all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport, recreation and tourism, and can also act as a visual amenity, and may have conservation and biodiversity importance.

Annex B of TAN16 classifies different types of open space. These include natural and semi-natural greenspaces, which can include wetlands as well as water, including ponds. Whilst the infiltration basins are only designed to hold water in and shortly after periods of high rainfall, on the basis of the advice within TAN16 they can fall within the definition of open space. The basins will be 1m deep and once the proposed soft landscaping measures have been implemented they will not detract from the overall appearance of the development.

The development will result in the loss of a group of trees in the centre of the site that are identified as category C/low quality. A dead tree from within another group with an overall rating of category B/moderate quality tree will be removed and a small hawthorn on the western boundary is also to be removed. The landscaping plan provides for new planting within the site that will compensate for the loss of the trees whilst also contributing positively to the overall appearance of the development. The landscaping scheme will also deliver a net biodiversity benefit within the site as well, thus according with paragraph 6.4.5 of Planning Policy Wales 11.

The applicant has provided responses to matters raised by the Arboricultural Officer and these are set out below.

Footpath

The proposed footpath comprises a mown track. This will not impact on the RPAs of any of the retained trees. We do not consider that the request for cross sectional drawings and specification is necessary for a simple mown track. We consider that details of the management and maintenance can be conditioned.

Trees planted close to path

Medium/large species were introduced following our previous meeting at the request of the ecologist. All planting will be undertaken in accordance with the

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 3 OCTOBER 2022

recommendations contained within the submitted AMS. As set out above, the nature of the proposed footpath means that it will not impact on the RPAs of any trees.

Where proposed trees are in close proximity to any hard surfaces, root barriers can be used on surfacing edge to protect surfaces.

Proximity of TPO trees along eastern boundary

Following previous comments from the ecologist the rear fence line to these properties was pulled back.

The proposed landscaping to rear gardens is to only be lawns so can be done via light cultivation and seeding. Level changes from existing to proposed vary with roughly plus or minus 200mm. We understand that there is enough tolerance within the gardens of these areas so as to amend the levels and not impact on the RPA of existing trees. The hedge outside the fence (46, 47, 48) was included to maintain

Secured by Design, screen the fencing from footpaths to the north and continue the green corridor along the Northern and Eastern boundaries. Subject to final detailed design levels, if necessary hedge whips can be notch planted into raised 200mm of topsoil and compost, regraded back to existing. This would avoid the need to rotavate for planting.

Planting Mix

Whilst comments on species mix are welcomed, the proposed species mix has been carefully selected and reviewed / tweaked following ecologists comments. There was no mention of any request for fruit trees by the ecologist. Fruit trees are sometimes considered to be a nuisance for maintenance due to rotting fruits and many local authorities actively seek to avoid these on proposed developments. We are also not aware of any policy requirement for fruit trees.

Protection of verges

Revised boundary treatment plan submitted to provide knee rail fences in three locations to prevent parking or damage by vehicles.

Proximity of medium to large trees to be planted within or close to residential boundary

The species mix was amended at the request of the ecologist to include medium to large species which is not contradicting with the tree officer comments.

Lack of planting in rear gardens

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 3 OCTOBER 2022

My clients would not typically rear garden planting and this is not a request we have had before. This was not required for Bellway's development in Llay and we are also not aware of any policy requirement for this? Providing this will also be problematic as my clients will be unable to control this once each property is sold as residents are likely to make changes. Also any requirement for retention of rear garden planting would not be able to be easily monitored by the LPA and would thus not meet the six tests for planning conditions.

The applicants responses are accepted. The site layout will not adversely impact upon trees being retained, including the trees subject to a TPO adjacent to the north-eastern boundary of the site.

The submitted Arboricultural Method Statement provides for the protection of trees within and close to the site boundaries for the duration of construction works and therefore satisfies the requirements of conditions 11 and 12. As noted above, the landscaping scheme compensates for the trees removed, will make a positive contribution to the overall appearance of the development and will deliver a net biodiversity benefit. The long term management of the areas of open space will be subject to a landscape management plan that will be required by condition.

Amenity: Separation distances to existing nearby properties accord with LPGN21 advice and as such the development will not adversely impact upon residential amenity by way of loss of daylight, privacy or by being overbearing.

The site layout also accords with LPG21 in respect of separation distances and garden provision within the development, including provision of a communal area of amenity space for the proposed 24 flats.

The Arboricultural Officer had initially expressed some concerns about potential overshadowing of the gardens of properties adjacent to the northern boundary due to the proximity of existing mature trees. The applicants have submitted a shade assessment and the Arboricultural Officer has confirmed that it addresses his concerns. The proximity of trees is therefore not considered likely to give rise to pressure to remove or significant prune the trees once the proposed dwellings are occupied.

Having regard to the matters discussed above, the development preserves the standard of amenity afforded to the occupiers of existing nearby properties whilst also affording the occupiers of the proposed dwellings an appropriate standard of amenity, thus according with UDP policy GDP1.

Affordable Housing: The plans show the provision of 28 affordable houses comprising of 12 x 1 bedroom flats, 12 x 2 bedroom flats and 4 x 3 bedroom semi-detached dwellings.

The flats are provided in 2 buildings in the south-east of the site accessed via a courtyard connected to one of the internal estate roads. Whilst the flats do not form part of a street scene, they nevertheless are not considered to be physically separate or segregated from the rest of the development to the

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 3 OCTOBER 2022

extent that conflict with LPGN28 arises. Access to the flats shares vehicular and pedestrian routes with other nearby dwellings thus ensuring that they are functionally integral to the development. Furthermore the flats are in a beneficial location within the site overlooking an area open space that also serves the wider development.

The 4 semi-detached dwellings form part of a larger cluster of dwellings 8 dwellings, with pairs of semi-detached market dwellings located on either side. They thus are integral the street scene.

In the case of all of the affordable dwellings, they are of the same architectural style and standard as the market dwellings within the site.

In light of the above, the proposals accord with LPGN28 advice.

The applicants have confirmed that they have received a bid from a Registered Social Landlord to deliver the affordable units.

Highways: The proposed site access was approved at outline planning permission stage. The outline planning permission also allows for a maximum of 112 dwellings to be erected. It is therefore not possible to revisit or reconsider issues of traffic congestion or highway safety, however for the benefit of Members the appeal Inspector concluded that the issue of congestion and queuing is an existing problem that would not be significantly affected by the proposal and that the proposed site access is acceptable in terms of highway safety.

The internal road layout is acceptable and can safely accommodate larger vehicles such as refuse wagons.

The table below sets out the type and number of dwellings alongside the LPGN16 maximum:

Type of Dwelling	LPGN16 Maximum	No of dwellings
1 bed flat	1.5 spaces	12
2 bed flat	2 spaces	12
3 bedroom dwelling	3 spaces	25
4 bedroom dwelling	3 spaces	59
5 bedroom dwelling	4 spaces	4

The 2011 census data (the 2021 data on this matter not yet being available) for the availability of cars/vans per household in the ward are set out below.

No. of cars or vans per household – New Broughton, 2011 census (Houses)					
	Total	0	1	2	3 +
Houses with 8+ rooms	100%	7%	23%	49%	21%

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 3 OCTOBER 2022

No. of cars or vans per household – New Broughton, 2011 census (Flats)					
	Total	0	1	2	3 +
Flats with 4 rooms	100%	45.5%	45.5%	9%	0%

Whilst the on-site provision of 2 spaces for each dwelling and 1 space per flat is below the LPGN16 maximum, it is broadly consistent with the numbers of cars per household in the wider ward where every few households living in flats have access to more than 1 vehicle and only a minority of households living in dwellings have access to more than 2 vehicles.

In the absence of any evidence to demonstrate that vehicle ownership rates amongst the occupiers of the development will be significantly at odds with the data presented for the wider ward, there is no reason to conclude that the proposed on-site parking provision will give rise to highway safety issues either within the development or on any adjoin roads.

The applicants have submitted a Construction Environmental Management Plan (CEMP) confirms how the site will be managed including the following: where the site compound, construction vehicle and materials will be located;

- the provision of a wheel wash;
- the location of a parking area of show homes and customer parking;
- traffic management arrangements

The CEMP sets out appropriate measures to manage traffic impacts arising from the development whilst construction works take place and therefore satisfies the requirements of condition 09.

Contamination: The Contaminated Land team have reviewed the site investigations submitted by the applicants and confirmed the details submitted are acceptable, therefore condition 13 can be discharged. The development of the site will not pose a risk to the future occupiers of the site subject to the implementation of measures set out in the site investigation report. Verification that the works have been carried will need to be demonstrated prior to occupation of dwellings on the site in line with the requirements of condition 14 of the outline Planning permission.

Surface Water Drainage: Condition 15 of the outline Planning permission requires details of a foul water drainage to be submitted and approved before development commences. There is no requirement for the applicants to demonstrate they can comply with the condition prior to obtaining Reserved Matters approval.

The surface water drainage arrangements for the site will need approval separately from the Council as Sustainable Drainage Systems Approval Body (SAB) before development commences on site. This is a statutory requirement. There is no requirement for SAB approval be obtained before Planning permission or Reserved Matters approval can be given. Whilst noting the concerns raised by objectors regarding local flooding incidents, the

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 3 OCTOBER 2022

need to obtain SAB approval means that there are adequate controls in place to ensure surface water is properly managed.

Phosphorous: The implications for the River Dee and Bala Lake Special Area of Conservation (SAC) that may arise from approving this application need to be considered.

Foul water from the site will be disposed of via the mains sewerage system which connects to the Five Fords wastewater treatment works (WwTW). This has provision to remove a percentage of phosphorous from wastewater and a permit to discharge treated water into adjacent watercourses (and therefore directly or indirectly into the River Dee), subject to specific limits on the amount of phosphorous within the treated water.

Whilst the WwTW is currently operating within its permitted limits, the existing discharge permit is around 10 years old and pre-date recent case law. The permit needs to be reviewed using new data and specially developed models. The existing provisions in place at the WwTW remove the vast majority of phosphorous from waste water, however a residual amount remains. Development which increases foul water flows to the WwTW will therefore also result in an increase of phosphorous discharges into the SAC.

There are sufficient provisions in place to ensure that development cannot start until sufficient information has been submitted to demonstrate that the proposed foul water drainage scheme will not give rise to an increase in phosphorous entering the SAC via condition 15 of the Outline Planning permission. The condition requires that a foul drainage scheme be approved before development commences therefore the approval of this application for Reserved Matters will not, by itself, permit the implementation of the Planning Permission and will therefore not give rise to an increase of phosphorous discharges into the SAC.

Other Matters: It is noted that Councillor Williams has commented that he would like to see some structures on site associated with Gatewen Colliery preserved. Whilst there are the remains of buildings in the centre of the site they are not listed and do not lie within a Conservation Area. Furthermore the outline Planning permission is not subject to any conditions that excludes development taking place on particular parts of the site. Accordingly there would be no valid Planning reason to require the site layout to be amended so as to prevent the removal of the remains of the buildings.

CONCLUSION

The plans submitted with this Reserved Matters application will ensure an appropriate form of development is undertaken on site in terms of layout, form, open space provision, landscaping and parking. The open space and landscaping will provide areas for informal recreation whilst also enhancing the biodiversity value of the site and providing areas for surface water drainage. The proposals therefore accord with relevant UDP policies.

RECOMMENDATION A: That the Reserved Matters be APPROVED

RECOMMENDATION B: That the following details submitted in respect of conditions 09, 11, 12 and 13 be approved:

Condition 09

Construction Environment Management Plan reference
BH/NW/GR/CEMP/001 dated October 2021.

Conditions 11 and 12

Arboricultural Method Statement reference P.1511.21.02 Revision B.

Condition 13

Coopers (Chester) Ltd, Site Investigation Report for land off Gatewen Road, Wrexham. Dated 24th September 2021.

Coopers (Chester) Ltd, Letter Report Re: Ground Gas Monitoring Results for Land north of Gatewen Road, New Broughton, Wrexham. Dated 2nd November 2021

CONDITION(S)

1. The development shall be carried out in strict accordance with the following:
 - i. Drawing no. PL01 Revision F Planning Layout
 - ii. Drawing no. WM01 Revision C Waste Management Layout
 - iii. Drawing no. ML01 Revision D Materials Layout
 - iv. Drawing no. HS01 Revision C Hard Surfacing Layout
 - v. Drawing no. BT01 Revision D Boundary Treatments Plan
 - vi. ENX01.XX.SH.L45.401 Revision PL03 Soft Landscape Schedule
 - vii. 1154-029-ENZ-XX-01-DR-L00-101 Revision PL03 General Arrangement Plan;
 - viii. Drawing no. 1154-029-ENZ-XX-01-DR-L-45-102 Revision PL03 Soft Landscape Plan pages 1 of 6, 2 of 6, 3 of 6, 4 of 6, 5 of 6 and 6 of 6.
 - ix. Arboricultural Method Statement drawing no. P.1511.21.02 Revision B.
2. Within three months of the date of commencement of development a Landscape Implementation and Management Plan, including timescales for the implementation of hard and soft landscaping works, long term management objectives, management responsibilities and maintenance schedules for all landscaped areas has been submitted to and approved in writing by the local planning authority. The landscaping shall be managed and maintained in strict accordance with the approved details.
3. No dwelling shall be occupied until it has been provided with a parking area in accordance with details down on drawing no. PL01 Revision F Planning Layout. The parking area for each dwelling shall thereafter be

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 3 OCTOBER 2022

permanently retained and kept free of any obstruction, and made available solely for the parking and of vehicles at all times.

REASON(S)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
 2. 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.
 3. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
-