

TOWN AND COUNTRY
PLANNING ACT 1990

PLANNING AND COMPULSORY
PURCHASE ACT 2004

PLANNING ACT 2008

**PLANNING APPLICATION, ON
BEHALF OF:**

**Mr Shahbaz Mirza of Primulus
Ltd**

**ROSSETT PHARMACY
CHESTER ROAD
ROSSETT
WREXHAM LL12 0HN**

**Proposed alterations and first
floor extension, change of use
of first floor storage to
additional pharmacy space**

**SUPPORTING PLANNING
STATEMENT**



PAL Reference: PAL/3034 December 2022

CONTENTS

1	INTRODUCTION	3
1.1	PREAMBLE	3
2	SITE CONTEXT.....	5
2.1	THE SITE	5
2.2	BUILT FORM OF THE SURROUNDING AREA.....	6
3	PLANNING HISTORY & POLICY.....	8
3.1	CONTEXT	8
3.2	POLICY SUMMARY.....	8
3.3	PLANNING POLICY WALES (PPW).....	8
3.4	UNITARY DEVELOPMENT PLAN (UDP) (2005)	8
3.5	WREXHAM LOCAL DEVELOPMENT PLAN 2013-2028.....	10
3.6	LOCAL PLANNING GUIDANCE NOTES.....	10
4	PLANNING CONSIDERATIONS	12
4.1	INTRODUCTION	12
4.2	USE	12
4.3	LAYOUT, SCALE AND APPEARANCE.....	14
4.4	IMPACT ON THE CONSERVATION AREA & AMENITY	17
5	CONCLUSIONS	19
5.1	SUMMARY	19

1 INTRODUCTION

1.1 PREAMBLE

- 1.1.1 Planning Angel Ltd (PAL) have been commissioned by Mr Shahbaz Mirza of Primulus Ltd to prepare a supporting Planning Statement for the planning application submission for the proposed first floor extension and alterations to the building, together with the change of use of the first floor storage space to additional flexible space to be used by the pharmacy (staff or clients) at Rossett Pharmacy, Chester Road, Rossett, Wrexham, LL12 0HN.
- 1.1.2 This statement has been produced to explain the design rationale of the proposal and to set out the main planning considerations.
- 1.1.3 The alterations proposed to the property are to improve the efficient use of space within the established business premises.
- 1.1.4 The first floor has been used for storage, however the access is via a very narrow staircase resulting that it is not practical to access, and the space is underused by the pharmacy, when it is under great pressure on the ground floor due to the constrained space.
- 1.1.5 The NHS is seeking the established pharmacy to provide better NHS services to their community and help improve access to primary care services in the area. NHS Wales Strategic Lead for Community Pharmacy has written a letter of support of the facilities proposed (**Appendix A**). The pharmacy owner is constrained in terms of ground floor space that is already used at maximum capacity, so the first floor space needs to be utilised, hence the first floor extension will allow for a new staircase accessed independently to the side of the shop and this will meet modern access/safety standards and open up the currently underutilised space above the shop.
- 1.1.6 Availability of these services would help address a gap in access identified in the NHS Wales Pharmaceutical Needs Assessment, which we published in October 2021. Further, improvement to patient areas and dispensary spaces will enable the pharmacy team working at the premises to provide safer and more effective services, which will also benefit the community.
- 1.1.7 The pharmacy needs a consultation room to carry out private consultations and the only way would be to increase the floorspace and remove the stair case - the health board have visited the site twice requesting that the business owner arrange this and now he is looking to action the request of the health board.

- 1.1.8 The applicant is aware that the shop is within the conservation area, and all works proposed will in terms of design and material finish be sympathetic to its setting, with no detrimental impact to neighbours.
- 1.1.9 The driveway access down the side serves the residential property behind and the pharmacy sits between Rossett Court and the grounds of the Golden Lion Public House. The hours of opening will remain unchanged and any access to the first floor will be by appointment only or will be by staff members during opening hours.
- 1.1.10 There is no dedicated car parking space for use by the pharmacy staff or customers. There is unrestricted on street parking nearby which has served the needs of the pharmacy customers for years, and the site is very close to a bus stop served by a frequent service to Chester or Wrexham. There has been an arrangement with the Golden Lion public house that members of staff can park in their car park and customers can park on a short stay basis. The manager of the Golden Lion who is also chair of the Community Council has written confirming the arrangement and his support for the pharmacy as he recognises it as a vital village facility (see **Appendix B**).
- 1.1.11 A pre-application enquiry (Ref: ENQ/2022 /0250) concludes that The principle of development is acceptable with regard to both UDP and LDP policies.
- 1.1.12 This Statement demonstrates how the design and planning objectives respond to the advice contained within the Planning Policy Wales (PPW), TAN 12,18 & 24, and the relevant policies of the Unitary Development Plan (adopted 2005), Wrexham Local Development Plan 2013 – 2028 and Guidance notes (02. Conservation Areas; 06. Access to and use of Buildings; 12. Shop front design; 16. Parking Standards).

2 SITE CONTEXT

2.1 THE SITE

- 2.1.1 The application property is a part two-storey end detached property situated on the northern side of Chester Road (B5445) - an established business street interspersed with residential properties within Rossett village centre.
- 2.1.2 The property has a shop front that is stepped back from but fronts onto the pavement, there is access to a covered bin storage area to the rear of the building.



(SOURCE: GOOGLE EARTH)

2.2 BUILT FORM OF THE SURROUNDING AREA

- 2.2.1 The property is situated on a street within the commercial centre of Rossett that focuses around the Golden Lion and the Co-Operative food store, with a cluster of smaller businesses in the village centre.
- 2.2.2 A street's general building line follows the line of the pavement or in parts is stepped back with shallow front gardens.
- 2.2.3 Some of the neighbouring properties in Gun Street have altered and extended their properties imaginatively due to limited curtilages and conservation area location.
- 2.2.4 The mixed use area is interspersed with historical local business premises, some survive and adapt whilst the demand for non-residential uses in the area has diminished in recent times.



ABOVE: BUSINESS PREMISES INTERSPERSED WITHIN THE RESIDENTIAL STREET (SOURCE: GOOGLE EARTH)



ABOVE: EXTENSIONS IN RESTRICTED CURTILAGES (SOURCE: GOOGLE EARTH)



ABOVE: RESIDENTIAL WITH MODEST FRONT GARDENS (SOURCE: GOOGLE EARTH)

3 PLANNING HISTORY & POLICY

3.1 CONTEXT

- 3.1.1 This property has had no recorded planning history.

3.2 POLICY SUMMARY

- 3.2.1 The site is within the settlement boundary limit (PS1) and Conservation Area designation (EC7) within the adopted Unitary Development Plan (UDP) and the emerging Wrexham Local Plan.
- 3.2.2 Within the Rossett Conservation Area Assessment and Management Plan, this building is identified as a Buildings of Visual Interest. It is not listed or a landmark building.
- 3.2.3 Para 4.14 within that document states that: “The corbelled string course is repeated on the adjacent building dating from the early 20th Century, and which now houses the village pharmacy. The design and detailing is deliberately reflective of the adjacent Rossett Court, together the two buildings adding rhythm and consistency to the streetscape.”

3.3 PLANNING POLICY WALES (PPW)

- 3.3.1 The February 2021 Edition 11 PPW sets out the Government’s planning policies for Wales and how these are expected to be applied. The document re-iterates that the primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales,

3.4 UNITARY DEVELOPMENT PLAN (UDP) (2005)

- 3.4.1 The following UDP policies are relevant to the determination of this application and are considered to align with the principles, aims and objectives of PPW and are considered to carry significant weight.
- 3.4.2 Policy PS1 – Location of Development: New development for housing, employment, and community services will be directed to within defined settlement limits/employment areas.
- 3.4.3 Policy PS4 – Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.

- 3.4.4 Policy EC7 - Within, and in close proximity to, conservation areas, the priority will be to preserve and/ or enhance those buildings, structures, streets, trees, open spaces, archaeological remains, views, and other elements which contribute to the unique character of the area. New buildings and alterations or additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.
- 3.4.5 The Rossett Conservation Area was designated in October 2011. The Rossett Conservation Area Character Assessment and Management Plan was also adopted in October 2011. The Rossett article 4(2) direction came into effect in January 2012.
- 3.4.6 Policy GDP1 - All new development should: -
- a) Ensure that built development in its scale, design, and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
 - b) b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.
 - c) Make the best use of design techniques, siting, and orientation in order to conserve energy and water resources.
 - d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
 - e) Ensure that built development is located where it has convenient access to public transport facilities and is well related to pedestrian and cycle routes wherever possible.
 - f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
 - g) Secure public services (e.g., gas, water, electricity) to development at minimum public cost.
 - h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.

- i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides, or contamination, either on or off the site.
 - j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
 - k) Secure the development of sustainable communities, through the promotion of the economic, social, and environmental well-being of the area.
- 3.4.7 Policy T8 Development granted planning permission will be required to provide vehicle parking spaces either on site or nearby, in accordance with the Council's current parking standards. Special regard will be paid to the following factors, as appropriate:
 - a) the availability of public transport nearby,
 - b) proximity to public car parking,
 - c) proximity to local services and facilities,
 - d) road safety hazards and amenity considerations arising from on-street parking in the vicinity of the site.
- 3.4.8 Where implementation difficulties arise in making parking provision on-site or nearby, the Council will require a developer to make financial contributions for measures to assist public transport or walking and cycling as appropriate.
- 3.5 WREXHAM LOCAL DEVELOPMENT PLAN 2013-2028
 - 3.5.1 The Wrexham Local Development Plan (LDP) is at an advanced stage having been subject to Examination in Public and Matters Arising Change Consultation. Whilst the LDP is not yet adopted, it has reached a stage in preparation where it can be considered as a material consideration in the determination of planning applications.
 - 3.5.2 Policy DM1, Policy T1, Policy SP16, Policy SP2 are relevant and this policy complies with their requirements.
- 3.6 LOCAL PLANNING GUIDANCE NOTES
 - 3.6.1 No 6 - Access to and use of buildings states that In the building the effort of getting around can be eased if the circulation, displays, and facilities are considered at an early stage.
 - 3.6.2 No 4 – Conservation Areas - the objective of improving design standards in Conservation Areas.

- 3.6.3 No 16 – Parking - Where developments are close to local services and facilities and/or are in areas where people are able to walk or cycle to them or travel to them easily by public transport, it may be appropriate for less onsite parking to be provided than for developments in remoter areas. Consideration will also be given to how close a site is to public car parks.
- 3.6.4 No 12 – Shopfronts - Offers a framework within which creative designs for the repair or improvement of existing shopfronts, introduction of new shopfronts and associated signage and security measures can be delivered. New or replacement shopfronts should respect the overall proportions, symmetry, scale, details, and rhythm of the building and enhance the character and appearance of the street-scene as a whole.

4 PLANNING CONSIDERATIONS

4.1 INTRODUCTION

4.1.1 The relevant development plan policies are contained within the PPW, the relevant policies of the adopted Unitary Development Plan, and Guidance Notes.

4.1.2 The main planning considerations raised by this planning application are:

- Use
- Layout, Scale and Appearance
- Amenity and Impact on the Conservation Area

4.2 USE

4.2.1 In recent times the property has been used as a pharmacy business premises with retail shop to the front and dispensary in the middle and staff facilities to the rear. There is a narrow stair almost immediately in front of you on entering the shop, that leads to the first floor. The space at first floor is currently empty with some storage. There is evidence that at some stage the space was used casually for habitation.

4.2.2 At ground floor It is proposed to rationalise and modernise a very cluttered and intensely used space. With the removal of the staircase this front area of the shop will be opened up and create better circulation for customers (and seating for the infirm waiting for prescriptions). At the moment products are packed into a cramped space making it difficult to find items and deterring customers.





- 4.2.3 The relocation of the staircase via an independent doorway to the side of the shop will allow for better use of the existing underused space. There are 3 staff members and 3 pharmacists, and they have started to do a delivery service as well. The first floor can be a flexible space and used as a staff room and office to manage the services that are offered to the community.
- 4.2.4 The extension over the existing single storey roof to the rear of the site will allow for the relocation of the stairs to access the office and staff room to be accessed independently to the pharmacy, this will free up floorspace for the shop.
- 4.2.5 Externally the elevation that fronts onto Church Street will be unchanged. The addition of a first floor extension has been designed to respect the overall proportions, symmetry, scale, details, and rhythm of the building and enhance the character and appearance of the street-scene as a whole – with no adverse impact on the character of the Conservation Area. The corbelled string course will be retained and incorporated into the detail of the new extension. The rhythm and consistency to the streetscape that this building and Rossett Court together give the streetscape will be unaffected and retained. The pre-application response reflects this, stating that it is a subordinate addition to the original property and respects the character and appearance of the surrounding properties and wider area.

- 4.2.6 The extension to the rear will not be obviously visible from the streetscene, unless by glimpses down the side or across the grounds of the Golden Lion. A window will be inserted to serve the staff room kitchen and a window will be inserted to serve the staff room/office with an outlook towards the Golden Lion. The fenestration is positioned to give privacy to users of the space and neighbouring properties, whilst ensuring satisfactory light levels. The windows facing Rossett Court will be obscure glazed.
- 4.2.7 National policy encourages new development to be positioned close to transport nodes. This property has bus stops on Church Road virtually outside its front door (140m) and the bus gives access to train stations in Chester or Wrexham – thus highly sustainable – allowing occupants the choice of not having to be reliant on private transport.
- 4.2.8 Policy PS1 of the Wrexham Unitary Development Plan 1996 – 2011 states that new development for housing, employment and community services will be directed to within defined settlement limits/employment areas. The proposal site is located within Rossett settlement boundary therefore there is no in principle policy objection to the proposal.

4.3 LAYOUT, SCALE AND APPEARANCE

- 4.3.1 Policy GDP1 requires the delivery of high standards of design that have regard to local distinctiveness, while Policy EC7 states that proposals should be designed to satisfy criteria in order to enhance the character, appearance and function of the local area and harmonise with the scale, proportions, and materials of adjacent and/or existing buildings. Alterations or additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.

- 4.3.2 Policy GDP1 requires adherence to the following criteria:

	Policy GDP1 Criteria	Comments
a)	Ensure that built development in its scale, design, and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.	The extension to the rear at first floor and will use materials that respect the existing building materials and match them in texture, quality, and colour. The design ties into the existing roof pitch and eaves detail and ornamentation will be replicated where possible.

b)	Take account of personal and community safety and security in the design and layout of development and public / private spaces.	The presence of persons on site will provide added security and vitality outside shop opening hours. Access to the first floor is overseen by other residential properties and open to on street surveillance.
c)	Make the best use of design techniques, siting, and orientation in order to conserve energy and water resources.	The extension and alterations to the building will be fitted out to current building regulations standards which promotes energy efficiency and insulation. There is an existing WC at ground floor serving the staff members at the pharmacy. The proposal is not to create a dwelling but to expand the pharmacy services and create a staff room upstairs with a WC. The additional toilet serves the same people, but some will be upstairs and some working downstairs. This should not result in a change in the number of persons using the WC and in our opinion, it would appear reasonable for this proposal to be screened out at the test of likely significant effect. Our view is that the same amount of waste will be going into the system, but via two WCs. The ancillary space is unlikely to lead to significant effects on a SAC through changes in discharge of wastewater.
d)	Ensure safe and convenient pedestrian and vehicular access to	Unchanged. The site is very sustainable.

	and from development sites, both on site and in the nearby locality.	
e)	Ensure that built development is located where it has convenient access to public transport facilities and is well related to pedestrian and cycle routes wherever possible.	The premises is within 140 metres from a bus stop that provides regular services to Chester and Wrexham. Rossett is well connected to cycle and walking routes. The Golden Lion allows staff to park in their car park and customers on a short stay basis. (See Appendix B).
f)	Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.	A construction management plan condition can control hours of work and delivery of materials etc. to minimise disturbance during construction.
g)	Secure public services (e.g., gas, water, electricity) to development at minimum public cost.	The residential use will connect into existing utilities servicing the business premises.
h)	Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.	N/A - no impact. Waste water will discharge into the mains sewerage system. Surface water will go to soakaway. (see c)
i)	Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides, or contamination, either on or off the site.	N/A - This is an established business premises.

j)	Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.	N/A – The pharmacy serves a customer base from the local area and embraces Welsh culture & language
k)	Secure the development of sustainable communities, through the promotion of the economic, social, and environmental well-being of the area.	As in j) above. Working with NHS Wales the pharmacy is promoted as a local health service hub, and this can develop should this application be approved (see Appendix A).

4.3.3 The proposed extension and alterations contains design principles that guide the layout, scale, and appearance of the pharmacy in order that it assimilates well within the streetscene, whilst not adversely impacting on the amenity of neighbours. These proposals adhere to the requirements of the Guidance notes, Conservation Area appraisal and policies EC7 and GDP1.

4.4 IMPACT ON THE CONSERVATION AREA & AMENITY

4.4.1 The proposed development has considered that there is a necessity to preserve and/ or enhance the existing pharmacy building which contributes to the unique character of the area. The extension to the rear of this building will modernise and help sustain the continued use of this building as a commercial enterprise and community service provider. The building is identified as a building of special interest but only in the context of the streetscene and the necessity for continuity of built form at this location – this proposal to alter the building does not conflict with that. The alterations reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.

4.4.2 Policy encourages the location of businesses within existing centres and close to transport nodes, with the aim to create mixed inclusive communities achieved via a broader range of services in locations where the need to travel can be reduced. This is a modest extension which is within walking distance to the bus links and onward train stations and the Golden Lion car park. The pharmacy is established and relates well with surrounding properties and the additional massing of the extension at first floor draws on a continuation of the design elements of the existing first floor of this building, replicating detail and finishes and will

have no adverse impact on the amenity of neighbours or on the character of the conservation area.

- 4.4.3 The application proposes external alterations, the appearance of the building will change but the extension is subordinate, and it will reflect the existing character as a service/retail use. The internal layout lends itself to reconfiguration to accommodate the ancillary staff room/office space. The applicant has given careful thought to the internal alterations to give a spacious feel of the retail space and dispensary. Unchanged the main entrance to the building is the existing shop window and entrance doorway which is in the front elevation.
- 4.4.4 Conservation Areas do evolve, they change, and this alteration will be read as a 21 century addition, and it seeks to preserve the character of the conservation area.
- 4.4.5 The conversion such as this provides the only opportunity for this business to expand and deliver community health services.
- 4.4.6 Development Plan policy seeks to ensure that new development relates well with surrounding properties and to ensure that there is no detrimental change to the character of the area. The streetscape is urban, is a mix of residential and non-residential properties.
- 4.4.7 Servicing, Parking and Access – the status quo remains the same as for the pharmacy business, there is no space to accommodate off street parking, which is a characteristic for many properties on this street. Notwithstanding, this is a sustainable location and not all customers own a private vehicle. If it is required on street car parking is available within the immediate vicinity. The Golden Lion offers parking for the staff and the customers can park on a short term basis (See Appendix B). The pharmacy have started a home delivery service for prescriptions, and this can develop subject to having additional space. A bus stop is located 140m from the property down Church Road and onward connections to train stations in Chester or Wrexham. If required, cycles can be stored to the front of the property secured on the cycle hoop. The space to the front of the store is a space reserved for disability scooter parking.

5 CONCLUSIONS

5.1 SUMMARY

- 5.1.1 The change of use and alterations proposed reflect the scale and proportions of the existing property and those of its neighbours. Fenestration detailing respects the importance of sympathetic design, complementary to the existing property and the streetscene within the Conservation Area and will not be detrimental to the neighbour's privacy.
- 5.1.2 This Planning Statement has demonstrated that the proposed change of use is fully compliant with the PPW, and the relevant policies of the Unitary Development Plan, Local Plan and Guidance notes.