

Report of the Chief Officer Planning and Regulatory
4 July 2022

APPLICATION NO: P/2021 /1005	LOCATION: RUABON RECREATION GROUND PARK STREET RUABON WREXHAM LL14 6LE	DATE RECEIVED: 14/10/2021
COMMUNITY: Ruabon	DESCRIPTION: DARPARU CYFLEUSTER GOFAL DYDD TRI DOSBARTH / PROVISION OF A TRIPLE CLASSROOM DAYCARE FACILITY	CASE OFFICER: SJG
WARD: Ruabon		AGENT NAME: MR ROEL CARBONEL
APPLICANT(S) NAME: REBECCA ROBERTS		

The application was reported to Members on 6 December 2021 and Members resolved to defer consideration for the following reasons:

Fire Authority to be contacted to determine if site can be accessed in the event of emergency services needing to be added. The applicant also to be contacted to provide further information about how the site could be accessed by vehicles in the event of an emergency and in order to construct the buildings.

The application is being returned to Members to report any further information received.

Fire Authority

It is indicated on the cover note sent with the planning application to the Fire Authority, that a Fire Appliance will not be able to get to the building in the proposed position, and there are plans to install a new fire hydrant.

A new fire hydrant is not considered mitigation for a fire appliance not being able to get within 45m of the new building as they are separate planning matters.

The Fire Authority respectfully ask that the appropriate parties (Architect) are informed, that it will not accept any submissions that do not comply with the B5 access requirements, even if works have commenced, and will ask Building Control and Planning to reject any proposals that are outside 45m.

If there is no existing fire hydrant within 90m of the new build, an additional fire hydrant will be required.

Response from applicant to access issue:

4 July 2022

A fire engine will not be able to get to the building in the proposed position in this application. There is, however, a plan to provide a new fire hydrant adjacent the new building in compliance with current building regulations.

The comments of the North Wales Fire and Rescue Authority were referred to the applicants and agent in January 2022. A response has been received: *We are currently waiting for an analysis of the path which we are hoping to use as emergency access to be completed, in order to get the fire services approval. Once this is complete and the fire service is happy we will be able to move forward with the application.*

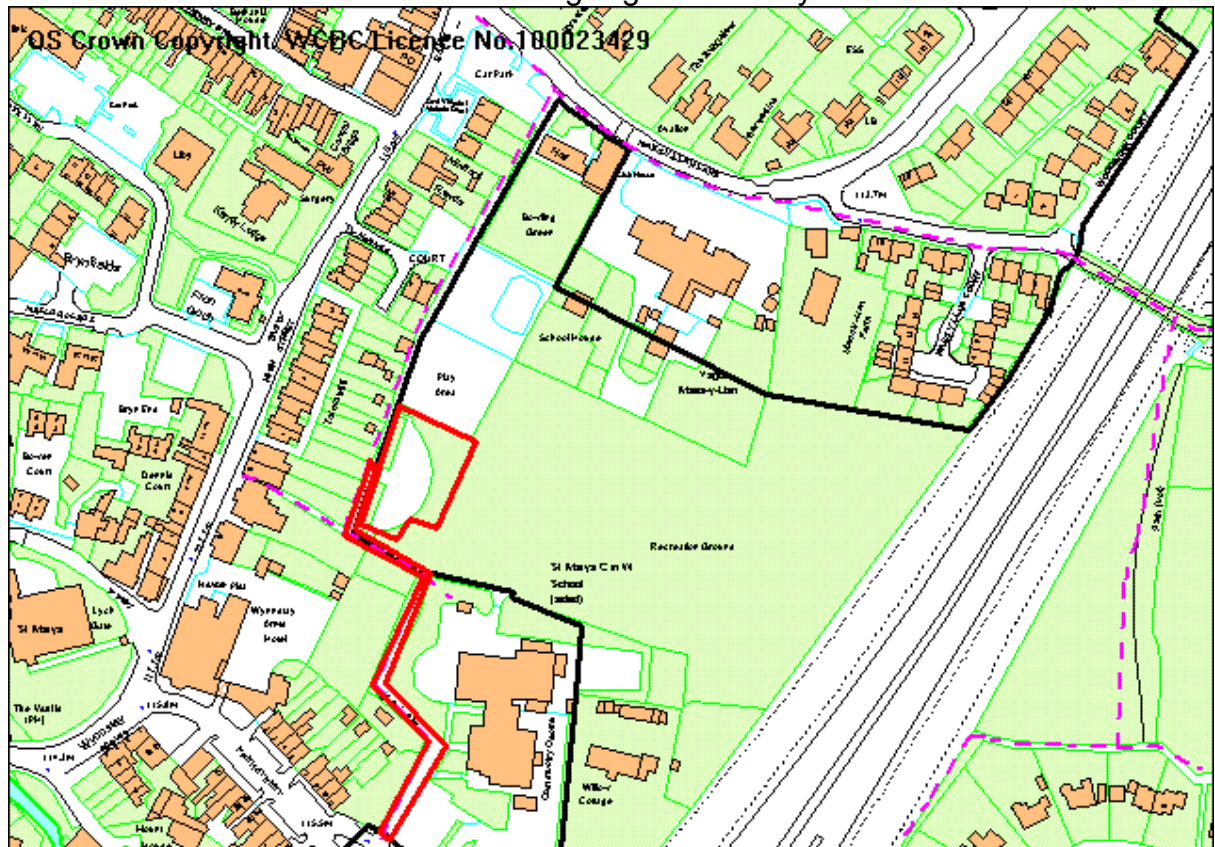
No further information has been provided.

My original report with updates is set out below. My original recommendation is no longer valid due to the above objection, and it is RECOMMENDED that planning permission be refused for the following reason:

The proposed development would not provide a safe means of access to the site for emergency vehicles and would therefore be contrary to policy GDP1d and f of the Wrexham Unitary Development Plan.

THE SITE

The site is part of recreation and school open space land on the west side of the village, currently occupied by a skate park. There is a footpath on the west side of the site with houses fronting High Street beyond.



Report of the Chief Officer Planning and Regulatory
4 July 2022

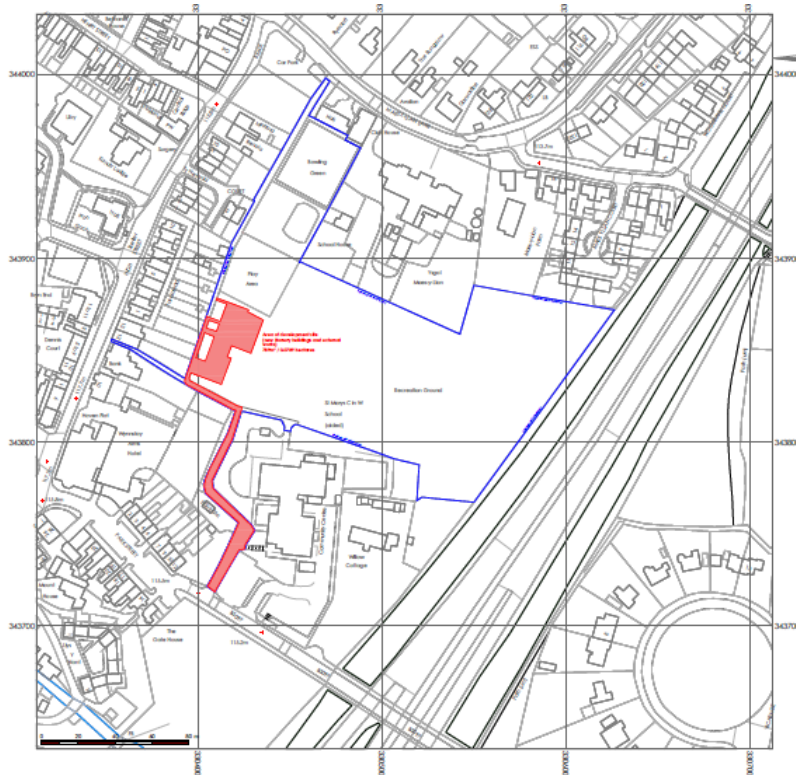


Proposed location of new building

PROPOSAL
As above

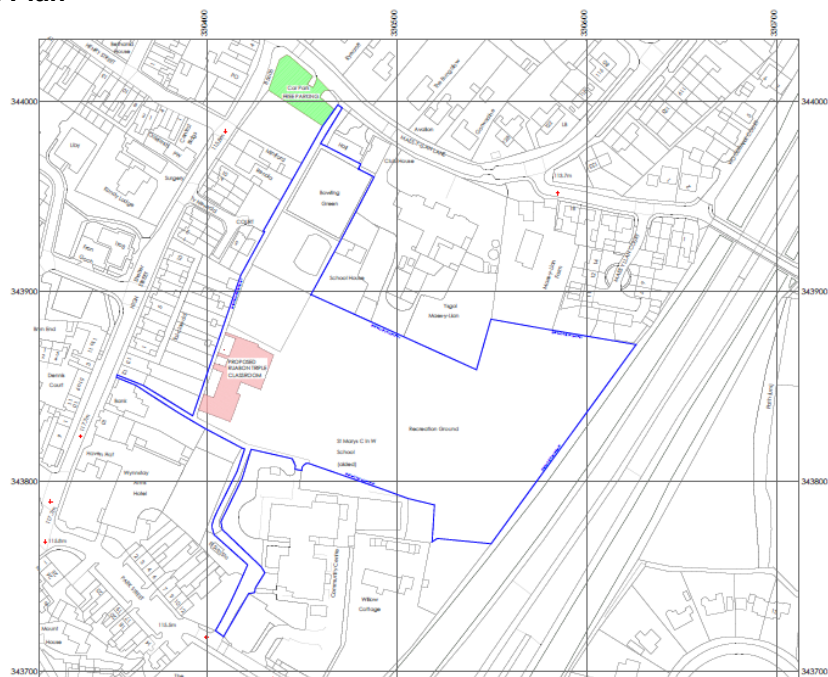
Report of the Chief Officer Planning and Regulatory

4 July 2022



Building Specifications		
REV	Description	Date
A	Update site plan data.	12-10-20
B	Scale from 1:2500 to 1:200	25-10-20
C	Access to site included in redline	28-10-20
CLOSER TO 1:2000		
PROJECT		
Ruabon Triple Modular Nursery		
SHEET		
Location Plan		
CLIENT		
Wrexham Borough County Council		
Drawn by	Checked by	Date
RC	JG	12.10.2020
Scale (B A4)	Project number	
1:2500	2003 15	
DRAWING NUMBER		REV
2003-15 ELT-00-00-DR-A-1002		C

Location Plan

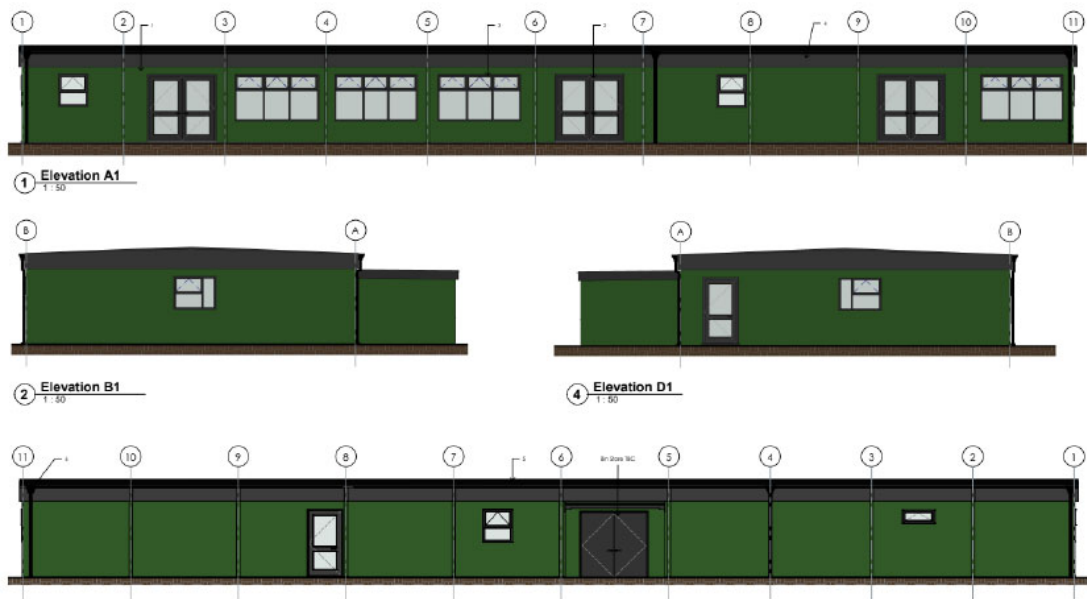
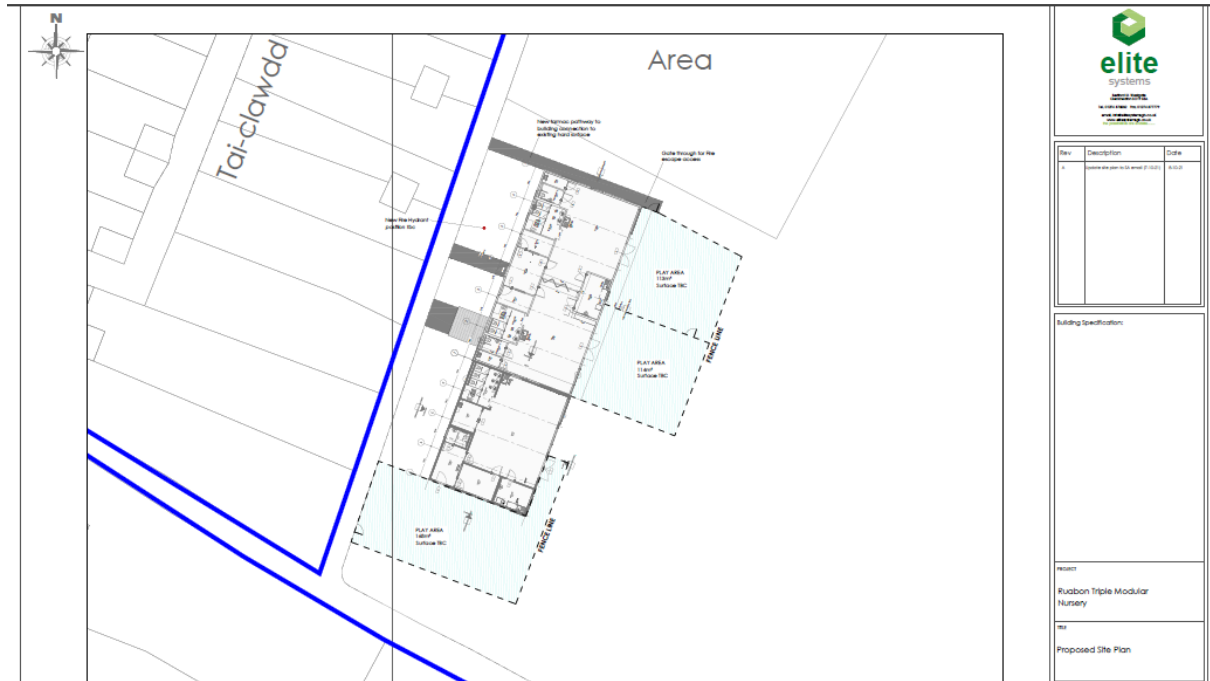


Rev	Description	Date
Building Specifications		
PROJECT		
Ruabon Triple Modular Nursery		
REV		
Site Free Parking		

Parking plan (green)

Report of the Chief Officer Planning and Regulatory

4 July 2022



Supporting information

Need for the development

The Welsh Government recognises that childcare is one of the biggest challenges facing working families in Wales. Supporting families with quality, flexible and affordable childcare supports economic regeneration, can reduce pressures on family income and help parents to participate in work, thus reducing a family's risk of poverty. It also supports the wellbeing of children through positive and rich childcare experiences. There are therefore clear social and economic benefits arising from the provision of this important nursery / pre-school provision.

Report of the Chief Officer Planning and Regulatory

4 July 2022

Wrexham CBC are working with the school and their local communities to support this initiative and deliver new pre-school spaces for local children.

The proposed modular buildings are designed for pre-school children and will deliver an attractive indoor learning and play environment together with access to outdoor playspace. The buildings will also include necessary welfare (wc and cloaks) kitchen, store and office space for the effective operation of these childcare spaces.

Funding for this pre-school project is provided by the Welsh Government as part of its commitment to improving childcare in the wider community.

Pre-application Consultation / Information

In 2017 the applicants met with local residents, members of the community council and the two schools to discuss childcare accommodation in Ruabon and committed to finding a permanent solution to the lack of the same.

In 2019 the applicants put information about the Childcare Offer capital programme onto the WCBC website.

2019 – 2021 the applicants have met and communicated regularly with the Community Council over all issues relating to the building project.

In 2020 the applicants met with the two schools and all the childcare providers operating in Ruabon to tell them about the building project and answer question.

In 2020 the Community Council put information out into the local community and schools about the scheme with details of the location and the type of build etc. Consultation documents were prepared and an online consultation meeting was arranged but cancelled as we had no attendees. They were unable to run a face to face consultation at the time because of lockdowns.

The local elected member is a member of the project steering group and has been involved throughout, from day 1.

Play Space

The applicant is seeking further information from Ruabon Community Council about the mitigating actions the community council is taking with regard to the loss of the skateboard park.

Parking and access

All daily access to the childcare building will be walking access along 3 paths. Staff car parking will be in the public carpark next to the community centre on the corner of Maes y Llan Lane and the High Street. Deliveries will be able to access the building along the path next to St Mary's School, for which the Community Council hold the key to the bollard.

Report of the Chief Officer Planning and Regulatory

4 July 2022

It is envisaged that the staff will park in the free car park that is to the North of the site (on Maes-y-Llan Lane). The children can be dropped off on any of the surrounding streets or free car park, cars will only be parked temporarily. It is also envisaged that many of the children that use the facility will live in walking distance and will be walked there rather than driven by vehicle.

The walkways are all 1200mm min and have a slope of less than 1:20 (to comply with DDA regulations). There is no change in levels on site.

Design

The proposal involves the installation of a 10.20 x 33.00m triple classroom modular with a kitchen, store, office, unisex and disabled WC and a lobby. The building will have a floor to ceiling height of 2.4 metres.

The building will be of modular type construction, it will be built off site in a controlled factory and logistically transported to site, and craned into position. The building will then be connected together and finished by the erection team. Services to the building will then be connected and any commissioning required will take place. The full-on site construction process to take approximately 4-5 weeks. The boundaries of the building will be the same boundaries that currently exist for the recreational ground owned by the council.

The design intention was to make the new building as unobtrusive as possible. The general superstructure will be a single storey hybrid timber/steel frame.

The external wall is Tata Colorcoat LG plastic coated steel. The colour for the external walls will be Heritage Green RAL 6002. The material choice of the external cladding (Tata Colorcoat LG leather grain plastisol bonded to 9mm plywood) has been made with a view keeping the cost appropriate to the budget, but still providing an aesthetically pleasing finish, which is easy to maintain, sturdy and resilient to impact/vandalism.

HISTORY

P/2014/0049 Mobile classroom granted 2014, permission expired 2019

DEVELOPMENT PLAN

The site is outside settlement limits and adjoins Ruabon Conservation Area as set out in the Wrexham Unitary Development Plan. Policies GDP1 PS1 PS2 PS3 PS4 EC7 T8 EC4 EC13 EC6 CLF2 and CLF4 are relevant, together with Local Planning Guidance Notes 4 Conservation Areas, 6 Access to buildings, 16 Parking, 17 trees and 32 biodiversity.

The site is not designated as open space.

Report of the Chief Officer Planning and Regulatory

4 July 2022

CONSULTATIONS

Ruabon community Council:	Consulted 28/10/2021 and also notified as landowner
Local member:	Consulted 28/10/2021
Highways:	No objection subject to conditions
Rights of way:	No objections
Ramblers:	Footpath Ruabon 102 should not be diverted or blocked by the development, nor during construction
Public protection:	No objection subject to comments
Contaminated Land:	No comments
Sports Council:	Consulted 1/11/2021
Welsh Water:	No objection subject to comments and conditions
Natural Resources Wales:	No objects subject to comments regarding impact of phosphates on the river Dee SAC
Conservation Officer:	No objections
Ecology Officer:	Ecological enhancement is required
Adjoining residents notified:	28/10/2021
4 Objections received:	1. Building is too close to existing houses and gardens. 2. Development will create a corridor that will give rise to nuisance, vandalism and drug abuse. 3. Flat roof will be climbed on by youths to look into gardens. 4. Other locations available 5. External lighting will cause nuisance

SPECIAL CONSIDERATIONS

Principle of the development

The development is considered to be acceptable in principle notwithstanding its location outside settlement limits, as it is a building for community use serving an educational need in the village. It is also located close to the two primary schools serving Ruabon. Therefore it is considered to be acceptable under the terms of policies PS1, PS2, PS3 and PS4.

Loss of open space: The site is laid out as a skate park, and falls to be considered under the terms of policy CLF4 which states:

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:-

- a) redevelopment of only a small part of the site would allow the retention and enhancement of that existing facility; or*
- b) the long term requirement for the facility has ceased and it would not lead to, or increase an existing shortfall of that facility in the immediate locality; or*

Report of the Chief Officer Planning and Regulatory

4 July 2022

c) the loss can be replaced with an equivalent or greater provision in the immediate locality. Alternative sites should be within settlement limits or, in exceptional circumstances, adjacent to settlement limits provided that associated buildings, lighting, and parking facilities are not intrusive in the landscape and user accessibility is not reduced.

The most recent assessment of open space provision County Borough is the Open Space Audit and Assessment of Need Report dated March 2016. This did not identify the site as being open space. Furthermore there would be no adverse impact on the adjoining play areas and playing fields. Therefore there is no conflict with the aims of policy CLF4.

Design and Conservation: The site of these proposals is immediately adjacent to Ruabon Conservation Area which is subject to an Article 4 (2) direction. This seeks to protect the special character of the Conservation Area by suspending certain permitted development rights, often resulting in the retention of important original features and traditional materials.

Whilst there are no objections to these proposals in principle to assist in minimising the impact of the development a condition will be imposed to require alternative colour and materials palette to the green cladding. Subject to this condition there is no conflict with policy EC7.

Residential amenity: The proposed building is over 35 metres from the nearest dwellings in Tai Clwyd High Street and is single storey, and no significant loss of amenity would result. The issue of access to the site during evenings has been raised with the applicant, to see if additional open mesh fencing is required along the back of the footway. The building is set back 6 metres from the footway and is not considered to create an alleyway. Overall the proposal is considered to be acceptable in terms of residential amenity under Policy GDP1.

Access and parking: The building is in a sustainable location where walking to school is the norm. The highway authority raises no objection to the proposals subject to conditions requiring agreement of construction traffic and service delivery management plans.

Ecology: The site has no ecological designations and a screening process has been carried out to confirm that the proposed development is unlikely involve significant additional pupil or staff numbers, and would not have any adverse impact on the River Dee in terms of phosphates.

The application does not contain any ecological enhancement. Both an ecologically sympathetic landscaping scheme and a scheme of ecological enhancement should be conditioned.

Drainage: The development will be subject to approval of storm water drainage details under the SAB regime and conditions are required.

Report of the Chief Officer Planning and Regulatory

4 July 2022

Lighting: LED lighting is proposed and details of any external lighting would be required as a condition.

CONCLUSION

The proposal complies with adopted policies and guidance

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. The proposed development would not provide a safe access for emergency vehicles and would therefore be contrary to policy GDP1d and f of the Wrexham Unitary Development Plan
-