



RESERVED MATTERS PLANNING APPLICATION PLANNING STATEMENT

for

"PEN-Y-DON"
A NEW SPECIALIST & EXTRA CARE FACILITY
AT PENDINE PARK, SUMMERHILL
WREXHAM, LL11 4YE

On behalf of

Mr Mario Kreft MBE
Pendine Park Care Organisation (Summerhill) Ltd

Job No: 4135-1
Date: 11th December 2020
Revision: D – 25th August 2021



1.0 INTRODUCTION

- 1.1 The purpose of this statement is to provide background information to support the Reserved Matters Application for a new care home facility to be constructed at Pendine Park, Summerhill, Wrexham LL11 4YE, as approved under Outline Planning Consent reference GWE P/2019/0126 dated 03rd June 2019.

In total the present Pendine Park nursing home campus provides living accommodation for nearly 250 residents, who are provided with a significant level of nursing, medication and treatment services on site including dementia care, and critical injury care and rehabilitation. Pendine Park works in conjunction with the Betsy Cadwaladr University Health Board (BCUHB) and Wrexham County Borough Council and social services for the accommodation and rehabilitation of patients, and assist in relieving a lot of the local burden the main service providers experience in the area.

Pendine Park is the largest private service provider to BCUHB and the County Borough Council in Wrexham and North Wales for dementia, specialist and elderly care and rehabilitation treatments.

With a growing and ageing population, the demand for centres of excellence such as Pendine Park is ever increasing, and there is a real need to ensure that the Authority's LDP makes appropriate and practical provision for the ongoing development of Pendine Park as a recognised special case support centre for the local and wider community.

Pen-y-Don is the next generation of high level care facility and will be the marker against which other care facilities are judged.

- 1.2 The planning conditions have been addressed individually, and this Planning Statement is to be read in conjunction with the submitted documents and statements comprising the reserve matters application. Only those conditions requiring discharge are included below, noting the ones not included are advisory or compliance conditions.

2.0 CONDITION 1

1. Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:

- a. the layout of the building(s)*
- b. the scale of the building(s)*
- c. the appearance of the building(s)*
- d. the means of access to the site and building(s)*
- e. the landscaping of the site.*

2.1 Layout

The proposed layout of Pen-y-Don is based on an existing award-winning care home facility at Bryn Seiont in Caernarfon, being an exemplar model of a next generation care home facility. The layout at Bryn Seiont is award winning and well established, and has proven to work very efficiently in relation to present day dementia care requirements of the highest standards.

Pen-y-Don has also been designed to address potential future managerial and operational requirements to respond to infection control by allowing for separation and isolation of areas and facilities to manage residents and staff safe. The experience gained by the Pendine Park Care organisation across their various care facilities throughout North Wales allows them to actively use

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the planning of Pen-y-Don to isolate and segregate on a floor by floor basis and ward by ward, whilst not jeopardising other parts of the building.

The sketch floor plans indicated for the Outline Planning Application were purely illustrative for general discussion, and the new layout allows for the very specific design requirements that future isolation requirements dictates alongside the well established dementia care operational needs for Pen-y-Don as based on their Bryn Seiont Care Home. The layout offers a refuge arrangement of accommodation on 2 floors, being sheltered and inward facing into the inner courtyards, that offer respite and peaceful spaces for residents and visitors alike. The core link allows ease of cross circulation on both levels, and assists the facility to seclude one side from the other in the event that isolation is required.

Pendine Park Care Organisation is the largest private care facility for Dementia Care in North Wales, and one of the most groundbreaking, employing over 600 staff over their 8 care homes, domiciliary care company, Independent Living and their in-house Teaching Care Centre. Their Managing Director, Mr Mario Kreft MBE advises the Welsh Government and local authority health care organisations on best practice for care in these sectors, and also sits on advisory boards to set future care policy for Wales and the UK and is Chair of the Care Forum Wales.

The proposed site plan is as indicated on McCormick Architecture drawing 4135-1-A(200)03-*Proposed Site Plan*

The proposed layout of Pen-y-Don is as indicated on the following Wynn Rogers drawings:

- 3434-01-Ground Floor Plan
- 3434-02-First Floor Plan

The arrangement of the building on site takes advantage of the existing falls in levels across the site and “buries” over half of the building into the 5m high banking by use of retaining walls and re-grading of existing land, meaning that much of the building is largely hidden from view on three of the four external elevations.

The positioning of the building and its footprint has taken account of existing trees to be retained surrounding the site, and has kept away from their root protection areas. The tree report identifies the trees worthy of retention (many existing groups are poor quality self seeded specimens), and the new tree planting ties-in with the existing Pendine Park estate planning with new focal points, vistas and defined pedestrian routes.

Positioning has also taken account of the badger sett located to the South East of the building, as is identified in the Ecology Report, and satisfies conservation requirements.

Positioning has also included the service needs of Pen-y-Don, to be served by the on-site Laundry and Catering provisions, and the split access parking means that both levels can operate independently whilst reducing the overall appearance of hard parking areas. Discrete access can also be provided at both levels for occasions when movements need to be handled sensitively.

2.2 Scale

The scale of Pen-y-Don has been dictated by the operational layout and replicates the award winning and ground breaking facility at Bryn Seiont in Caernarfon.

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Its two storey nature continues that which was illustrated at Outline Consent stage, and the cutting-in of the building into the existing banking means 3 of the 4 elevations are mostly hidden from view – see elevations and sections.

As discussed in the outline planning application Design & Access statement, views into the site from beyond the boundaries of Pendine Park are very limited indeed, offering just a few fleeting glimpsed views in at the Southern Entrance. Pendine Park is lined by a tall stone wall alongside Summerhill Road, which hides Pen-y-Don from general view, and the existing banks of dense trees and hedgerows on all sides means the building will not be readily seen from outside the site. The conclusion of this is that the proposed development will not materially nor detrimentally alter the openness of the green wedge in this area, and will have no material impact upon neighbours or surrounding amenities, which are all at significant distances from the site.

2.3 Appearance

The proposed building is to be cut-in to the existing landscape, with the existing embankments and mature trees providing screening and cover to the new building.

The following finished levels are proposed:

- Floor level – 99.50
- Eaves level – 104.80
- Ridge level – 108.50
-

The appearance of Pen-y-Don is as shown on the following Wynn Rogers drawings:

- 3434-03-Elevations
- 3434-04-Elevations – rear & side
- 2434-05-Elevations – courtyard
- 2434-06-Illustrative 3D Images
- 2434-07-Elevations relative to external ground level

The proposed building materials, as indicated on the above drawings are sympathetic to the existing buildings at Pendine Park, with roof tiles, facing brickwork, brick details, windows and rainwater goods all to match Bodlondeb. This will provide a unified appearance for Pendine Park as a whole.

The purpose of the material choices is to blend in Pen-y-Don to the overall character and appearance of the other buildings at Pendine Park, resulting in a cohesive appearance where the new building fits-in with the existing and established aesthetics and massing at Pendine Park as a whole.

The detached location purposefully follows that of Bodlondeb and other buildings at Pendine Park, creating a more open spacing of buildings that assists in managing the massing and appearance of built form.

Pen-y-Don is wholly commensurate and appropriate in all respects, and continues the overall scale, massing and character already present at Pendine Park.

2.4 Access

Access to Pen-y-Don is to be via the existing main Pendine Park entrance from Summerhill Road, utilising existing internal site roads with new access spurs to new visitor and staff parking and drop-off areas to serve Pen-y-Don as indicated on McCormick Architecture drawing 4135-1-A(200)03 *Proposed Site Plan*.

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Level access is provided to both floors, with 1st floor access via the staff car park, to allow both ground & 1st floors to operate individually should the need arise, for quarantine and isolation purposes. Level access will be provided to the full perimeter of the building via a new 1.8m wide footpath and also to the central courtyard.

A new footpath is also proposed to link Pen-y-Don with the existing buildings, running from the new main entrance, along the embankment and linking to the existing footpath and internal site road to the North, serving existing buildings. The new footpath is to be 1.8m wide, with a maximum 1:20 gradient with level landings to ensure Building Regulations compliance.

Parking is provided at an operational number based on Pendine Park's managed requirements, and the layout has been designed to accommodate extended parking if necessary. This could be extended using grasscell type parking zones.

2.5 Site Landscaping

Please refer to McCormick Architecture drawing 4135-1-A(200)07 *Proposed Landscaping Plan* and Ecological Mitigation and Management Plan dated 30th November 2020 by Kingdom Ecology Ltd.

Indigenous species have been selected, and the hard landscaping and materials are shown on the Datrys drainage proposals drawing 20294/501A and their associated reports and calculations for surface water and foul drainage dispersal. Porous surfaces are proposed using full SUDS containment designs and on-site water management and containment.

3.0 **CONDITION 4**

4. The development hereby approved shall be limited to a 3000 square metre care facility falling within use class C2 of Town and Country Planning (Use Classes) Order 1987 (as amended).

- 3.1 The Outline Planning Application was submitted with all matters reserved. At that point, there was no building design, and the indications on the outline drawings were purely for illustrative purposes only in order to provide a very rough indication of intent.

Whilst there was a rough idea of the type of building and facility Pendine Park Care Organisation might wish for on this site, it was in no way a considered building, and the purpose of submitting it as an Outline Application was to seek approval to the principle of further care development at Pendine Park due to its unique position as a significant Care home estate washed over by the Green Wedge land policy separating Wrexham and Summerhill/Gwersyllt.

As the principal private care facilitator in Wrexham for the Betsy Cadwaladr University Health Board (BCUHB) and Wrexham County Borough Council and social services, support for Pen-y-Don at Outline was overwhelming.

The proposed Pen-y-Don needs to be larger than the originally estimated floor area due to changed operational needs for care facilities in the last two years. There is a balance between the numbers of beds required, staffing facilities and the floor plan isolation capacity. The original 3000sqm was a purely random figure selected for no other reason than a number had to be suggested in the absence of a designed floor plan. These detailed floor plans demonstrate the operational needs of Pen Y Don as a result of the present day pressures placed on care facilities housing vulnerable patients.

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The footprint of Pen-y-Don largely mirrors that of the existing Bodlondeb building already at Pendine Park as can be seen on proposed site plan A(200)07, and is consistent with the overall building arrangements already existing at Pendine Park.

Pen-y-Don footprint is also commensurate with the overall footprint of the illustrative building submitted at Outline Planning stage, actually presenting a smaller footprint as seen below :



Pen-y-Don proposal site plan



Outline application Site plan

4.0 CONDITION 5

5. As part of the detail reserved by condition no.1, a landscaping and ecological mitigation and management scheme shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the detail as may be approved and in accordance with timescales to be approved as part of the submission.

- 4.1 Please refer to the Ecological Mitigation and Management Plan dated 30th November 2020 by Kingdom Ecology Ltd.

All ecological provisions and protection requirements have been included in the design of Pen-y-Don. See also the "reserved matters planning application hard & soft landscaping guide" appended to this statement, covering the design and management of the landscaping at Pen-y-Don

5.0 CONDITION 6

6. 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 along with future long term management plans 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.

- 5.1 The detailed drainage design for the Foul water disposal, Surface water and Ground Water have all been calculated and designed in detail by Datrys, and we refer to their drawing 20294/501A and all associated details and calculation sheets:



502-drainage detail sheet 1
 503-drainage detail sheet 2
 504-drainage detail sheet 3
 505-Flood routing
 F1 foul manhole schedule
 Drainage statement dated January 2021
 S1 Surface water manhole schedule

- 5.2 All connections or water disposal are handled internally to private drainage systems within Pendine Park, no new connection is proposed to public sewers within public roadways or on other land ownership, therefore it is not anticipated that S104 agreements will be required, however a S106 agreement may be requested by Welsh Water if they consider the foul drainage connection increase to warrant. Further negotiations are expected between Datrys and Welsh Water to conclude. Pendine Park is all in single ownership, therefore no lateral drainage connections.

6.0 CONDITION 7

7. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with Method Statement as is approved. The Method Statement shall include the following:

- a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;*
- b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;*
- c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone , including any related sections and method for avoiding damage to retained trees;*
- d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;*
- e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;*
- f) Method for protecting retained trees during demolition works;*
- g) Details of all proposed tree works, including felling and pruning.*

- 6.1 Please refer to the Arboricultural Method Statement prepared by Tree Solutions Ltd.
 All trees worthy of retention have been retained and the building kept away from their root protection zones. Little has changed from the Tree report and proposals submitted at outline stage.

Please see the design and specifications for the driveways, paths, underground services, wall foundations where within or crossing RPA's or CEZ's as prepared by Carroll Construction.

7.0 CONDITION 8

8. No development shall commence until a scheme of reasonable avoidance measures (RAMS) in relation to great crested newts has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.

- 7.1 Please refer to the Ecological Mitigation and Management Plan including RAMS dated 30th November 2020 by Kingdom Ecology Ltd.

8.0 CONDITION 9



9. As part of the detail reserved by condition no.1, provision for a scheme of bat conservation measures and a scheme of external lighting (based on a detailed light spill analysis) which accords with the principles laid out in section 5. of the approved report of Kingdom Ecology - dated 25.10.2018 shall be made. The development shall be carried out in accordance with the approved plan.

8.1 Please refer to the Ecological Mitigation and Management Plan dated 30th November 2020 by Kingdom Ecology Ltd.

8.2 Please see detailed lighting design and light spill calculations prepared by TL Thorlux Lighting as submitted with this reserve matters application – drawing No 538915-00 dated 27th November 2020

9.0 CONDITION 10

10. Prior to the commencement of development a biosecurity risk assessment shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved plan.

9.1 Please refer to the Ecological Mitigation and Management Plan dated 30th November 2020 by Kingdom Ecology Ltd.

10.0 CONDITION 11

11. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

10.1 There is no mechanical or air handling plant to be included in the construction of Pen-y-Don other than domestic 4-inch and 6-inch extractor fans to toilets and bathrooms.

10.2 Confirmation of the domestic scale extractors is confirmed in the email received from the Contractor's Electrical and Mechanical Subcontractors, AJ Field, dated 5th October 2020 as below:

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Mark Roberts

From: Craig Bithell <craig.bithell@ajfieldgroup.co.uk>
Sent: 05 October 2020 17:12
To: Sean Hanlon
Cc: Mark Roberts; 'consult@wynn-rogers.co.uk'
Subject: RE: 4135-1 PENDINE PARK NEW CARE HOME - DISCHARGE OF RESERVE MATTERS PLANNING CONDITIONS

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Sean,

In response to section 11 we will not be installing any AHU units as there is no commercial kitchen or any areas that require this.

All extract will be via local extract fans .

Kind Regards

Craig Bithell
M&E Contracts Manager



Head Office:
Unit 9, Holland Park, Factory Road,
Sandycroft, Flintshire, CH5 2QJ

Tel: 01244 536441
DD: 01244 957641
Mob: 07887 597489
Fax: 01244 533961

www.ajfieldgroup.co.uk

From: Sean Hanlon <Sean@carrollltd.co.uk>
Sent: 05 October 2020 14:49
To: Craig Bithell <craig.bithell@ajfieldgroup.co.uk>
Cc: mark@mccormick-architecture.co.uk; 'consult@wynn-rogers.co.uk' <consult@wynn-rogers.co.uk>
Subject: FW: 4135-1 PENDINE PARK NEW CARE HOME - DISCHARGE OF RESERVE MATTERS PLANNING CONDITIONS

Craig,
See e-mail below .
Can you give us call to discuss Condition 11 below please

Regards
Sean Hanlon

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PENDINE PARK NEW CARE UNIT

Operational and Needs Statement by Mr Mario Kreft MBE

A review of the latest projections of the North Wales Health and Social Care Regional Partnership suggests there will be a growing demand for residential dementia care services. In addition, the Office of National Statistics figures suggest that the population growth of the over 85s in North East Wales will approximately double in the next 20 years.

It is now widely accepted that design of dementia facilities is a key factor in the provision of quality services that both meet the needs of individuals with dementia and enhance their quality of life and wellbeing, for example the research has shown that natural light, ventilation and air conditioning are very important positive factors as is the importance of space and a variety of different settings to provide fulfilling opportunities amongst many others.

The Statement of Purpose, for the new dementia care facility required by regulation and enshrined in law would outline the importance of communal living in small groups for those suffering from dementia. This is in line with the Care Inspectorate Wales (CIW) recently published review, National Review of care homes for people living with dementia (further information can be found here <https://careinspectorate.wales/sites/default/files/2020-09/200909-National-review-of-care-homes-for-people-living-with-dementia-en.pdf>).

The design of the proposed new care home is based on Bryn Seiont Newydd which the Pendine Care Organisation opened in November 2015 in Caernarfon, Gwynedd. The excellence of the design was recognised in 2016 when the Care Home won the prestigious Pinders Healthcare Design Awards 2016 - Best New Care Home in the UK. (Here is the story on our website <http://pendinepark.com/news-bryn-seiont-newydd-award.html>)



During the last 5 years, this design has provided its residents with exceptional facilities and in addition an excellent working environment for the staff who care for them.

The proposed new home is based on a similar footprint to that that has received outline planning permission and the rational is to adopt the successful experience in the Caernarfon home and provide Wrexham and its community with a state of the art dementia care facility which could be opened in 2022 and would serve the community for decades to come.

One of the key elements of this design is small group living but with the advantage of a larger care setting and in particular that the home can be run as two separate floors, each in four units but with the ability to enable residents freedom, choice and the dignity of large areas of private space.

INFECTION CONTROL

We believe there is much to learn and benefit from the experience of reducing the home still further to enable it to be run entirely as two segregated homes with segregated staffing. This aspect will allow admissions to one part of the building when the other part of the building which is embargoed because of current infection control or other public health regulations. Furthermore for this to be economically viable, we believe this proposal is achievable and we believe the units need to be of the size planned to sustain the services in the event of further disruption through these uncertain times. Ideally units of 8 and 10 people.

APPENDIX 1 – EXISTING SITE PHOTOS

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These photos show the existing banking and levels difference into which the building will cut-in, and the density of surrounding trees and hedgerows – immediately on the other side of these trees sits Bodlondeb – illustrating how effectively the land and planting hide the buildings at Pendine Park.



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These photos show the view towards Summerhill Road, and the tall stone boundary wall – totally screening the site from external views.



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Bodlondeb seen in the background, largely masked by ground levels and trees



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Bodlondeb seen in the background, largely masked by ground levels and trees



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APPENDIX 2 – PHOTOGRAPHS OF BRYN SEIONT, CAERNARFON



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Strong colour co-ordination is a key consideration for residential care homes accommodating those with dementia, it assists with orientation, sense of belonging and is an assistive stimulus as part of the overall treatment plan.



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