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**LAND ADJACENT TO BRONYDD ACCESS, HIGH STREET, GLYN CEIRIOG,
WREXHAM, LL20 7EH**

Description of application

ERECTION OF TWO STOREY DETACHED DWELLING

PLANNING SUPPORT STATEMENT

PROPOSAL

A **single** detached 3 bedroom dwelling house within Glyn Ceiriog settlement.

The house has been designed with living accommodation on the upper floor, which is set at the ridge level of the neighbouring properties to look over the roofs to take advantage of views of the valley, and also aid privacy of those properties.

Wrexham County Denbighshire County Council - Adopted Planning Policy

Glyn Ceiriog is designated as a “*Rural Village*” in the current (but out of date) Adopted Unitary Development Plan 1996-2011 and the site is located within the Designated Settlement Boundary. Within Rural Villages development should be on small sites Para3.4(c) and Policies H2 & GDP1

In the Draft Local Development Plan 2013-2028, the village is designated a “*Tier 3 Local Service Centre*” with “*Housing Component - Windfall Sites*” included. This Draft LDP is currently under Examination and therefore carries substantial weight

The proposed dwelling would be a “windfall housing” gain to the housing needs of the county (which are currently in shortfall)

The proposed dwelling will helping to sustain the village by supporting the village shops, café, pubs, church, etc.

Therefore the proposal complies with overall Development Policies inc GDP1 & H2.

Special Landscape Area – surrounds the Settlement but the site is located inside the Settlement Boundary within the built environment of the village and therefore will have no detrimental impact on the SLA

Design

The proposed dwelling is of modern design but reflective of local housing vernacular with pitched roofs and rendered walls sympathetic to adjoining properties.

Siting and separation distances

The house has been positioned and angled to **not** look directly at any of the adjoining properties – Tan y Marian and Nos.1-3 High Street.

The horizontal distance to windows on rear of Nos.1-3 High Street is over 30metres.

The horizontal distance to windows on the side and rear of Tan y Marian is over 17metres (which appear to be in the same room). These do **not** directly face the new dwelling.

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Principal - M. C. Andrew

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Site Access

The plot will be accessed via the existing driveway which serves Bronydd & Office Cottage off High Street with a splayed access opposite Berwynfa cul-de-sac. This is adequate for an additional dwelling.

The dwelling will have its own parking & turning area (outside of a double garage) for occupiers and visitors within its own plot, allowing egress in a forward direction.

There could also be an additional stoned parking area for visitors further up the access driveway giving access to the upper level of the dwelling.

Due to the topography of the site and the orientation of the dwelling on the site, the main access into the dwelling will be at the rear on the upper level via external staircase, or from the additional visitor parking area.

Access on the ground floor is possible through the Utility & Services Room, or via external doors to Bedrooms 1 & 2.

Accessibility

There are public transport bus stops within Glyn Ceiriog with a regular daily service to Chirk and beyond.

Drainage

Foul: The intention is to connect to adopted Welsh Water foul water sewer system in High Street. A GRAF One2clean+P foul water treatment tank will be installed within the site. After treatment the final discharge will still be to the Welsh Water public sewer in High Street and thereby to the Glyn Ceiriog Wastewater Treatment Works.

Surface water: The driveway and turning area will have permeable surfacing in accordance with SuDs, draining into stormwater crates below it for soakaway into the subsoil

Roof rainwater: Will be in accordance with SuDs - collected for re-use with any excess drained to stormwater crates

Flood Risk - the site is not in an area identified with any flood risk on NRW DAM mapping, and will not contribute to flooding elsewhere.

Affordable Housing Contribution - does not apply as less than 25 dwellings are proposed.

Schools Funding Contribution - does not apply as less than 4 dwellings are proposed

Benefits of Development

The proposal is for a new dwelling within the settlement boundary in both the 'current' UDP 1996-2011 and the Submission Local Plan 2013-2028 currently under examination and it complies with the overall policy for 'windfall' housing.

We note that the 'current' UDP is 'out of date' and there is shortfall in housing supply

The proposal will, in a small way, contribute towards the Council's housing needs, and support the settlement e.g. through local shopping, use of facilities and school, etc.

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PREVIOUS APPLICATION REFERENCE Ref P/2021/0055 - REFUSAL

Reason for Refusal

1. Insufficient information has been submitted to demonstrate that the proposed development would not result in an increase in phosphate levels to the River Dee and Bala Lake Special Area of Conservation. The proposal is contrary to paragraph 6.4.18 of Planning Policy Wales and EC6 of the Wrexham Unitary Development Plan.

Without prejudice to **Appeal Reference CAS-01668-J9J9L2** and our view that by consideration of the basic facts under an “*appropriate assessment*” it is obvious that the proposal for a single 3bedroom dwelling in the existing settlement would **not have** a “*substantial effect*” on the SAC, and therefore comply with local and national policies and guidance

The new application includes the provision within the site of a GRAF One2clean+P foul water treatment tank to be installed on site as part of the initial construction prior to occupation. After treatment the final discharge will still be to the Welsh Water public sewer in High Street and thereby to the WwTW.

Details are provided in the attached FOUL DRAINAGE STATEMENT

The miniscule increase in wastewater flow from a single dwelling 4/5PE into the whole settlement 728PE advised by Welsh Water will be mitigated down even further from **0.66kg/year** to only **0.132kg/year** by the tank which could not be considered to have a ‘*significant effect*’ on the SAC, or if required by NRW further reduced down to only **0.033kg/year** with additional chemical treatment – which absolutely could not be considered to have a ‘*significant effect*’ on the SAC.

CONCLUSIONS

The proposed development of a single dwelling gives a windfall housing gain in an established and designated settlement with no impact on surroundings or setting, and it is therefore a sustainable location

The design reflects local vernacular, and the positioning and orientation maintains privacy of neighbouring dwellings.

The proposed dwelling complies with Adopted and Emerging Policies and would help sustain the viability of the village.

The new application addresses the **only Reason for Refusal** of application Ref P/2021/0055 Therefore we believe that Consent can be granted on this new application

ADS/MCA 04/03/2022