

4 October 2021

APPLICATION NO:
P/2021 /0431

LOCATION:
YSGOL Y WAUN JUNIOR SCHOOL
LLOYDS LANE CHIRK WREXHAM
LL14 5NH

DATE RECEIVED:
30/04/2021

COMMUNITY:
Chirk

DESCRIPTION:
Codi DosbARTH / EREction of
CLASSroom

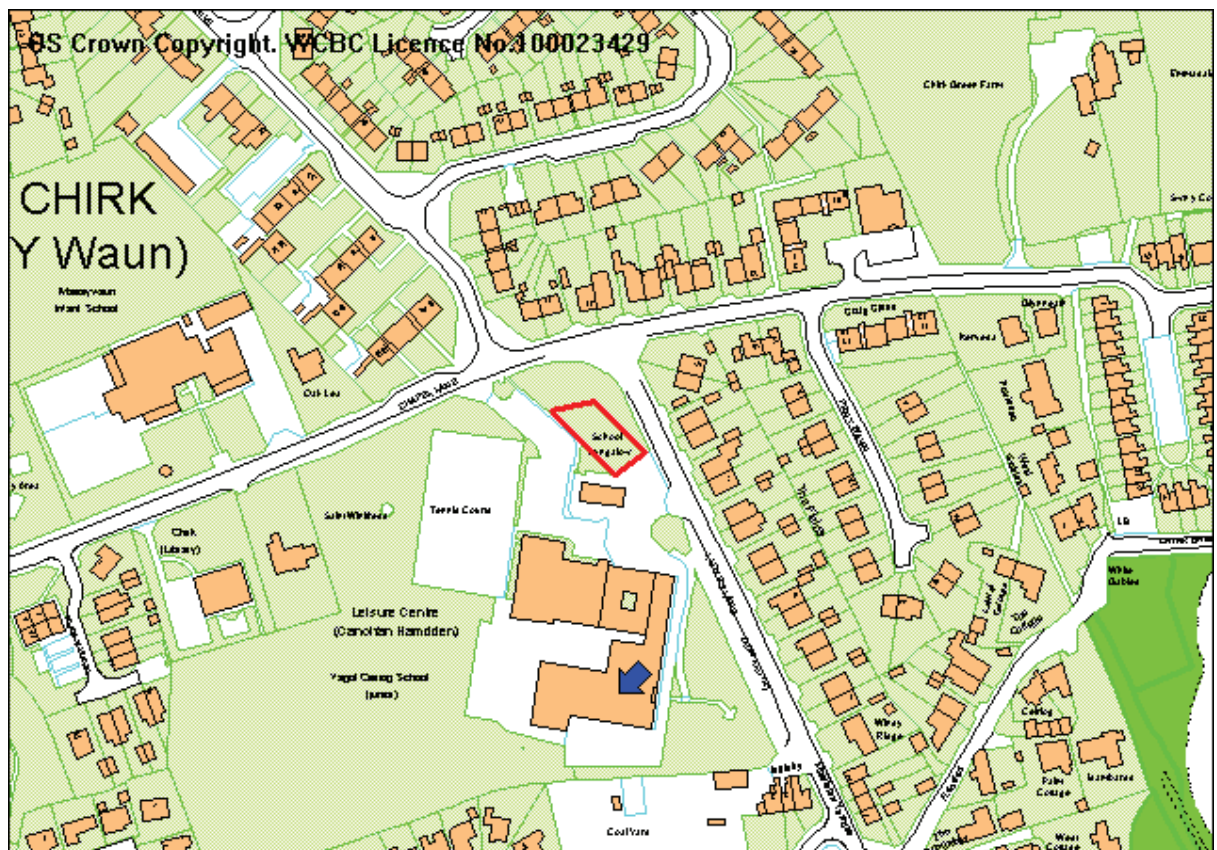
CASE OFFICER:
SJG

WARD:
Chirk South

APPLICANT(S) NAME:
YSGOL Y WAUN

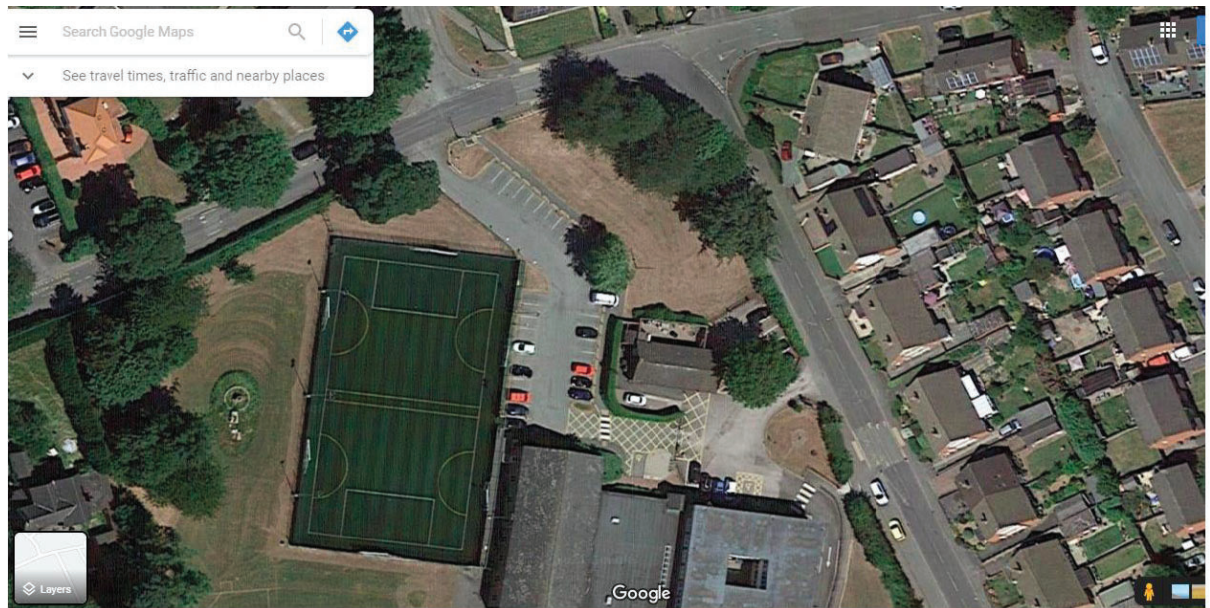
AGENT NAME:
MR ROEL CARBONEL

THE SITE



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PROPOSAL

The proposed double modular building will provide purpose built nursery / preschool classroom space with access to outdoor playspace. The modular building will serve 2 pre-school nurseries; one Welsh speaking only and the other English speaking.

The proposal consists of a 20.4m x 10.4m footprint (double) modular building with shallow pitch roof including play / learning space, wc, kitchen, store, office and lobby. The design intention is to create a building of interest within the site which reflects its use – the proposed materials will be plastic coated steel sheeting (colour ocean blue) with timber cladding whilst the roof will be a black EDPM membrane. Eaves, windows and doors will be grey.

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Location Plan (revised)



Site layout plan (revised)

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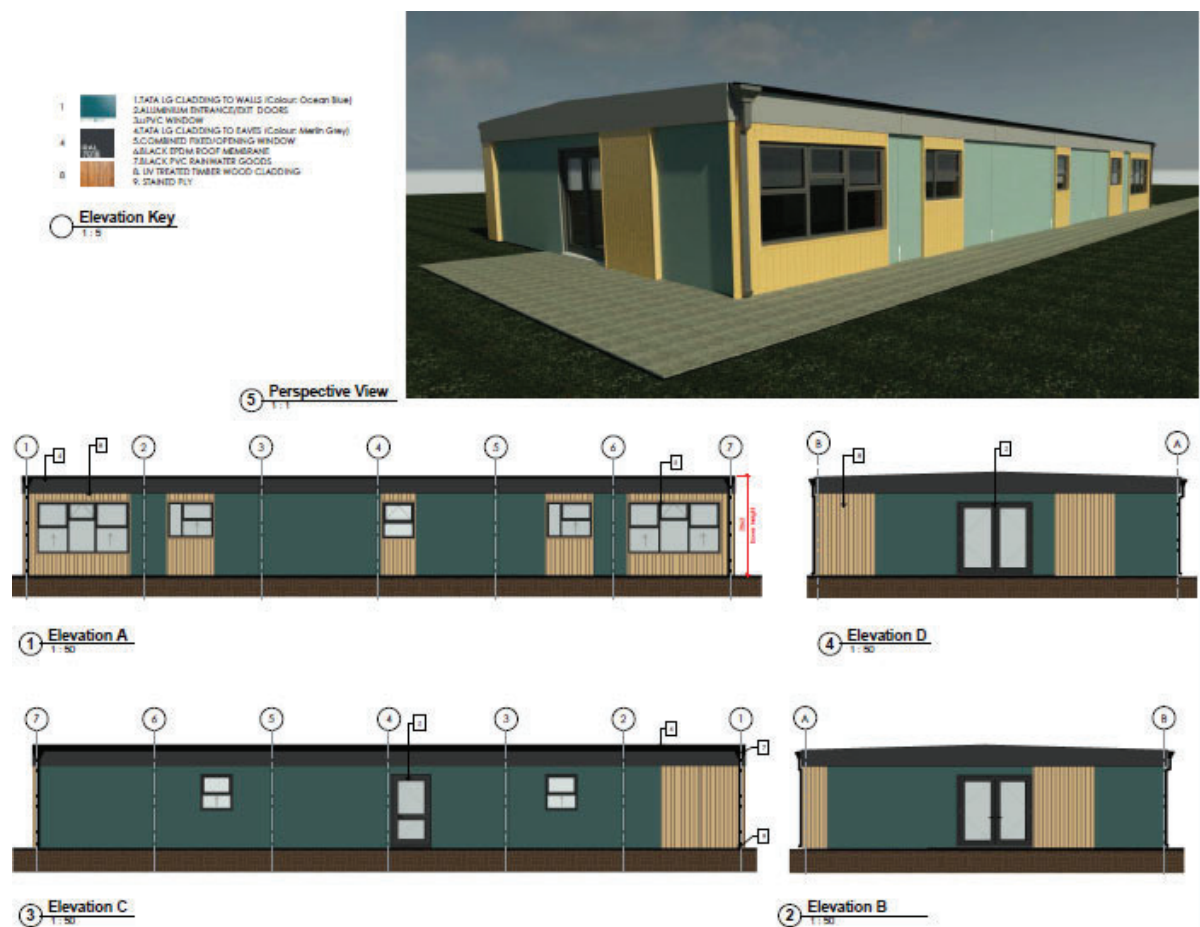
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Tree constraints plan (play area subsequently amended)

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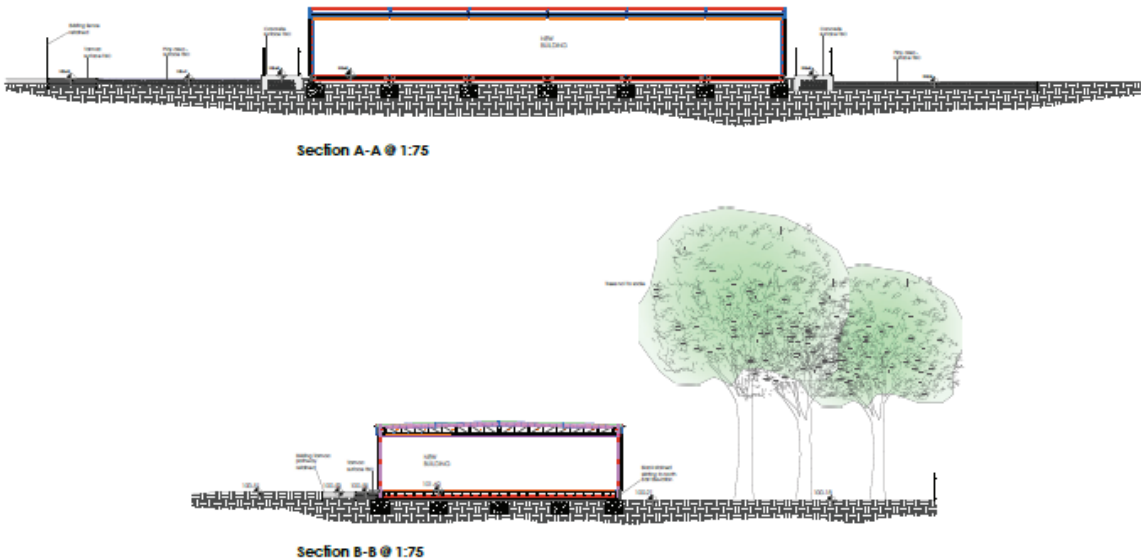
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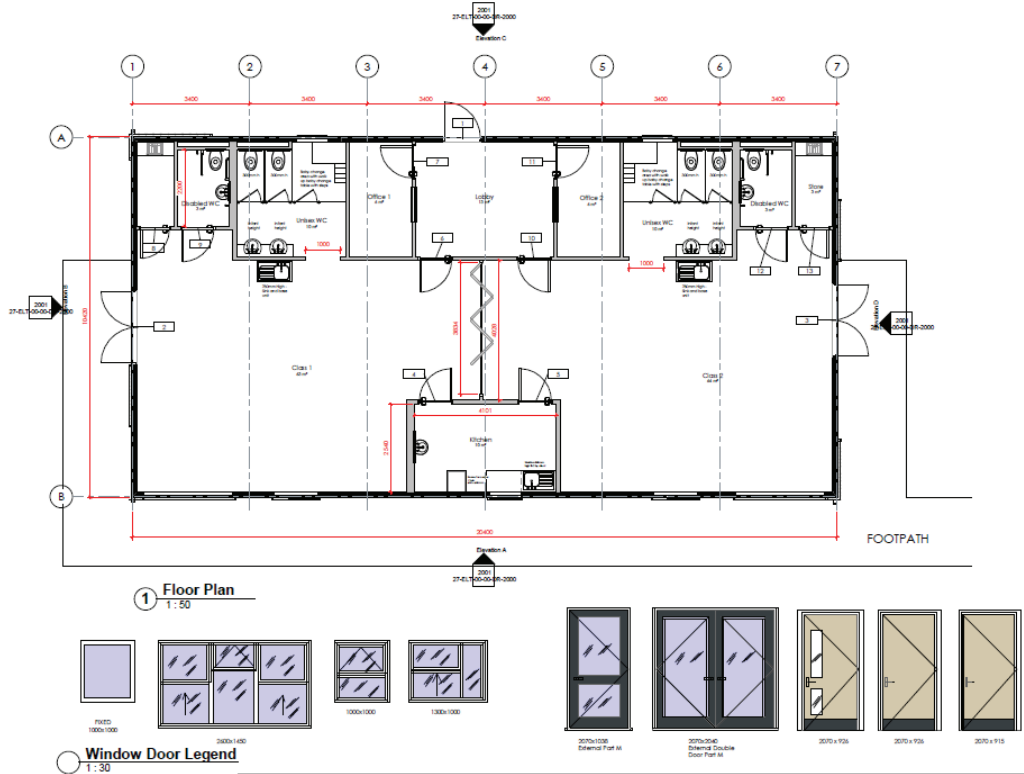
Proposed elevations

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Proposed sections



Internal layout and windows

HISTORY

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None

DEVELOPMENT PLAN

The site is within Settlement limits as set out in the Wrexham Unitary Development Plan and within the World Heritage Site buffer zone. Policies GDP1 PS2 PS1 CLF1 EC4 EC11 and T8 are relevant, together with Local Planning Guidance Notes 16 parking, 17 trees and 33 World Heritage Site.

CONSULTATIONS

Chirk Town Council:	Raise concerns: Visual impact: • The overall design and location of the extension is out of keeping with the character of the area. • Could the siting of the extension be re-visited? The extension would work better at the back of the school. • The modern industrial style of the extension is out of character for the area of Chapel lane/Lloyds Lane. Parking • Concerns that this extension will impact on parking for the Leisure Centre.
Highways:	No objections
Local member	Consulted 6/5/2021 and 30/7/2021
Public protection	No objection subject to comments
Contaminated land	No comments
HSE	Do not advise against approval
Welsh Water	No objection subject to comments and conditions
NRW	No objection subject to comments
Adjoining occupiers:	Notified 7/5/2021 and 30/7/2021. No comments received

SPECIAL CONSIDERATIONS

Design: The structure is a modern single storey unit and will be appropriate in the context of adjoining buildings. The site is partly screened by trees to be retained. A site meeting has been arranged to discuss design and tree issues and the result will be included in the addendum report.

Access and parking: No issues are raised by the highway authority as parking for parents/carers is not allowed within school sites, and the use will operate in conjunction with existing uses on the site. The leisure centre operated outside school hours.

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Trees: A tree plan has been supplied and no objections are raised subject to conditions to protect existing trees during the development.

Drainage: The building is to connect to existing drainage on the site which conveys foul water to the treatment works serving Chirk.

Ecology: The site has no ecological designations and a screening 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.

CONCLUSION

The proposal would be a useful addition to education provision for the area and complies with adopted policies and guidance.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 200127-ELT-00-00-DR-A
1001D Proposed site plan
1004 Site sections
1000B Location Plan
2000 Proposed elevations
1002 Proposed window and door details
D Tree Plan
6000 Drainage plan
and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:
Drawing D Tree plan
No development or other operations shall take place except in strict accordance with the reports as approved.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

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3. 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.

4. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

Your attention is drawn to Highway Supplementary Notes - Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If however there are urgent or unavoidable circumstances requiring works outside of the specified times, permission to proceed may be sought by contacting Environmental Health and Housing Standards at: heathandhousng@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;

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- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Planning & Regulatory Department on 01978 292040 for further advice and information.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:
https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk
