

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT
1 February 2016

APPLICATION NO:
P/2015 /0382

LOCATION:
LAND OFF NORTH ROAD PONCIAU
WREXHAM
LL14 1HF

DATE RECEIVED:
25/05/2015

COMMUNITY:
Rhos

DESCRIPTION:
OUTLINE APPLICATION FOR THE
ERECTION OF 23 DWELLINGS - ALL
MATTERS RESERVED EXCEPT
ACCESS

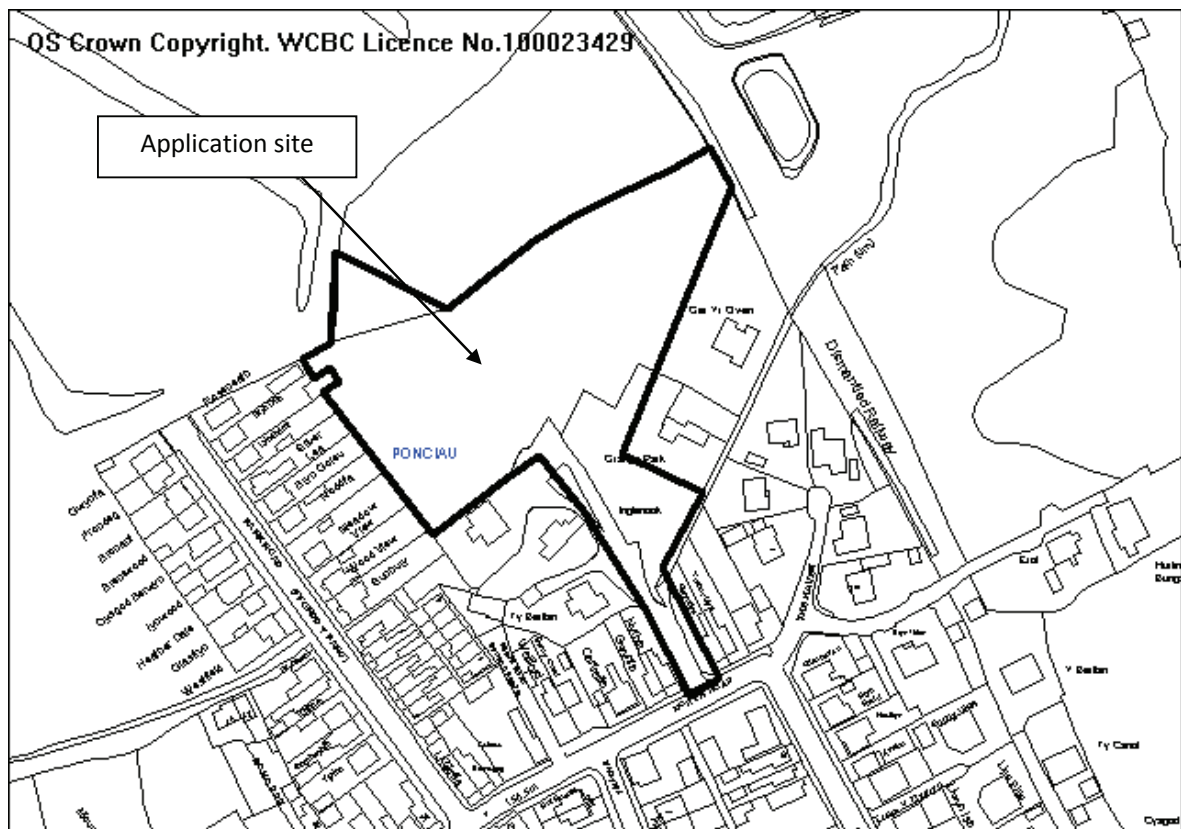
CASE OFFICER:
MP

WARD:
Ponciau

APPLICANT(S) NAME:
MR PHIL HUGHES CHAPETER
HOUSE

AGENT NAME:
BLUEPRINT
ARCHITECTURAL
SERVICES LTD

THE SITE



PROPOSAL

Outline planning permission is sought for the erection of 23 two storey dwellings with all matters except access reserved for subsequent approval.

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The development will be accessed from North Road via new internal estate roads.

HISTORY

- P/2005/1248 Outline application for erection of dwelling and garage. Refused 6.2.06
- P/2006/0762 Outline application for erection of dwelling and garage. Withdrawn 5.10.06
- P/2007/1016 Outline application for residential development. Granted 9.10.2007
- P/2009/1030 Submission of reserved matters pursuant to outline planning permission code no. P/2007/1016 granted October 2007 in respect of siting, design, external appearance, means of access and landscaping – residential development (erection of 17 dwellings). Approved 24.5.2012.

Part of the site covered by P/2007/1016

- P/2007/1309 Erection of detached dwelling and double garage. Approved 26.3.2008.
- P/2009/0443 Erection of detached dwelling and garage with ancillary works (partly in retrospect). Granted 20.7.2009.

Adjoining land to the north.

- P/2004/1563 Outline application for the erection of 1 No. two storey dwelling and installation of septic tank. Granted 7.2.05
- P/2007/1366 Outline application for the erection of one 2 storey dwelling and installation of septic tank (previously granted under code no. P/2004/1563). Granted 16.1.2008

DEVELOPMENT PLAN

Within the settlement limit. Policies PS1, PS2, GDP1, GDP2, EC4, H2, CLF5 and T8 apply.

CONSULTATIONS

- Community Council:
- Local residents are happy the land will be built on but the Community Council have raised concerns regarding the following:
- The type, number and density of houses, would prefer larger family houses of a lower density;
 - Concerns were raised regarding the unadopted road and the legislation regarding to the number of properties allowed off an unadopted road;

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- Concerns were raised of the increased number of cars that would be served by Stanley Road, access onto Fennant Road is already very difficult;
- Reference was made to the attachment of a s106 funding that could possibly be used to provide a one way system around that area for traffic or highway improvement in the area.

Local Members:
Public Protection:

Both local members expressed no concerns. Recommend conditions to limit the impacts of construction in respect of operating hours and dust management.

Highways:

Have made the following comments:

- The development site is accessed via an unadopted land off North Road. It is proposed to construct a 5.5m wide carriageway with pedestrian provision alongside to serve the proposed dwellings plus the 6 already served off the road;
- Public footpath no.23 (Rhosllanerchrugog) runs alongside the road alongside the unadopted access road and continues in a north-easterly direction through the development site. Any proposed development will need to accommodate this footpath to the satisfaction of the Highway Authority;
- North Road itself is an unclassified road subject to a 20mph speed limit for which Welsh Government guidelines recommend the provision of visibility splays measuring 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway;
- The main route leading from the development site are via the junctions of Stanley Road and Oak Road with Fennant Road. Visibility at both junctions is below recommended standards and I would therefore not wish to recommend any additional residential development that would significantly increase the volume of traffic using these junctions;
- Planning permission for 19 dwellings has previously been granted for sites served off the proposed access. This permission seeks to increase that to 24 (the 23 proposed plus Pencoed erected under permission P/2009/0443). If the 23 dwellings consist of more two bedroom dwellings rather than the 4 and 5 bedroom dwellings previously approved

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then any increase in vehicular traffic will be negligible;

- Whilst visibility at the two existing junctions is below standard the junctions already serve a significant number of dwellings and permission has been previously granted for 19. The proposed increase in dwellings is not considered to be significant in highway terms.
- Conditions recommended.

Education:

No contributions required.

Welsh Water:

Have made the following comments:

- Initially objected because the network suffers from identified flooding issues downstream of this site and the introduction of new foul flows into the local network would exacerbate these flooding issues;
- The flooding issues that have been experienced are within a specific location on the network and if a connection into the sewer network can be achieved beyond this area then Welsh Water would revoke their objection;
- Having carried out an assessment of the sewer network further downstream of the area which has suffered from flooding it is considered that an adequate point of connection can be offered;
- Planning conditions recommended, including a 'Grampian' style condition requiring that development not comment until a scheme for the drainage of foul water from the development site has been submitted and approved. The scheme shall either propose to discharge foul water between manholes reference number SJ29469701 and SJ29469601 or another connection point identified by a hydraulic modelling assessment.

NRW:

No objection and have the following comments to make:

Protected Ecological Sites

- We note that an extended Phase 1 survey has been submitted to inform the public decision making process. The submitted ecological assessment did not consider statutory sites;
- The application site is located within 900m of the boundaries of the Stryt Las a'r Hafod Site of Special Scientific Interest (SSSI) and Johnstown Newt Sites Special Area of Conservation (SAC). These sites support a nationally important population of great crested

newt (*Triturus cristatus*), and in the case of the SSSI, an assemblage of amphibian species;

- When the application is considered **in isolation**, that the features, ecological functionality and integrity of these sites are not likely to be significantly affected by the proposals affected by the implementation of the proposed scheme;
- Although this site is within the 1km zone of influence, there is an existing open space close to the boundary of the site. The use of this facility will, in this case, effectively address any indirect impacts associated with this proposal.
- The proposed scheme will not affect the character or integrity of any statutory protected or nationally important landscapes.

Protected Species

- The application site has been subject to ecological assessment. We consider the submitted survey and assessment to be satisfactory for the purposes of informing the public decision making process;
- The results of the survey confirmed the presence of the great crested newt within 600m of the application site. The considered usual range of the species is up to 500m from natal ponds. However dispersal distances of up to 1km have been recorded;
- If the great crested newt is recorded within the boundary of the application site, operations may only proceed after an appropriate licence has been issued by Natural Resources Wales (NRW) and any conditions complied with;
- In our view, the proposal is not likely be detrimental to the maintenance of the favourable conservation status of the great crested newt population at Johnstown

Biosecurity

- We consider biosecurity to be a material consideration owing to the nature and location of the proposal. In this case, biosecurity issues concern invasive non-native species (INNS) and diseases;
- We therefore advise that any consent includes the imposition of a condition requiring the submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the Local Planning Authority.

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Flood Risk

- The application area lies entirely within Zone A as defined by Welsh Government's Development Advice Map referred to in TAN15: Development & Flood Risk. Our Flood Map information shows the application to lie wholly in Flood Zone 1, which is land considered to have a low annual probability of flooding;
- We have some concerns that the proposed scale of development may present risks of flooding on-site and/or off-site if surface water runoff is not effectively managed;
- The Applicant has provided a copy of a drainage plan that had been produced to support a Reserved Matters planning application for a previously approved residential scheme on the site (your ref: P/2009/1030);
- Although we understand that this information has not as part of the current planning application (and in theory should not be considered in the determination of this case), the information does suggest that previous agreements have been established with the relevant landowner(s) to secure a drainage easement from the development site to the nearest watercourse;
- This would be essential, as additional information from the Applicant's Architect suggests that soakaway/infiltration techniques would not technically viable onsite, nor would Welsh Water be able to accept surface water runoff from the developed site into their combined sewer network;
- From a flood risk perspective, the proposed discharge rate of between 3.51 and 5 litres per second would be acceptable, as would the proposed discharge point (subject to landowner approval). Provided that these measures can be implemented then we would have no objections to the development proposal.

Site Notice:

Expired 23.6.15

Press Notice:

Expired 3.7.15

Neighbours:

The owners/occupiers of 21 properties notified 4.6.2015 and regarding amended plans on 29.12.2015.

2 representations received in response to the initial notification expressing the following concerns:

- Why has the application changes – is it because the developer cannot sell the land and

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this is a re-packaged application to maximise profit margin;

- Will the properties be social housing. There is enough in the community already;
- There is no need for such properties. There is a need for 3 and 4 bedroom family homes with gardens. This is what was provided by the previous planning consent for 17 dwellings;
- Highway safety – the site access is not suitable/visibility is poor;
- Highway safety – additional traffic accessing Fennant Road from North Road, Stanley Road and Oak Road;
- Previous applications have been refused. Nothing has changed;
- Applicant's statement that it would be more economically viable to build these comes doesn't compute. The cost versus sale value of the homes does not add up to more profit but considerably less;
- Who are the properties aimed at;
- Schools are full to bursting so it people from outside the area will cause a further problem.

2 representations received in response to the amended plans expressing the following concerns;

- Loss of views;
- Loss of privacy;
- Impact upon mental health and wellbeing;
- Flood risk;
- Lack of need for new houses;
- Lack of shops or amenities to support a larger community

SPECIAL CONSIDERATIONS

Policy: The principle of developing the site, albeit for fewer dwellings, has already previously been accepted. There have been no changes in local planning policy since the previous planning permission was granted. Subject to complying with policy GDP1 in respect of access, siting, design and the impact upon neighbouring properties, the erection of dwellings on the site accords with policy H2.

Design: Whilst the detailed design of the site is reserved for subsequent approval the application is accompanied by an indicative plan (see below) showing a layout broadly similar to that of the previous reserved matters approval for 17 dwellings, albeit with 6 more units. The indicative plan also demonstrates that an area of open space that accords with policy CLF5 can be provided. I am satisfied the indicative plan demonstrates that the site can accommodate 23 dwellings and that an acceptable site layout is achievable.

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The long term management and maintenance of the public open space will need to be secured via a planning obligation.



Amenity: The indicative plan demonstrates that the site can be developed in accordance with the separation standards recommended by Local Planning Guidance Note 21, taking into account the differences in ground levels between the site adjacent properties. I am therefore satisfied that the proposals will not prejudice the amenity of the occupiers of existing neighbouring properties by way of loss of light, privacy or by being visually overbearing. It will also be possible to provide future occupiers of the development with an adequate standard of amenity.

I note the concerns expressed by objectors regarding the loss of a view however there is no right to a view and therefore this is not a material planning consideration.

Access and Highways: The site is currently accessed from North Road by an unadopted and unmade road that also serves as the vehicular and pedestrian access to 6 existing dwellings. The submitted plans propose the provision of a new 5.5 metre wide estate road together with a pedestrian footpath. These will be constructed to adoptable standards and will provide

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an acceptable means of access to the development as well as a greatly improved means of access to the existing dwellings. Adequate visibility is achievable in both directions at the junction of the proposed estate road with North Road.

The current proposals will result in 5 more dwellings (Pencoed erected under planning permission P/2009/0443 plus the 23 dwellings subject to this application) being served via the site access than previous permissions allowed for. This will not significantly increase the amount of traffic along the proposed estate road. In any case the estate road will be able to accommodate the additional traffic without prejudicing the safety of those using it, including pedestrians.

The development is likely to increase the amount of traffic using Stanley Road and Oak Road. Visibility at the junctions of both of those roads with Fennant Road is substandard meaning neither can safely accommodate a significant increase in vehicular traffic. However taking into account the existing number of dwellings on North Road, Stanley road and Oak Road together with the previous site history, the number of dwellings now proposed is unlikely to materially increase the amount of traffic requiring access onto Fennant Road from those two junctions. I am therefore satisfied the development is unlikely to prejudice highway safety.

I note that Community Council's suggestion that funding be secured via a planning obligation to enable a one-way system to be provided in the area. It is only possible to impose requirements for financial contributions via planning obligations where without those contributions planning permission would otherwise have to be refused. In light of the above that is not the case in this instance. I therefore do not intend to seek highways related contributions in this instance.

The indicative plan indicates that it will be possible to provide each dwelling with adequate off-street parking.

Drainage:

Foul drainage

Welsh Water initially objected to the application because of existing foul sewer flooding problems downstream of the site. However following discussions with the applicant, Welsh Water have been able to lift their objection subject to a Grampian condition being imposed. The condition will require a detailed foul water drainage scheme to be submitted for approval before development commences and then subsequently implemented. The foul drainage scheme will need to show details of:

- i) A foul drainage connection be made beyond the area where the existing problems have been experienced; or

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- ii) Another point of connection identified via a hydraulic modelling assessment as being capable of accommodating foul drainage from the site.

Surface Water

The site has been assessed and found to be unsuitable for soakaway drains. The previous approval for 17 dwellings included detailed proposals for surface water drainage that included the provision of a tank located under an area of public open space to hold surface water. The surface water would have been pumped from the site into a local water course at a controlled rate.

The previous scheme will need to be updated in the context of the current proposals and ideally the use of pumps to discharge the water from the holding tank revisited to determine if their use can be avoided, primarily because there will always be a risk of them failing. Nevertheless I am confident that it will be possible to put in place measures to deal with surface water and to minimise the risk of on-site and off-site flooding. A planning condition requiring a detailed surface water drainage scheme will be imposed.

Ecology: The site is 900 metres from the the Stryt Las a'r Hafod SSSI and Johnstown Newt Sites SAC. Given the distance the development will not have any direct impacts upon those statutorily protected sites.

Residential developments in the vicinity of the SSSI and SAC sites can indirectly impact upon them primarily as a result in increased recreational pressures. However the indicative plan confirms that the development will be provided with an area of public open space. The site is also within 500 metres of existing public open space at Ponciau Banks and it adjoins a public footpath giving access to the countryside to the north of the site in the opposite direction to the SSSI and SAC. Taking these into account, the development is unlikely to increase recreational pressures on the SSSI and SAC and as consequence will not adversely impact upon the protected sites.

Great Crested Newts are known to be present wider locality so to ensure that development works proceed without adversely impacting upon them it would be appropriate to impose a condition to require a scheme of reasonable avoidance measures to be implemented.

Vegetation on site has the potential to be used by nesting birds therefore clearance works will need to take place outside of the bird nesting season. This matter will be dealt with by planning condition.

Whilst the site offers no roost potential for bats, any bat species foraging/feeding in the vicinity may be affected by the introduction of artificial lights. A condition requiring the submission and implementation of a street lighting scheme designed to minimise the impact upon bats will therefore be imposed.

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Community Infrastructure: Objectors have expressed concerns about capacity at existing schools however education has not objected to the application nor have they sought financial contributions. I can therefore only conclude that local primary and secondary schools will be able to cater for any increased demand arising from the development.

Other Matters: The submitted details suggest that the development will comprise 12 x 2 bedroom dwellings and 11 x 3 bedroom dwellings. Whilst I note the comments made by the Community Council and some of the objectors regarding a preference/need for fewer/larger houses, the Council does not have any specific policies on density or house type/size. As such where a broadly acceptable development is achievable on a site within the settlement limit in terms of layout, design, parking, access and amenity there would be no valid grounds to refuse planning permission.

CONCLUSION

I am satisfied that this site can be developed to an acceptable standard of design without adverse impact upon the amenities of nearby residents, highway safety or statutorily protected sites and species. The proposals therefore accord with relevant UDP policies.

RECOMMENDATION A

That the Council enters into an Obligation under Section 106 of the Town and Country Planning Act 1990 to secure:

- (i) the establishment of a management company to secure the long term management and maintenance of on-site public open space.

That the Head of Community Wellbeing and Development be given delegated authority to approve the final form and content of the Obligation.

RECOMMENDATION B

Upon completion of the Planning Obligation that permission be **Granted** subject to the following conditions:

CONDITION(S)

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 landscaping of the site
2. Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.

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3. The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
4. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:
- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
 - ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
 - iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
5. Development shall not commence until a scheme for the provision of foul sewerage infrastructure has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the foul sewerage infrastructure has been provided in full and in strict accordance with the scheme as approved. The scheme shall provide for the drainage of foul water from the development site to:
- i) Discharge to the public sewerage system between manhole reference number SJ29469701 and SJ29469601; or
 - ii) Another point of connection on the public sewerage system identified by a hydraulic modelling assessment as capable of accommodating foul water from the site.
6. No part of the development shall commence until a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter only take place in accordance with the Construction Traffic Management Plan as approved.
7. No part of the development shall commence until a scheme of Reasonable Avoidance Measures (RAMs) in respect of Great Crested Newts and nesting birds has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter only take place in strict accordance with the RAMs scheme as approved.
8. No part of the development shall commence until a scheme showing the detailed layout, design, drainage and construction of the estate roads and footways has been submitted to and approved in writing by the Local Planning

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Authority. The estate roads and footways shall thereafter be constructed in strict accordance with the scheme as approved.

9. No street lighting shall be installed on any part of the site until a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details demonstrating how the street lighting has been sited and designed so as to minimise the potential impact upon bat species. Street lighting shall thereafter only be installed in strict accordance with the scheme as approved.

10. The submissions made in respect of condition 01 shall include details of the location and layout of an off-street vehicular parking area for each dwelling. No dwelling shall be occupied until the vehicular parking area for that dwelling has been laid out, surfaced and drained in strict accordance with the details as are subsequently approved. The parking area(s) shall thereafter permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

11. The site layout and landscaping details required by condition 01 shall include a Public Open Space Scheme that provides details of the position and layout of an area or areas of public open space together with the following:

- i) hard and soft landscaping details for the open space area(s);
- ii) details of the timing of the construction and landscaping of the open space area(s);
- (iii) details of how the open space will be maintained once completed.

Public open space shall be provided and maintained in accordance with the scheme as approved and thereafter permanently retained.

12. The estate roads and footways shall be progressively constructed to base coat standard from the junction with North Road to and across the frontage of each dwelling prior to the occupation of that dwelling.

13. Prior to first occupation of any dwelling built under this planning permission the junction of the 5.5 metre wide access road with North Road, as shown on approved drawing no. drawing no. H078/004 Revision B, shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

14. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

15. This permission allows for a maximum of 23 dwellings to be built on the site but notwithstanding approved drawing no. H078/004 Revision B this permission should not be taken as giving approval for the layout shown on that drawing.

REASON(S)

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

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2. To comply with Section 92 of the Town and Country Planning Act, 1990.
3. To comply with Section 92 of the Town and Country Planning Act, 1990.
4. To ensure satisfactory drainage of the site and to avoid flooding.
5. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment.
6. In the interests of highway safety, to protect the amenities of the occupiers of nearby properties.
7. In order to protect wildlife interests, which are afforded special protection.
8. To ensure the formation of a safe and satisfactory access.
9. In order to protect wildlife interests, which are afforded special protection.
10. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
11. In the interests of the appearance of the development and the standard of amenity afforded to future occupiers.
12. To ensure the formation of a safe and satisfactory access.
13. To ensure that adequate visibility is provided at the proposed point of access to the highway.
14. In the interests of highway safety.
15. In the interests of highway safety.

NOTE(S) TO APPLICANT

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of

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foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

RECOMMENDATION C

That if the Obligation pursuant to Section 106 of the Town and Country Planning Act 1990 is not completed within six months of the date of the Committee resolution the Head of Community Wellbeing and Development be given delegated authority to refuse the application for the following reason:-

1. The development makes inadequate provision for the long term maintenance of on-site open space and as such does not accord with policies GDP1 and CLF5 of the Wrexham Unitary Development Plan.
-