

**Renewal of Consent P/2017/0459
OUTLINE PLANNING
for
RESIDENTIAL DEVELOPMENT**

**COAL YARD
adjoining
No.3 INGLEBY,
LLOYDS LANE,
CHIRK GREEN,
CHIRK,
WREXHAM,
LL14 5PU**

**SUPPORTING
STATEMENT**

22nd MARCH 2021

EXISTING PLANNING USE

The site gained **Outline Consent for Residential Development** P/2017/0459 on 7th September 2017, but as no developer has yet been found, the 3year Reserved Matters deadline has passed.

This application seeks to renew the 2017 Consent.

The land was a Coal Merchants storage and distribution depot for coal and bottled liquid petroleum gas (lpg), and garden supplies (compost gravel etc); providing a home delivery service, and with some direct collection sales to public visiting the site. Sui generis Use

The applicant owners of the land operated the coal merchant business themselves, but having reached retirement age sought to sell the business and site.

Having gained Planning Consent P/2017/0459 on 7th September 2017 the applicants sought to sell the site for housing, but due in part to the covid-19 pandemic they have not yet

Other coal merchants did express interest in the coalyard because main bulk coal suppliers are predominately using articulated HGV deliveries which their own premises cannot accept, but with the Outline Consent granted the applicants have not pursued that option.

Previously the site was a Builder's Yard and Merchants, and prior to that a HGV Transport Depot. These would generally fit in Use Classes B2 & B8

General interest has also been expressed to the owners by parties looking for premises for these types of uses, but at this time they have not been pursued for suitability or viability.

A new operator and/or combination of businesses could potentially increase HGV and commercial traffic movements

PROPOSED PLANNING USE

Residential Housing Use Class C3 - renewal of **Consent P/2017/0459**

WCBC PLANNING POLICY

The site is located within the identified Settlement Boundary for Chirk in the current Adopted UDP 1996 – 2011 and draft UDP 2013-2028 Chirk Tier2 Service Centre

The current **Adopted UDP 1996 – 2011 is now out of date**

As the UDP is out of date, the Council is considered to have a zero land supply, and in 2017 calculations showed a **lack of a 5year Housing Land Availability**.

The first draft LDP 2013-2028 (Plan 1) was withdrawn after initial examination by Inspector, with one concern being the need to identify additional housing provision.

Deposit Draft LDP 2013-2028, which is well advanced under 'Examination' aiming for adoption in 2021 and the land has been identified in the **Candidate Site Register** as a potential site for Residential Development **Site Ref CHIR010UCS** with Comment *"The site complies with the Council's Preferred Strategy and may have potential to contribute to meeting future growth demands within the County Borough"*

Chirk is a long established settlement which has key economic and social facilities :- large and small scale employment, infant & primary schools, indoor leisure facilities, external play and sports facilities, community clubs and societies, Post Office, small supermarket and convenience shopping, speciality butcher, baker & greengrocer, takeaway food outlets, restaurants and public houses, hairdressers, etc.

Cont/

The site is located in what is now a residential area, adjacent to the Primary School.

To the south of the site the former Haydn's coach depot which was granted Consent for Residential Development in 2009 (Ref P/2008/0843), and which has been successfully developed with 11 dwellings.

The Coal Yard is the last remaining commercial land use within this residential area of Chirk. It is brownfield site allowing development without damage to the natural historic or built environment

We believe that the proposal conforms with current and draft WCBC Policy & LPG and provides clear benefits in supply of housing; and by removing a commercial use from a residential area potentially improving living amenity and road safety for existing neighbours, without loss of greenfield land or environmental impact.

WCBC Local Planning Guidance Notes

The Indicative Layout takes into account the following WCBC LPG:-

- Guide 7a Chirk Landscape
- Guide10 Public Space for Housing
- Guide16 Parking
- Guide 17 Trees and Development
- Guide21 Space around Dwellings
- Guide30 Design Guide Housing
- Guide32 Biodiversity & Development

WREXHAM COUNTY BOROUGH COUNCIL HOUSING LAND MONITORING STATEMENT 2017

*In the **absence of an up-to-date Unitary Development Plan (UDP)** and adopted Local Development Plan (LDP), in accordance with latest Welsh Government Guidance on Joint Housing Land Availability Studies (JHLAS), TAN1, January 2015, there is no requirement for a Local Authority to produce a JHLAS and the authority is considered to **have a zero land supply**. However, in order to inform the level of housing provision required in the forthcoming LDP, it is still necessary to monitor the housing land supply within the County Borough along with the number of annual completions.*

3.0 Conclusion

3.2 In the meantime, and in acknowledgement of a lack of a 5 year housing land supply, the Council has been discussing potential developments with landowners and developers and providing relevant information. It will continue to do so in order to assist the successful delivery of further housing sites within the County Borough and to ensure there is a 5 year land supply when the LDP is adopted

3.3 The Council will continue to: • Take a pro-active stance in supporting appropriate growth in the County Borough where it meets policy objectives and identified local needs. This is not just about increasing housing numbers, but to promote sustainable growth in the right locations which meets the needs of local communities

WELSH PLANNING POLICY

The Development and Indicative Layout takes into account Planning Policy Wales Edition 11 February 2021; in particular:-

"Sustainable development" means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.

Acting in accordance with the sustainable development principle means that a body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs."

3.55 *Previously developed* (also referred to as brownfield) land (see definition overleaf) **should, wherever possible, be used** in preference to greenfield sites **where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development** where its re-use will promote sustainability principles and any constraints can be overcome.

3.56 Planning authorities should work with landowners to ensure that **suitably located previously developed sites are brought forward for development** and to secure a coherent approach to their development. To incentivise the appropriate re-use of previously developed land, planning authorities should take a lead by considering and identifying the specific interventions from the public and/or private sector necessary to assist in its delivery.

4.217 **Maximising the use of suitable previously developed** and/or underutilised land **for housing development** can assist regeneration and at the same time relieve pressure for development on greenfield sites. For example, sites and allocations which are no longer likely to be needed for office, industrial or retail purposes may be appropriate locations for housing.

WPP TECHNICAL ADVICE NOTES

The following WPP TAN have been considered:-

TAN 1 Joint Housing Land Availability Studies (2015)

6. *Housing supply figure*

6.1 *The housing land supply figure, taken from the current JHLAS, must be included in an AMR. As outlined in paragraph 3.4 above, where a shortfall in the housing land supply is identified the local planning authority should consider the reasons for the shortfall and whether the LDP should be reviewed either in whole or in part.*

6.2 *The housing land supply figure should also be treated as a material consideration in determining planning applications for housing. Where the current study shows a land supply below the 5-year requirement or where the local planning authority has been unable to undertake a study (see 8.2 below), the need to increase supply should be given considerable weight when dealing with planning applications provided that the development would otherwise comply with development plan and national planning policies.*

TAN 2 Planning and Affordable Housing (2006)

TAN 12 Design (2016)

TAN 15 Development and Flood Risk (2004)

TAN 16 Sport, Recreation and Open Space (2009)

We believe that the proposals are “sustainable development” under Welsh Planning Policy and comply with WPP & TAN guidance for Housing Development; and therefore should be approved.

DESIGN

The application is in Outline only - Access, Appearance, Layout, Scale and Landscaping will be subject to detailed design and application for Reserved Matters Consent

However Indicative Site Layout and Access Layout are supplied for information.

This shows that 9 dwellings could comfortably be accommodated, with adequate parking and amenity space for each dwelling, and separation distances from neighbouring housing.

It is thought that a mixture of 2bed and 3bed dwellings could be provided, in either 2 or 2½ storey houses; in a similar style to the Chirk Green Gardens development recently constructed adjacent to the south.

The change of use will directly enhance the residential amenity of No.3 Ingleby, and the neighbouring residential properties on Chirk Green Gardens and The Nurseries by reducing potential for noise and dust associated with the coal yard or other commercial activities; and also improve Nos.1& 2 Ingleby and properties on Lloyd's Lane with reduction in commercial traffic.

We believe that a suitably designed residential development can enhance the locality for the residents.

NATURAL ENVIRONMENT & WILDLIFE

The site is fully developed with concrete or tarmac hard surfacing, and buildings.

There are no trees within the main body of the site

Hedges exist on some boundaries with trees within them and close by on neighbouring properties

The Preliminary Ecological Report identifies the wildlife and habitat found on the site; with impact assessment and recommendations.

The Tree Report identifies the trees on or adjacent to the site; with impact assessment and recommendations.

The Recommendations of both Reports could be complied with by the Indicative Layout

We believe that there would be limited impact on natural environment but there could be opportunities for enhancement. If required further assessment and protection or mitigation measures can be applied at Reserved Matters stage.

FLOOD RISK

The site is not identified as being at risk of flooding on the Natural Resources Wales website map from any rivers, reservoirs or surface water

Currently the majority of site is hard surfaced with concrete, tarmac, stone or buildings. Surface water run-off has always been directed via site gullies, drains and pipes to the north-west corner into a former open ditch in the primary school grounds

The owners are not aware of any on or off site issues associated with the surface water drainage from the site.

The development has potential to introduce soft landscape areas and rainwater collection, thereby decreasing run off rates.

COAL RISK

The site is not located in an area identified as being at Development High Risk on the Coal Authority interactive map
A full Coal Report is therefore not required.

HIGHWAYS

The Coal Yard Use would require regular bulk HGV deliveries for stockpiling, and then decanting and delivery to customers by commercial pick up vehicles to and fro the yard several times daily.

Other commercial uses that might operate from the site, e.g. builder's yard, would also require HGV and small commercial vehicles in and out of the site daily.

All these HGV and commercial vehicles access the site along Lloyds Lane from either Chapel Lane, passing by the infant and primary schools and leisure & play facilities; or via Colliery Road passing mainly residential properties.

At the site itself the owners have created an entrance splay to ease access, but it is not ideal for the ever increasing size of commercial vehicles.

The proposal for residential development would replace these commercial vehicles, primarily with private resident's cars, which would have clear road safety benefits, not just at the site but also on approach roads, particularly with regard to the children.

Following discussions with the Council's Highways Officer prior to and during the 2017 application and Consent, the Indicative Access Layout shows a practical layout with carriageway, pavements, and visibility for the 20mph speed restriction zone, all complying with the Council's current highways standards for minor estate roads and junctions

Once the site is entered the Indicative Site Layout shows a shared surface roadway with service strip, and a turning facility for delivery and service vehicles, in compliance with Council's guidance.

We believe that the proposals bring clear road safety benefits both at the site and on the approach roads, particularly for pedestrians.

ACCESS

The site is located within the heart of Chirk, ideal for access to facilities within the town
Nursery / Pre-school, Infant School, Primary School
Indoor Leisure and outdoor Playgrounds
Library
Parish Hall
Churches

Doctor's Surgery and Clinic, with Pharmacy
Community Hospital
Nursing Home

Convenience Stores
Small Supermarket with Post Office
Speciality butchers, bakers, and greengrocers.
Hairdresser, barbers and
Pubs, restaurants, bistro/café and hotel.
Garages

Factories and other employment businesses.

Public pavements extend past the site allowing access on foot or by wheelchair / mobility scooter; and the roadways are suitable for cycling, which would be enhanced once the current commercial HGV use is removed,

Secondary School provision is available at Llangollen or Wrexham with dedicated school bus provision, or in St.Martin's & Oswestry; or private schooling also available within the area.

Healthcare is provided with a modern surgery and clinic, with pharmacy.

For wider travel Chirk is on main Wrexham / Oswestry bus routes with 1/2hourly services in each direction (some of which pass directly by the site), and other bus routes to Llangollen, and the Ceiriog Valley.

It also has a main line railway station on Shrewsbury - Chester line giving access to these towns and Wrexham, and to larger centres Cardiff, Birmingham, Manchester.

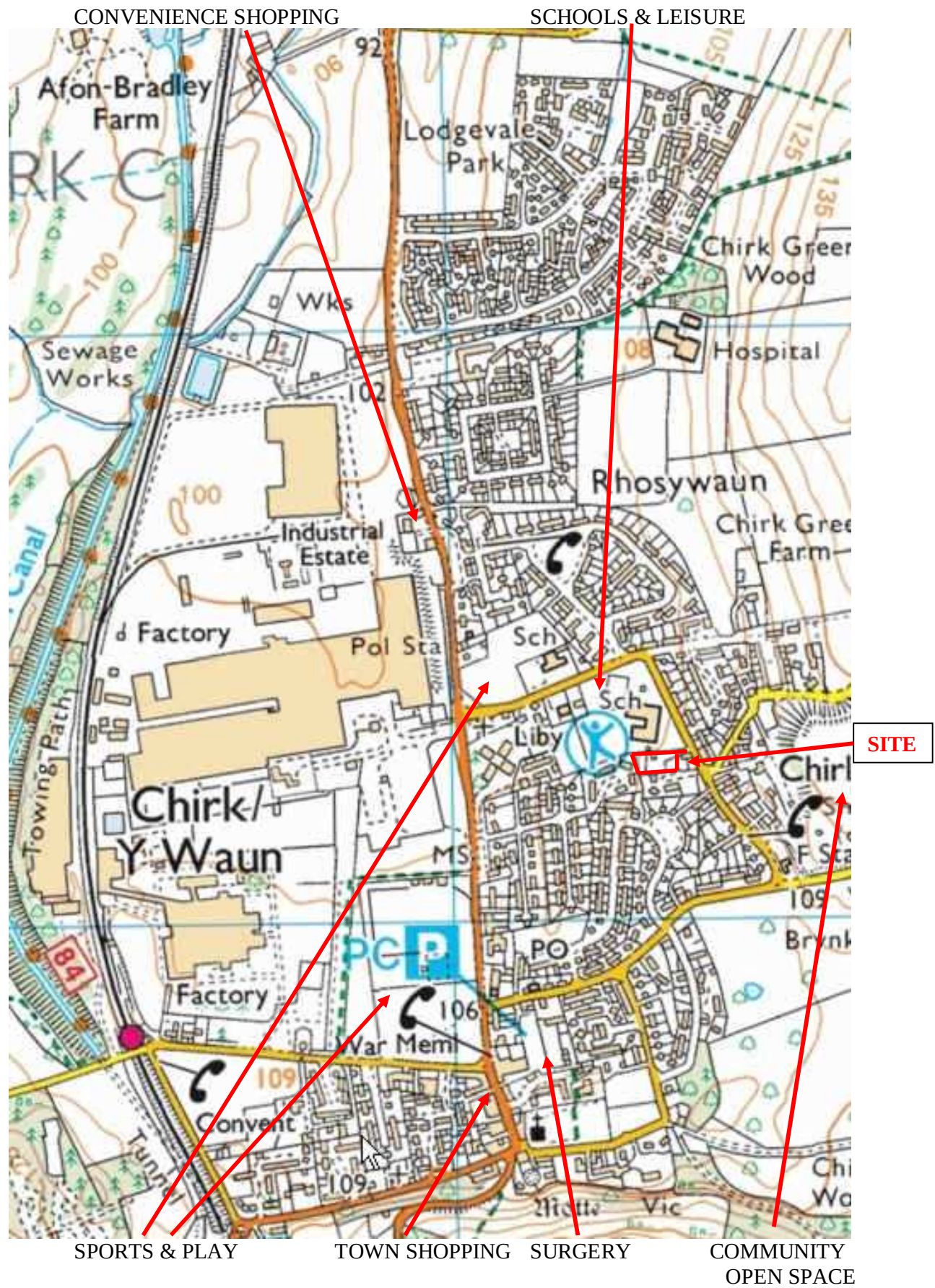
Main roads A5 and A483 give good access to Wrexham and Oswestry for other employment shopping and leisure, or further afield to the rest of the country.

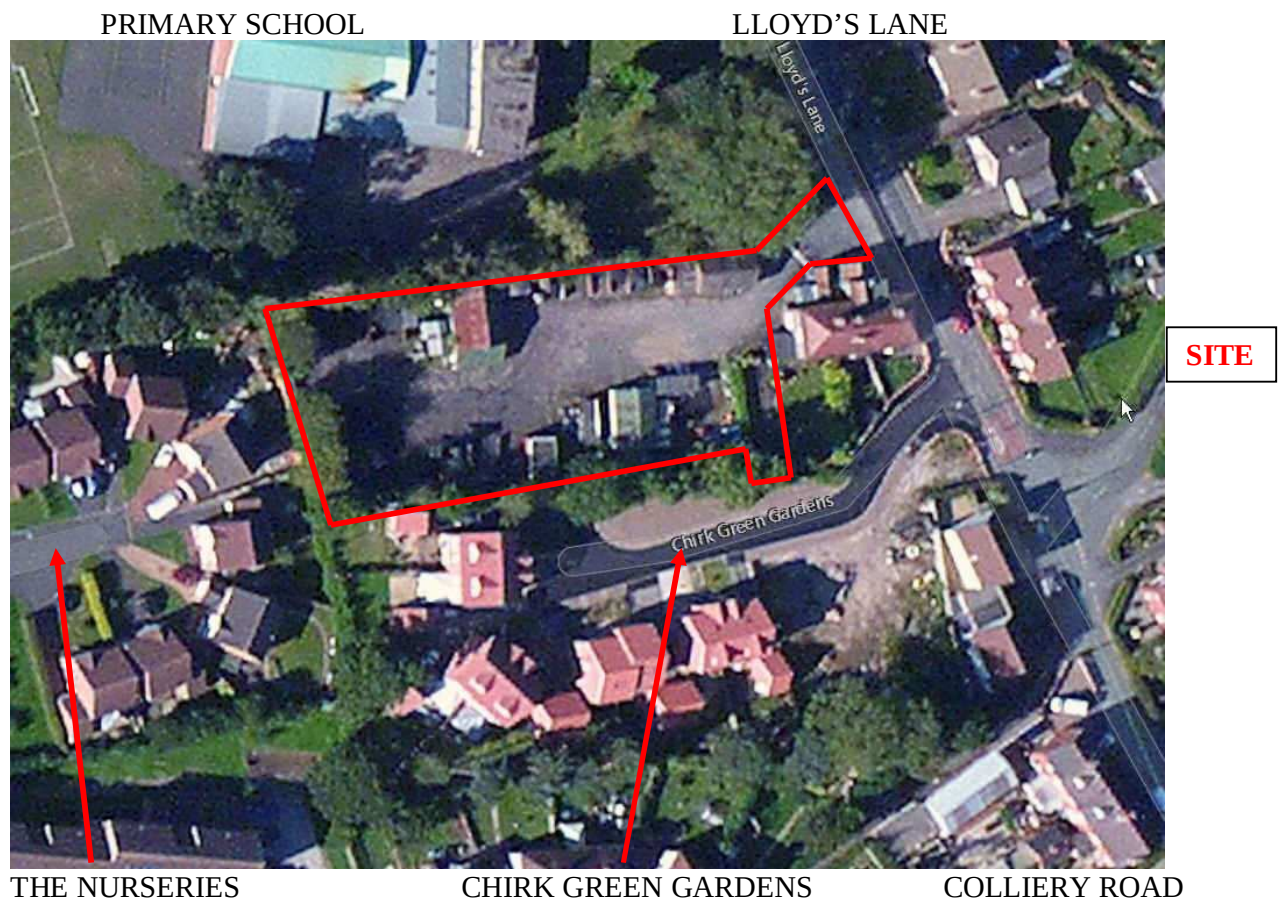
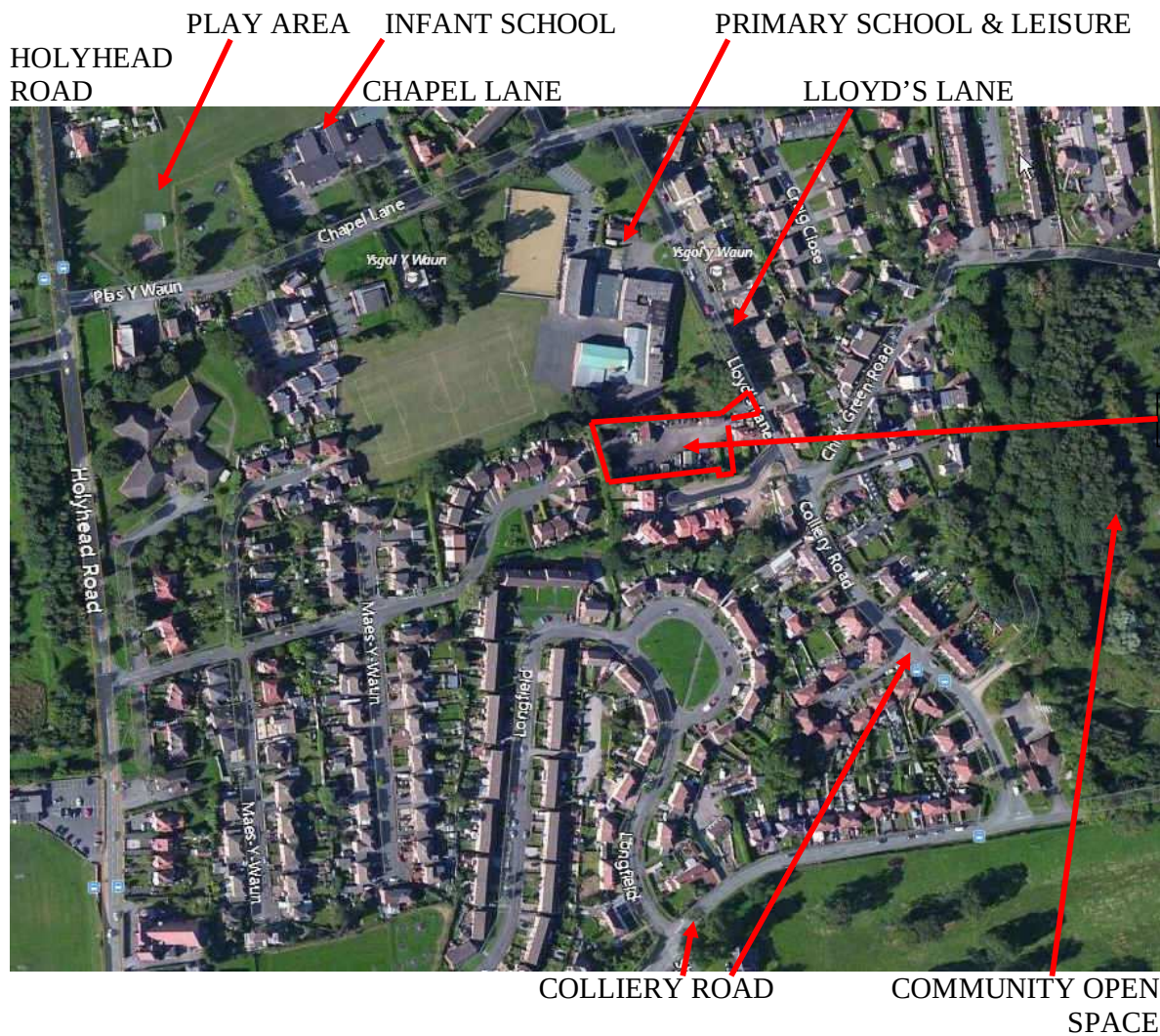
We believe that the site is ideally placed for residential development having good and easy access on foot & cycle to all employment, primary education, healthcare, leisure, and daily shopping needs. It has good public transport and road links to wider and larger needs and the rest of the country.

CONCLUSION

This is a proposal for sustainable housing development in accordance with national and local policies bringing local benefits without any detrimental impact and therefore should be approved.

SITE LOCATION





SITE ACCESS

VIEW FROM NORTH

rear of

Nos 1-3 INGLEBY with SITE ACCESS TO RIGHT



LLOYD'S LANE

PARKING & PAVEMENT & VERGE



REAR OF Nos.1-3 INGLEBY

COALYARD SITE ENTRANCE APRON

SITE



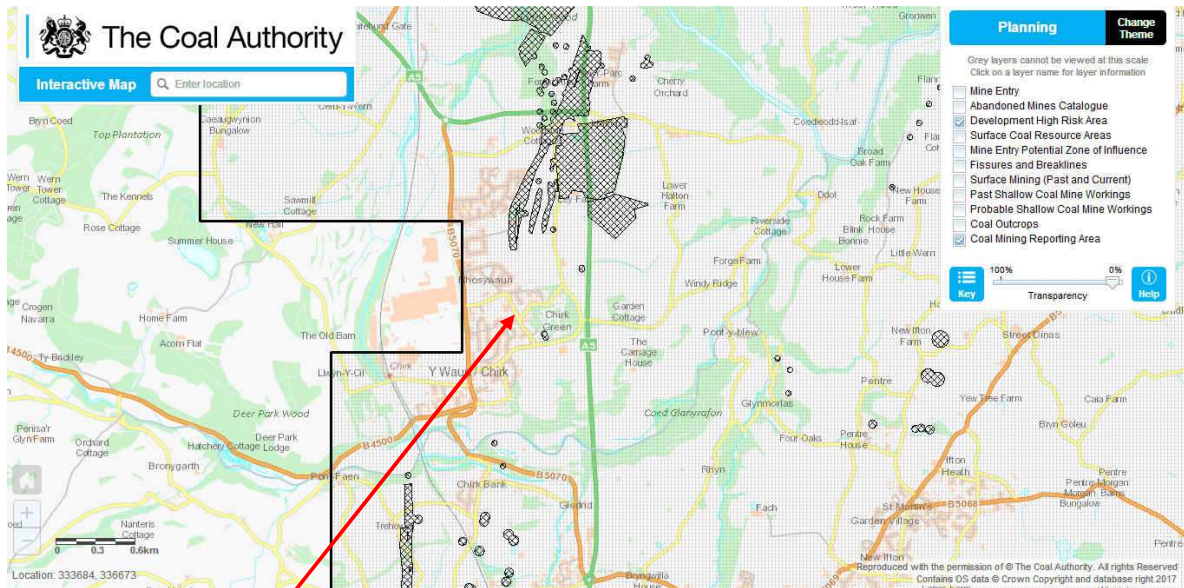
VIEW OF SITE LOOKING WEST



VIEW OF SITE LOOKING EAST

The screenshot displays a web-based flood risk map interface. On the left, a 'Map Key' sidebar lists various flood risk categories and their corresponding colors: Flood Defences (pink), Risk of Flooding from Rivers & Sea (High, Medium, Low, Very Low), Reservoir Flood Risk, High Surface Water Flood Risk, Medium Surface Water Flood Risk, and Low Surface Water Flood Risk. The main map area shows a residential area with streets like Chirk Green, Maesy, and Colliery Road. A red rectangle highlights a specific site. A red box on the right side of the map is labeled 'SITE'.

SITE – NO FLOOD RISKS



SITE – NOT IN COAL AUTHORITY DEVELOPMENT HIGH RISK AREA

WCBC DRAFT LDP 2013-2028 (Plan 2)

Wrexham Local Development Plan 2013 – 2028 Candidate Site Register

Site Ref: CHIR010UCS

Site Address: Lloyds Lane

Settlement: Chirk

Community: CHIRK TOWN

Ward: Chirk South

Size Ha: 0.29

Greenfield: No

Brownfield: Yes

Settlement Hierarchy Tiers: 2

**With Planning Permission
as of 1st April 2015:** N/A

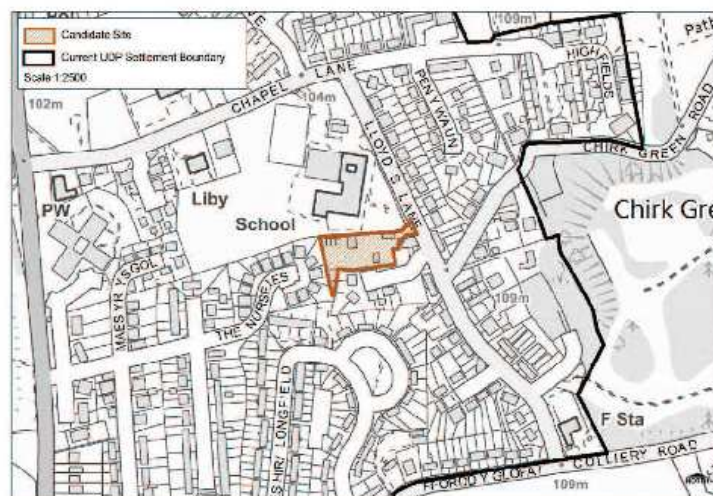
Current Use: Occupied by coal yard.

Proposed Use: Residential

Small Sites: Yes

Large Sites: No

Comments: The site complies with the Council's Preferred Strategy and may have potential to contribute to meeting future growth demands within the County Borough.



SITE