

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING

3rd APRIL 2018

APPLICATION NO:

P/2018 /0056

LOCATION:

SITE OF OLD FIRE STATION AND
FORMER CHAPEL BRONYWAUN
COLLIERY ROAD CHIRK WREXHAM
LL14 5PR

DATE RECEIVED:

24/01/2018

COMMUNITY:

Chirk

CASE OFFICER:

MP

WARD:

Chirk South

DESCRIPTION:

APPLICATION FOR OUTLINE
PLANNING PERMISSION FOR THE
ERECTION OF A MAXIMUM OF 8
NO. RESIDENTIAL PROPERTIES

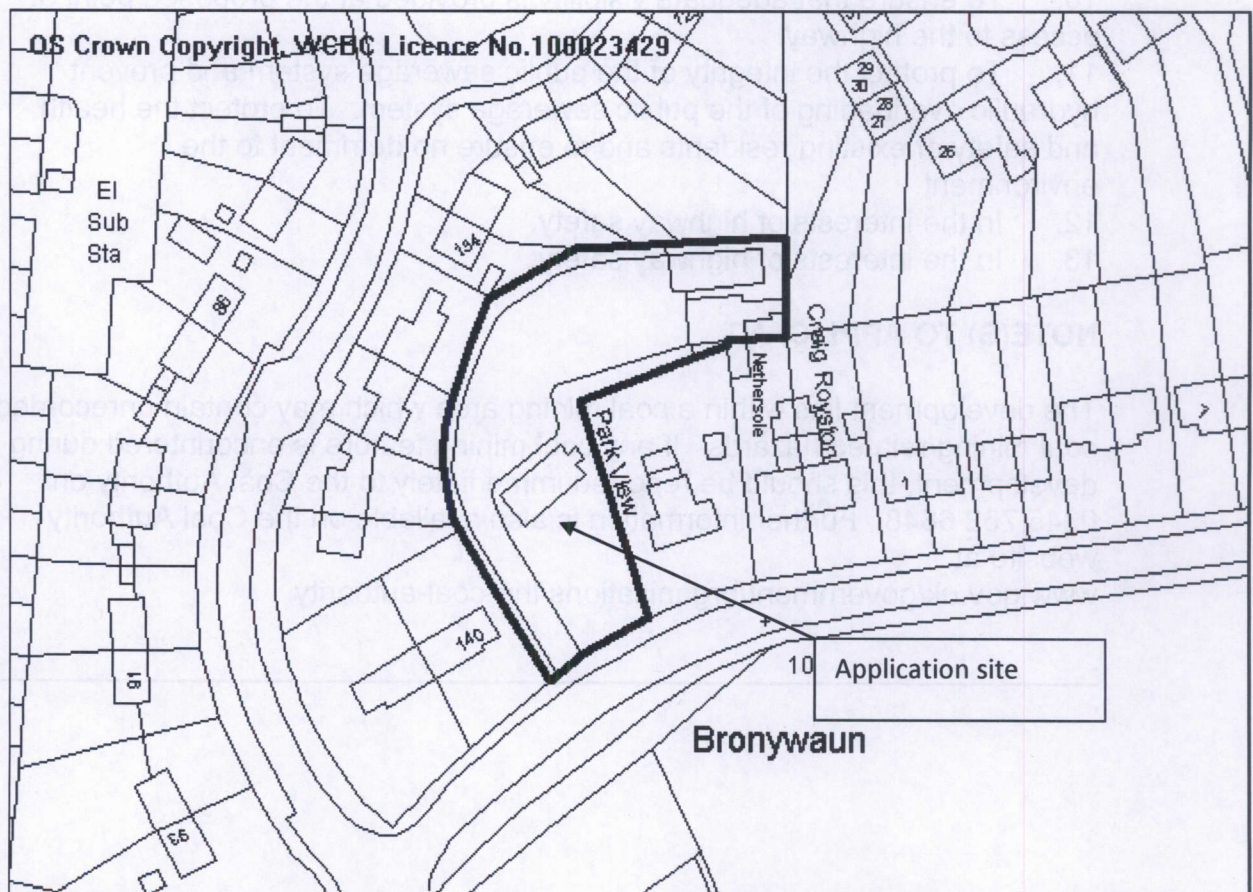
AGENT NAME:

FORGE PROPERTY
CONSULTATIONS
MISS CHRISSIE
ROWLANDS

APPLICANT(S) NAME:

MR & MRS DAVENPORT

SITE



PROPOSAL

As above. All matters are reserved for subsequent approval.

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HISTORY

- CB1208 Erection of one pair of semi-detached houses and alteration to existing vehicular access. Outline planning permission.
Granted 19.6.1997
- P/2000/0111 Change of use from vacant chapel to pet supplies.
Granted 23.03.2000
- P/2003/1422 Demolition of 2 No. buildings, construction of portal frame building (including roof a sides in conjunction with new front extension) and relocation of steel storage unit).
Refused 8.2.2004

PLANNING POLICY

Within settlement limit and Pontcysyllte World Heritage Buffer Zone. Policies GDP1, EC6, EC11, H2 and T8 apply.

CONSULTATIONS

- Community Council: No objection.
Consulted about amended plans 9.3.18
- Local Member: Notified 29.1.18. Notified about amended plans on 9.3.18.
- Public Protection: Recommend measures to limit impacts during construction.
- Highways: Have made the following comments:
- The access provides adequate;
 - The access will need a 6m kerb radius
 - The access will need to to be 4.8m wide with provision for a medium size delivery vehicle;
 - No objection subject to plans being submitted demonstrating a suitable access into the site over the existing footway and adequate off-road parking provision
- Education: Consulted 30.1.2018
- NRW: Planning permission should only be granted if the scheme can meet the following requirement:
- Requirement 1: Foul Drainage: The applicant confirms that the foul drainage will be connected to the mains sewer, otherwise demonstrate it is not feasible to connect to the main sewer.
 - The application is supported by an ecological submission. The survey and assessment has been completed to a satisfactory standard and concur with the conclusions of the report. The proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of European or

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	British protected species. NRW have no objection to the proposal.
Welsh Water:	Recommend drainage conditions.
Site Notice:	Expired 20.2.18
Neighbours:	The owners/occupiers of 18 nearby dwellings notified 31.1.2018
	1 objection received expressing the following concerns:
	• Traffic; • On-site parking provision; • Number of dwellings.
	The 18 neighbouring owner/occupiers were notified on 9.3.18 in respect of amended plans.
	1 representation in support making the following comments:
	• These represent an improvement in terms of parking and gardens.

SPECIAL CONSIDERATIONS

Background: The applicants initially applied for outline planning permission for a maximum of 10 dwellings. However after assessing the indicative plans, I concluded that the proposed number of dwellings could not be accommodated on the site whilst according with the separation standards set out in LPG21. Providing sufficient gardens, on-site parking and turning space was also likely to be difficult, as would ensuring the development did not adversely impact upon a mature tree in the north-east corner of the site.

The applicant has revised the maximum number of units downwards to 8 with a revised indicative plan suggesting buildings being located fronting onto Colliery Road and to the rear of Park View.

Policy: This is an unallocated site located within the settlement limit. Subject to complying with policy GDP1 in respect of access, siting, design and the impact upon neighbouring properties, developing it for residential use accords with policy H2.

Layout and design: Part of the site is occupied by a former chapel however the building is of limited architectural or historic interest.

The site is located within the Buffer Zone of the Pontcysyllte Aqueduct and Canal World Heritage Site but in this location proposals will not have any impact upon the Outstanding Universal Value or setting of the World Heritage Site. The site also lies to the north of the Grade II* registered park of Brynkinallt but falls just outside its essential setting and will therefore not adversely impact upon it.

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The layout and design of the development are reserved for subsequent approval and will therefore be considered in more detail at reserved matters stage. I am however satisfied that it will be possible to erect dwellings on the site in a manner that takes account of the general pattern and character of the existing development in the area. I am also satisfied that up to 8 units can be accommodated in a manner that ensures the occupiers of neighbouring properties are not unduly prejudiced by way of loss of light, privacy or as a result of over-dominance.

The layout of the site will need to be designed to avoid the need to remove a mature ash tree (T7) rated as being of moderate quality in the Arboricultural Impact Assessment submitted by the applicants. The submission of an arboricultural method statement will also be required by condition to ensure the tree is protected during development works.

For the benefit of Members, the applicant's indicative layout plan is shown below.



Indicative layout plan

Access and Parking: The indicative plan suggests the existing access would be retained to serve the development. Highways have confirmed that it has adequate visibility. I am satisfied that there is sufficient space to provide a driveway of suitable width to serve the proposed dwellings as well as on-site parking and turning facilities. As such the development is unlikely to adversely impact upon highway safety.

Ecology: The application is accompanied by an ecology report. Based on its findings I am satisfied the demolition of the existing buildings and the erection

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of dwellings is not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of European or British protected species. The report does recommend the implementation of a scheme of Reasonable Avoidance Measures (RAMs) Great Crested Newts. This will be secured by condition.

CONCLUSION

The redevelopment of the site for residential use accords with the relevant UDP policies.

RECOMMENDATION: That permission be GRANTED

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 means of access to the site and building(s)
 - e. 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.

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. The details submitted in respect of condition 01 shall include 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 the 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;

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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.

5. 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 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.

6. The development shall be carried out in strict accordance with the Reasonable Avoidance Measures with Regards to Great Crested Newts (GCN) contained in the Protected Species Surveys at The Old First Station Colliery Road, Chirk, Wrexham completed on 30.9.2017 by Michael Worsfold and Susan Worsfold.

7. This permission provides for a maximum of 8 no. dwellings.

REASON(S)

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

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 the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).

5. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.

6. In order to protect wildlife interests, which are afforded special protection.

7. To define the scope of the planning permission

NOTE(S) TO APPLICANT

The development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority