

Cerys Jones

From: Sharon Holman
Sent: 04 May 2021 13:26
To: planning_admin
Subject: FW: Planning Applications P/2021/0037 & 0038 - Rossett Community Cafe / Hub

[Civ – 'agent correspondence web' – PDF to both files please](#)

From: Sharon Holman
Sent: 12 April 2021 04:50 PM
To: Clerk Rossett Community Council (clerk@rossettcommunitycouncil.cymru)
<clerk@rossettcommunitycouncil.cymru>
Subject: Planning Applications P/2021/0037 & 0038 - Rossett Community Cafe / Hub

Dear Wendy,

Apologies for the delay in my response. Please see my initial response to the proposal as below:

Proposed is the demolition of the existing toilet block building and erection of a new community hub and café.

Built Development

The former toilet block is a disused building of no architectural or historic interest, sited in a relatively prominent position within the Rossett Conservation Area. I am generally supportive of proposals which result in improvements to the appearance of the building. However, proposals should respect the modest scale and design of the existing building and respect the setting within the play park, which makes an important contribution to the character of the Conservation Area. The amount of any size increase and siting of the footprint and parking must therefore be limited in order to avoid any encroachment.

The proposed building is significantly higher than the existing building, with a large roof extension to the park side of the building, and has almost doubled in length, and trebled in depth. This, along with the associated parking and materials proposed for the building would have a significant impact upon the character and appearance of the conservation area, and over intensify the use of this section of the park.

The following reductions should therefore be made to the scale and proportions of the proposed building:

- length maximum of 15 metres;
- depth maximum of 7 metres;

- length of rear external seating area maximum of 5 metres length with projecting canopy above of 4 metres max;
- rear roof canopy to sit below the ridge height of the building by 0.3 metres minimum.

The building has been moved further away from the highway and re-orientated. This does not sit as well within the street scene and also allows for another outdoor seating area to the front, which adds to the visual clutter and intensity of use. Further, this increases the amount of open greenspace lost to the development. The building should be returned to its original building line so that it runs parallel to, and integrates with, the highway and also utilises less of the park. The external seating area to the front should also be deleted.

Lastly, the facing material should be largely render with an element of timber to add visual interest.

Highways

The size of the car park requires careful consideration in order to mitigate for the loss of green space and impact upon the character and appearance of the area. I have attached the highway consultation response.

The proposed development has a public floor area of approx. 150 sqm (discounting kitchen, office and toilets etc.). The parking requirement for a floor area of this size is approx. 30 spaces. Obviously, this would be inappropriate for the site. A reduction in public floor area of approx. 50% can be achieved by the reduction in floor area as already requested above. This would take the maximum parking requirement down to 15 spaces.

It appears that only 6 parking spaces are actually proposed. Given that the proposed building is intended to be a community cafe / hub, I would expect a number of visitors to arrive on foot and whilst I would insist upon the maximum provision, a minimum of 10 parking spaces must be proposed. For a development of this size, only 2 spaces need be mobility spaces, and so the plan should be amended showing 8 no. spaces measuring 4.8 x 2.4 metres, and 2 no. spaces measuring 3.6 x 4.8 metres. The mobility spaces should be located closest to the building.

Secure parking for at least 5 bicycles is required to be detailed on the plan.

Once the footprint of the building has been reduced and moved (as requested above), the parking area should be moved also to be alongside the building. The proposed permeable tarmac is unacceptable and details of an alternative permeable bound gravel and detailed screening planting scheme are required.

In order to provide adequate visibility from the proposed access, a Traffic Regulation Order would normally be required (funded by the applicant) to install double yellow lines on both sides of the road along the whole length of The Green. Without such an order, parked cars would impede visibility in both directions from the proposed access. Any such traffic regulation order would need to be in place prior commencement of any part of the development. Please submit details of any discussion that have been had with the highway authority in relation to the proposed access being utilised to support the development, and the likely outcome of a consultation exercise for a traffic regulation order.

Ecology

Please see the attached consultation response from NRW. You will see that further information is required:

- Requirement 1: Protected Sites and Foul Drainage: Further information is submitted to carry out a Habitat Regulation Assessment (HRA) under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) prior to the determination of any planning application submitted.
- Requirement 2: Protected Species: We advise that further information is required to assess the extent of adverse effects on the bats and any avoidance or mitigation measures required. This must demonstrate that the proposed development would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Trees and Landscaping

A comprehensive hard and soft landscaping plan is required for the site, including details of all boundary treatments around the application site. The plan should also detail the compensatory tree planting for those to be lost to make way for the development.

Kind regards
Sharon



Sharon Holman

Swyddog Cynllunio Rheoli Datblygu / Development Control Planning Officer

Cynllunio a Rheoleiddio / Planning and Regulatory



01978 298779

 Neuadd y Dref, Wrecsam, LL11 1AY
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From: Sharon Holman
Sent: 08 April 2021 10:31
To: 'Clerk Rossett Community Council'
Subject: RE: Planning Applications P/2021/0037 & 0038

Wendy,

I have now received the comments of the tree officer and NRW and I will be in a position to provide you with comments on these applications by the end of tomorrow.

Kind regards
Sharon

From: Clerk Rossett Community Council [<mailto:clerk@rossettcommunitycouncil.cymru>]
Sent: 07 April 2021 11:33
To: Sharon Holman
Subject: FW: Planning Applications P/2021/0037 & 0038

Sharon,

It is noted that our application is not listed to be considered at the next planning committee. Can you please confirm the current position?

Many thanks.

Wendy Pace
Clerk Rossett Community Council
Tel: 07421 261118

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 16 March 2021 12:39
To: Clerk Rossett Community Council (clerk@rossettcommunitycouncil.cymru)
<clerk@rossettcommunitycouncil.cymru>
Subject: FW: Planning Applications P/2021/0037 & 0038

Hello Wendy,

I have not yet received the comments of the ecology or tree officers. Apologies for the delay and I hope to be in touch with you again soon.

Kind regards
Sharon

From: Sharon Holman
Sent: 08 March 2021 07:31
To: 'Clerk Rossett Community Council'
Cc: morrispm@outlook.com
Subject: RE: Planning Applications P/2021/0037 & 0038

Good morning Wendy,

I will be in touch by the end of this week with an update on all of the consultation responses etc. I will give you the opportunity to reply to the matters arising then.

Kind regards
Sharon

Sharon Holman

Swyddog Cynllunio Rheoli Datblygu / Development Control Planning Officer
Cynllunio a Rheoleiddio / Planning and Regulatory



01978 298779
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From: Clerk Rossett Community Council [<mailto:clerk@rossettcommunitycouncil.cymru>]
Sent: 07 March 2021 08:36
To: Sharon Holman

Cc: morrispm@outlook.com

Subject: Planning Applications P/2021/0037 & 0038

Sharon,

With reference to the above mentioned planning applications we have noted the response from NRW within the documents. Are you able to confirm the implications of NRW's comments to our application at this stage? Can you also confirm if there is a procedure for us to provide additional information (if available) to resolve some of the issues raised whilst the application is still pending.

I'd be very grateful of your clarification at the earliest opportunity.

Kind Regards.

Wendy Pace

Clerk Rossett Community Council

Tel: 07421 261118

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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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