

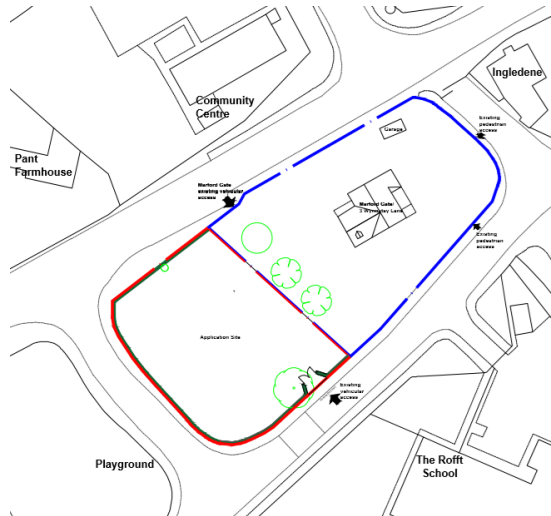
**SUPPORTING STATEMENT – OUTLINE PLANNING APPLICATION**  
**RESIDENTIAL DEVELOPMENT AT THE ORCHARD, MARFORD GATE**

**Introduction**

This Supporting statement accompanies an outline planning application for a proposed residential development for two dwellings.

**Location**

Marford Gate,  
Chester Road,  
Gresford  
LL12 8SF



**Proposal & Use**

The application forms part of a large private residential garden within the PS1 Settlement limit of Marford / Gresford. The proposal for residential development aims to secure the sustainability of the site and provide needed housing and contribute toward the LDP housing target.

**Amount of development**

The submission is for the outline proposal of private residential dwellings, drawing AP.02 Rev P2 shows an indicative site proposal, however, this is indicative only to demonstrate how two dwellings, access, parking and landscaping could theoretically be achieved. As all matters are reserved the AP.02 Rev P2 is indicative only.

The site has an area of 980 metres squared. The site provides sufficient area for the number of residential units, associated parking and private outdoor amenity space indicated on the site plan, whilst maintaining the character of the area. It is not considered to have an adverse effect on the access, parking or amenity space arrangements of any existing surrounding dwellings and properties. The positioning of the proposed dwellings on the plot has been reached to maximise the peace and privacy of surrounding dwellings which are not overlooked or in close proximity to the proposal. A detailed planning application will be sought in time to agree final development numbers in line with Wrexham County Borough Council Unitary Development Plan.

## **Character**

### **Layout**

The dwellings are envisaged be set back from the road as shown on the site plan to allow sufficient parking for the residents in accordance with local planning guidance notes. The gardens will include sufficient outdoor space and amenity, including individual bin/recycling areas and secure storage.

The parking areas within the site have been revised further to consultation with Wrexham Highways Department. Safe turning for vehicles parked on the site is provided, ensuring vehicles do not need to reverse into the road.

### **Landscaping**

The majority of the existing site is a grass lawn. The outline proposal will provide new planting of native species to enhance the site and surrounding environment. The existing boundary hedge running around the perimeter of the site will be retained, with the exception of around the site entrance, where new low level (<600mm high) boundary treatment will be required to accommodate require visibility splays.. The rear gardens of the dwellings will generally be laid as lawn, with secure fencing and lockable access gates.

Surface water run-off is proposed to be retained on-site via soakaway or attenuation. The proposed parking areas and entrance paving to the front of the site will be covered with permeable paving setts. This solution remains free draining further reducing surface water run-off. Natural Resources Wales flood maps have been researched they show the site is not at risk of flooding.

### **Scale**

An indicative scheme shows the depth and width of the proposed dwellings allowing generous private amenity space to rear of the dwellings. The width of the indicative dwellings has been optimised to make the most efficient use of the site footprint, whilst enabling generous space to each side boundary.

The dwellings will be designed to relate well to the scale of the surrounding properties on Wynnstay Lane and enhance the street scene. When full permission is sought, details and materials of note featured on adjacent dwellings will be adopted and tied into a coherent modern design to compliment the wider context and architectural theme of the locality.

## **Appearance**

The vicinity around Wynnstay Lane and Claypit Lane has a variety of building styles, some properties are rendered and painted, pebble dashed or facing brick with slate or tiled roofs. The area is characterised by mixed residential uses with detached, semi-detached & terraced dwellings. Whilst this application is for outline approval, it is envisaged the proposed dwellings will compliment and enhance the properties in the vicinity of this plot.

The outline positioning of the dwellings has carefully considered neighbouring properties to avoid overlooking and has been developed in accordance with local planning guidance.

## **Community Safety**

In considering the layout, attention has also been given to crime issues. Vegetation will be positioned and selected to minimise potential for concealment. The front of the site will be open to maximise natural surveillance. Access to the rear gardens will be restricted to residents only by lockable gates & secure boundary fencing. The development will reduce the opportunity for crime presented by the existing partially disused site. Windows, doors and locks will all be specified to meet "Secured by Design" standards. In the future North Wales Police Architectural Liaison Officer/Crime Prevention Design Advisor will be consulted and their recommendations included when the development seeks full planning approval.

## **Accessibility**

Safe vehicular access points are indicated on the site plan. Currently on the site there is an existing vehicular access point. The outline proposal will make widening and visibility adjustments to satisfy highways criteria, however, the position is envisaged to remain similar to the existing access. Visibility splays will be improved further to the Highways Authority Officer guidance. Pedestrian access is directly off the shared access off Wynnstay Lane.

Inclusive level access will be provided to external doors. Level access will be provided to the dwellings off the parking area and also all around the property to the secure rear gardens.

Internally the dwellings will be designed with access for disabled persons in mind, with level thresholds to front and rear doors, door widths to internal rooms and access to WC and washing facilities will comply with current Approved Document M of the Building Regulations.

### **Movement to, from and within the development**

The site is located centrally between villages of Marford and Gresford. It is excellently located for pedestrian access to local community facilities and services. It is within short distance of the primary school, co-op, community hall, church, and public house.

Secure cycle storage will be provided to each dwelling to promote sustainable transport choices. Public transport is provided for in the locality. The bus service gives access to local employment and shopping facilities. There are bus stops in close proximity on Chester Road.

Car parking provision will be provided in accordance with local guidelines - 3 spaces per 4 bed dwelling (plus there is envisaged to be garage provision).

### **Environmental Sustainability**

The dwellings will be designed and constructed to achieve or exceed regulatory compliance and as such will provide sustainable and environmentally friendly housing. They will include the following sustainable features:-

- Properties will be designed in excess of Approved Document L
- High thermal insulation values for walls and roofs, & floors
- A+ rated low emissivity double glazing
- Energy saving Class 5 gas boiler or air source heat pumps.
- Energy saving rated white label goods
- Water saving internal sanitary fittings to minimise water consumption
- Energy saving internal light fittings
- Household waste sorting and recycling areas
- Natural ventilation principles will be utilised
- Maximise natural day lighting into internal spaces.
- Site waste will be sorted and recycled where possible
- SUDS drainage principles will be incorporated

### **Conclusion**

In conclusion the proposed outline residential development seeks to promote design quality in new housing, creating an attractive and safe place for people to live. The proposal also offers sustainable and accessible housing provision, enhancing the Marford and Gresford community.

## Appendix



**Existing Plot Vehicular Access**



**View from site toward Wynnstay Lane**



**View from site toward playground/park**



**View from site toward School**



**Existing boundary between Orchard and retained Marford Gate**



**View from plot toward Marford Gate**



**View from plot toward Chester Road**