

Land at Ruabon Business Park

Proposed Residential Development – Planning Statement.

the
Planning
C o n s u l t a n c y

1. Introduction.

- 1.1. Outline planning permission was originally granted in 2015 for the development of land known as the Ruabon Business Park for a mixed use development comprising a foodstore and petrol filling station, commercial development (B1), together with residential development (conditioned to a maximum of 319 dwellings) – permission reference P/2014/0021.
- 1.2. A number of conditions on the original outline planning permission were subsequently varied such that the latest iteration of the planning permission was granted in 2018 – reference P/2018/0053.
- 1.3. The initial phases of the development, comprising the provision of an access into the site and the development of the foodstore and the petrol filling station have been completed.
- 1.4. Pure Residential and Commercial Ltd (Pure) have acquired an interest in the areas of the site which are proposed for residential development.

2. The application proposals.

- 2.1. In the first instance Pure wish to obtain the necessary detailed approvals for the first phase of the residential development, this comprises a total of 132 dwellings, roads and open space within an initial application site totalling 8.86 ha. Ultimately, it is intended that a further phase 2 application will be submitted relating to the remaining 7.6 ha, but at this stage the priority is seen as being to establish approval for an initial phase so that development can commence as soon as possible.
- 2.2. It is recognised that the outline planning permission is subject to a whole series of planning conditions that will need to be discharged before development can commence, however, these submissions relate to the main details of the proposed development, once these have been approved, then a further submission will be made to resolve all the outstanding details.

2.3. The Applicants are, therefore, submitting two separate applications:

2.3.1. The first applications seeks approval for the details pursuant to conditions 1 (reserved matters), 3 (phasing), 8 (open space provision), and 17 (arboricultural method statement).

2.3.2. The second application seeks approval of the details pursuant to condition 12 relating to the foul and surface water drainage of the site. Although condition 12 is the subject of a separate application, it is, of course, directly related to the details of the layout itself, most particularly in relation to the reserved matters, and therefore, this Statement should be read in connection with both applications.

2.4. In addition to the submitted plans, these applications are supported by the following documents which provide additional detail and explanation in relation to their specific technical subject matter:

2.4.1. Design and Access Statement.

2.4.2. Landscape Strategy

2.4.3. Ecological Impact Assessment

2.4.4. Arboricultural Method Statement

2.4.5. Drainage Statement.

3. Condition One – Reserved Matters approval.

3.1. Condition 6 of the outline approval requires the development to be undertaken in “substantial accordance” with the Masterplan (Rev E). The foodstore and petrol filling station have already been provided on this basis with the main access into the residential area to the south being provided between the two. The Masterplan shows the development being focussed around the pond to the west of the foodstore, providing for a

corridor of open space through the centre of the development as a whole, leading out to the southern boundary of the site through a further corridor of open space linking into an open space/buffer extending right around the southern boundary.

- 3.2. This application is accompanied by an illustrative masterplan for the residential development as a whole (19126 (PL) 032) which enables the application proposals to be compared to the original Masterplan, as well as demonstrating that the Phase One development has been designed having full regard to the need to achieve a high quality, comprehensive, development of the residential area. It is immediately clear that the overall approach to the layout of the residential areas is substantially in accordance with the original Masterplan, the pond and adjacent open space is retained as the focus to the development and two corridors of open space, instead of one, are provided to link the pond to the open space/buffer around the southern fringe of the development, thereby increasing the permeability of the development for pedestrians. The other key change is that the relatively rigid grid pattern of the Masterplan has been amended to produce a more relaxed informal layout of houses that is less urban in character and more suited to this particular site.

- 3.3. The detailed explanation of the approach to the layout and the design of the houses is set out in the Design and Access Statement and is not, therefore, repeated here. However, key considerations are summarised as follows:
 - 3.3.1. The development incorporates a range of 2, 3, 4 and 5 bedroomed houses, together with 1 and 2 bedroomed apartments, consequently, the proposals incorporate a full range of housetypes to meet the full range of housing needs.

 - 3.3.2. Car parking has been provided in accordance with the requirements of the Council's Local Planning Guidance Note 16.

 - 3.3.3. The guidance within Local Planning Guidance Note 21 relating to Space around Dwellings has been taken into account in designing a layout that achieves appropriate standards of private space provision, daylight and privacy.

3.3.4. Appropriate public open space standards are comfortably achieved (see condition 8 below).

3.3.5. Secure cycle storage has been provided for each dwelling, together with designated areas for bin storage to aid recycling by all residents.

3.4. The proposed development will result in a development that is consistent with the approved Masterplan, it will provide a full range of housetypes within an attractive development that will have its own distinctive character, and will comply with all relevant standards.

4. Condition Three – Phasing.

4.1. This condition required that the first reserved matters application submitted should include details of the way in which all subsequent phases of the development would be phased. The initial reserved matters submission related to the foodstore and filling station (P/2018/0423) does not appear to have included this information, but it did clearly show the details of this first phase of development with access to the residential site being provided; it is assumed that the detail relating to subsequent phases could not be provided because there was no developer committed to their provision at that time.

4.2. If our assumption above is correct, then for the avoidance of doubt, this submission now seeks to regularise the matter and formally discharge condition 3.

4.3. As described above, the first phase of development has already been completed. The submitted phasing plan (ref: 19126 (PL) 031 M) sub-divides the residential area into two separate phases, the first phase is immediately adjacent to the existing commercial development and, therefore, is located as a logical extension to the existing built form, whilst the second part of the residential development would logically complete the residential development (subject, of course, to reserved matters approval first being obtained and all relevant conditions being discharged). The plan also identifies a final phase three of development upon which, in accordance with the Masterplan, further

commercial development would be provided once a developer has been identified.

- 4.4. Consequently, the phasing details clearly demonstrate a logical and comprehensive approach to the implementation of the development as a whole and it is hoped that on this basis condition 3 can now be formally discharged.

5. Condition 8 – Open Space Provision.

- 5.1. This condition requires that open space provision within the development shall be at a minimum level of 80 square metres per dwelling and that the landscaping details shall include details of the hard and soft landscaping and the provision of play areas, together with details of the timing and construction of the open space.
- 5.2. A total of 132 dwellings are provided within the current Phase One submission which, in accordance with the condition, would require 10,560 square metres of open space. The proposal actually include the provision of 25,658 square metres of open space which exceeds the requirement by very nearly two and a half times.
- 5.3. The Phase 1 and 2 Masterplan indicates that, in isolation, the provision within Phase Two would be slightly below the condition requirement, however, this is simply a function of the way in which the open space is laid out within the residential development as a whole with a greater proportion falling logically within the Phase One development. In overall terms whilst Phase 2 is yet to be submitted, it can be seen that open space provision is projected to be provided at a rate of 128 square metres per dwelling, some 60% in excess of the condition requirement (when the Phase 2 proposals are submitted, we would expect the Council to adopt this comprehensive approach, if, for any reason this is not considered to be appropriate, then we would ask to be informed as soon as possible).
- 5.4. The Landscape Elements Manual explains the approach to landscaping throughout the development in much greater detail. Full details are provided in relation to the hard and soft landscaping proposals throughout the Phase 1 development area, including the restoration/enhancement of the pond and the ha-ha around the southern boundary of the site (eastern boundary of Phase 1), with detailed planting plans being provided for all areas

of open space throughout the development, together with details of boundary treatment and hard landscaping.

- 5.5. So far as the delivery of the open space is concerned, it is proposed that all of the open space areas within the development will be provided prior to the occupation of 50% of the market housing within the development, consequently, its delivery is very much 'front loaded' which will result in the open space areas being made available as soon as is practically possible for the benefit of residents of the development, as well as existing residents in the locality.
- 5.6. As further justification for the proposed landscape strategy, the design has been assessed by the ecological consultants who were involved in preparing the original ecological strategy and mitigation plan for this development (their assessment is, of course, equally relevant to the consideration of the built form proposals being considered in relation to condition one). Once again, their document should be read as a freestanding part of this submission and, therefore, is not repeated here, however, they confirm that the design approach has appropriate regard to the ecological value within the site and will not give rise to unacceptable harm.

6. Condition 12 - Drainage.

- 6.1. As described at the beginning of this Statement, due to the technical nature of the drainage issue, the details to discharge condition 12 have been submitted as a separate application. However, the drainage scheme for the site has, of course, been designed alongside the reserved matters proposals themselves, hence why reference to the drainage scheme is addressed in this Statement.
- 6.2. Condition 12 requires comprehensive and integrated details for foul, surface water and land drainage to be submitted and approved. The application comprises a detailed Technical Note that sets out the proposed approach to each of the three drainage issues identified within the condition, the Technical Note should, of course, be read in full, but in very brief terms the key points are as follows:

6.2.1. The ground conditions are not suitable for disposal by means of infiltration, therefore, surface water drainage from the site will be to nearby watercourses, this is how the site, including the lake within the site, are currently drained.

6.2.2. Greenfield run-off rates for the site have been calculated with the surface water drainage design ensuring that these discharge rates are not exceeded within the development save where it is necessary to achieve an acceptable rate of flow through pipework.

6.2.3. Peak flows have been calculated, with an additional assumption relative to the potential for climate change, the drainage design accommodates these flows through the construction of a series of attenuation basins located within the proposed open space areas from which discharge would be regulated in accordance with the greenfield run-off rates.

6.2.4. The Technical Note also provides details of the maintenance schedule for the surface water drainage system which would be maintained by the SuDS Approving Body.

6.2.5. So far as foul drainage is concerned, enquiries with Dwr Cymru have established that there is sufficient capacity both within the foul sewerage system and the Five Fords Wastewater Treatment Works to accommodate the flows from the proposed development.

6.2.6. Detailed levels for development right across the site have been established in order to demonstrate that the majority of the site can be drained by gravity, but, due to the topography of the site, a small part of the development will need to be drained using a pumping station.

6.3. Whilst additional consents are still required under separate legislation, the submitted details demonstrate that the proposed development can be appropriately drained in accordance with current guidance.

7. Conclusion.

- 7.1. The two submissions provide for the development of the first phase of residential development comprising 132 dwellings together with associated landscaping areas in a manner that accords with the original masterplan for the comprehensive mixed use development of this site. The proposals will provide a broad mix of dwelling types to meet both market and affordable housing needs within an attractive landscaped setting, based on the existing landscape features of the pond and the ha-ha which will be linked by new open space corridors. The details of the drainage proposals demonstrate that both foul and surface water drainage can be provided for the site.
- 7.2. It is acknowledged, of course, that there are additional details which are outside these applications which have yet to be submitted for approval, but which will need to be approved prior to the development commencing. However, these proposals seek to establish the detailed form of the development, once this has been achieved, then the further details required by other conditions can be submitted for approval.
- 7.3. It is hoped that it will be agreed that these proposals will result in a very attractive, high quality, development of the application area and that approval will, therefore, be given for the submitted reserved matters and related conditions.