

PLANNING STATEMENT

Land south of Pinecroft, Afoneitha Road, Penrycae,
Wrexham, LL14 2PF.

North Wales Housing Association

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1. Introduction

- 1.1. This Planning Statement has been prepared by Broadgrove Planning and Development Ltd on behalf of North Wales Housing Association in support of a reserved matters planning application made to Wrexham County Council.

Proposed Development

- 1.2. Outline planning permission for residential development of the site was approved conditionally on 4 July 2019 under application reference P/2018/0139. All matters were reserved except for access.
- 1.3. This application seeks for approval for the remaining reserved matters that were not previously not previously considered as part of the outline application, namely: the scale of development; site layout; landscaping, and; appearance.
- 1.4. Accordingly, the description of development is:

Application for approval of reserved matters following outline permission P/2018/0139 for details of scale, layout, landscaping and appearance for the development of 9 residential units.

- 1.5 The proposed development will comprise five x 2-bedroom houses and four x 1-bed walk-up apartments. The dwellings will be grouped into four blocks all of which would be two storeys in height. All of the proposed dwellings will be affordable.

Content of Planning Application

- 1.5. This Statement should be read in conjunction with the following plans and reports which accompany the application:
- Planning application forms and certificates;
 - Drawings –
 - P5524 - SK1000 - Location Plan
 - P5524 - SK1001 P1 – Site Plan
 - P5524 - SK1101 – Existing Site Plan
 - P5524 – SK2000 P1 – House Type 01 – Block A&B Floor Plans
 - P5524 – SK2001 P1 – House Type 02 – Block C Floor Plans
 - P5524 – SK2002 – Walk-Up Apartments – Block D Floor Plans
 - P5524 – SK3000 P1 – House Type 01 – Block A&B Elevations

- P5524 – SK3001 – House Type 02 – Block C Elevations
- P5524 – SK3002 – Walk-Up Apartments – Block D Elevations
- P5524 – SK4000 – Site Section
- P5524 – SK8000 P4 – Site Layout Plan
- P5524 – SK8001 P1 – Indicative Landscape Strategy.
- Design and Access Statement, prepared by Pozzoni.

1.6. All the information necessary to determine the application should be found within these documents.

Structure of this Planning Statement

- 1.7. This supporting Statement sets out the context for the planning application and considers the planning policy framework and other material considerations for the proposed development:
- **Section 2** outlines the context of the site and its surrounding area, including any relevant planning history;
 - **Section 3** details the relevant planning policy context for the proposals;
 - **Section 4** examines the key planning considerations for the proposed development;
 - **Section 5** summarises and concludes this Statement.

2. Site Context and Background

- 2.1. The application site is located on land to the south of Pinecroft, Afoneitha Road, Wrexham. The site comprises an area of approximately 0.20 hectares.
- 2.2. The site is not located within the immediate vicinity of any designated heritage assets. The closest designated asset is the Grade II* listed Wynn Hall, approximately 550m from site.
- 2.3. The site is not contained within, nor does it lie in the immediate proximity of, any statutory ecological sites. The nearest designations are Stryt Las A'R Hafod (SSSI) and Johnstown Newt Sites (SAC) around 1.1km from site.

Application Site

- 2.4. The site is located to the east of Penycae. It is contained by strong physical boundaries: residential development on Pinecroft to the north; tree belt and a public recreational area to the east; the Afoneitha river in a deep ravine beyond tree belt to the south, and; Afoneitha Road to the west.
- 2.5. Access to the site is achieved via Pinecroft Road to the north of the site and is to be delivered in accordance with drawing no. WR/3/A in respect of its position, width and layout to satisfy Condition 4 on permission P/2018/0139.
- 2.6. The site is located approximately 1.5km to the south of Rhosllanerchrugog, 2.2km to the southeast of Johnstown and 7.9km to the southeast of Wrexham.

Planning History

- 2.7. A desktop review of Wrexham's online planning applications register has been undertaken, revealing the following applications that are relevant to this reserved matters application:
- P/2018/0139 - Application For Outline Planning Permission For Residential Development – Granted subject to conditions 04/07/2019.
 - P/2013/003 – Outline application for residential development – Refused 11/02/2013. Subsequent appeal dismissed 31/07/2013.
 - P/2004/0974 – Outline application for residential development – Refused 8/11/2004. Subsequent appeal dismissed 23/3/2005.
- 2.8. Application ref. P/2018/0139 is to be carried out in compliance with the 10 conditions that were placed on the grant of development. Of particular note are three conditions – 7

(Contamination), 9 (Biodiversity) and 10 (Foul and Surface Water) – to be discharged before any development can commence on site.

- 2.9. Details to ensure the discharge of the three pre-commencement conditions have not yet been submitted, however, are set to follow the submission of this reserved matters application.

3. Planning Policy Framework

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act (2004) and Section 70(2) of the Town and Country Planning Act (1990) state that planning applications must be determined in accordance with the Development Plan unless relevant material considerations indicate otherwise.
- 3.2. The Development Plan consists of Wrexham Unitary Development Plan 1996-2011, which was adopted in February 2005. Material considerations include Planning Policy Wales, emerging planning policy and supplementary planning guidance.

Development Plan

- 3.3. The following policies from the Wrexham Unitary Development Plan 1996-2011 (2005) are relevant to the proposals:
- Policy PS1 – Location of New Development;
 - Policy PS2 – Landscape and Townscape Character;
 - Policy PS4 – Settlement Pattern and Character;
 - Policy GDP1 – Development Objectives;
 - Policy H7 – Affordable Housing;
 - Policy CLF5 - Open Space Requirements from new Residential Developments;
 - Policy T8 – Parking.

Emerging Policy

- 3.4. The Council are working on their Local Development Plan 2 (LDP2) 2013 to 2028. When adopted the LDP2 will replace the current UDP.
- 3.5. The LDP was submitted to the Welsh Government and PINS for examination in November 2018. Initial hearing sessions were carried out in Autumn 2019 and several further sessions were carried in February and March 2020 following the receipt of the inspectors post-hearing letter. Given delays relating to the current pandemic it is understood that the inspectors report will be issued no later than 31 December 2020.

- 3.6. Whilst the emerging plan is at an advanced stage it is not anticipated it will be adopted until 2021, therefore the proposed development will likely be assessed against UDP policies. The emerging plan should be afforded limited weight.

Supplementary Planning Guidance

- 3.7. Although not part of the Development Plan the following local planning guidance notes are also relevant to the proposed development:

- Affordable Housing;
- Design;
- Parking Standards;
- Space around Dwellings;
- Designing out Crime;

Planning Policy Wales (PPW - Edition 10, December 2018)

- 3.8. Planning Policy Wales (PPW, Edition 10) was adopted in December 2018. It sets a presumption in favour of sustainable development in accordance with the Development Plan for the area unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated.
- 3.9. The document highlights 7 well-being goals which were introduced by the Well-being of Future Generations (Wales) Act 2015 which places a duty on public bodies that they must carry out sustainable development. It supports the presumption in favour of sustainable development and underlines that in making decisions, LPAs, applicants and local communities to secure developments in a timely fashion and improve the economic, social and environmental conditions of the area.
- 3.10. The following specific elements of PPW are of relevance to the development proposals:
- In relation to planning for sustainability, PPW identifies that the planning system has a key role to play in minimising the causes of climate change including creating sustainable patterns of development. Higher density development is encouraged near to public transport nodes or areas that are well served by public transport therefore reducing the need to travel by private car. PPW has a strong preference to the use of previously developed land, particularly vacant or under-used land in existing settlements;

- In respect of housing, PPW expects sustainable residential developments to be promoted through the planning system with an emphasis on the well-designed living environments and the construction of housing with low environmental impact;
- Good design should promote the efficient use of resources, including land. 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;
- A community's need for affordable housing is a material planning consideration which must be taken into account in formulating development plan policies and determining relevant planning applications.

Technical Advice Notes (TAN)

3.11. Technical Advice Notes (TANs) are produced by the Welsh Government and to supplement the guidance provided in PPW and they may be material to the determination of applications for planning permission. TANs of relevance to the development proposals are summarised as follows:

- TAN 2: Planning and Affordable Housing (2006): TAN 2 provides guidance on how the planning system can be used to implement and monitor the provision of affordable housing in Wales;
- TAN 12: Design (2016): TAN 12 provides additional guidance and detailed advice on how good design should be achieved through the planning process; and
- TAN 18: Transport (2007): This TAN describes how land use and transport planning should be integrated through the planning system, including how the transport impacts arising from development should be assessed and mitigated. It encourages development to be sited in highly accessible locations and provides guidance on the design of the transport requirements associated with new development including parking, walking and cycling and public transport.

4. Planning Considerations

4.1. Section 38(6) of the Planning and Compulsory Purchase Act (2004) and Section 70(2) of the Town and Country Planning Act (1990) state that planning applications must be determined in accordance with the Development Plan unless relevant material considerations indicate otherwise.

4.2. The key planning issues are considered in turn below:

Compliance with Outline Permission

4.3. This reserved matters application follows the approval of outline planning permission for residential development on the application site. This application seeks for approval of matters which were not included within the approved outline application (scale, layout, landscaping and appearance). A key consideration is therefore whether the reserved matters are in accordance with principles established by the outline planning permission for the site.

4.4. This application also includes details relating to a number of planning conditions attached to the outline planning permission:

- Condition 1 – Approval of layout, scale, appearance and landscaping is to be obtained before any part of the development is commenced.
- Condition 6 – As part of the reserved matters, details of finished floor levels and proposed ground levels shall be submitted to and approved by the local planning authority.

4.5. Access was a matter for consideration at outline stage and the permission included Condition 4 which required the site access to be in the position shown on Plan Ref: WR/3/A and have a minimum width of 4.8m. The submitted Site Plan (P5524 - SK1001 P1) demonstrates that the access is 5m wide and therefore complies with the requirements of the outline permission.

4.6. Details of the following pre-commencement conditions which were attached to the outline consent will be submitted in due course:

- Condition 7 – Site investigation to determine the extent and nature of any contaminations.
- Condition 8 – Verification report details the of any site remediation deemed necessary as a result of the Site Investigation.

- Condition 9 - Details for the protection of the adjoining embankment, long term maintenance of the adjoining land and a scheme to deal with any Japanese Knotweed.
- Condition 10 – Foul and surface water drainage details.

4.7. The principle of residential development is established by virtue of the outline planning permission for the site. Whilst the outline was for residential development and did not specify a maximum (or minimum) amount of units, given that the outline permission was for a minor development, the reserved matters application is limited to a development of less than 10 units. It is considered that the proposals for 9 units makes efficient use of the site in a sustainable location in accordance with PPW which encourages the use efficient use of land.

Layout and Parking

- 4.8. The proposals represent a high-quality development, which will enhance the appearance of the site and make a positive contribution to the locality in accordance with Policy GDP1.
- 4.9. The development consists of four blocks. The two backland blocks consist of a pair of semi-detached houses (Block A and Block B). The frontages blocks consist of a detached house (Block C) and four walk-up apartments (Block D). All of the proposed houses have private gardens. The ground floor apartments have access to open landscaped areas whilst the first-floor units have been provided with generous balconies.
- 4.10. The proposed layout does not give rise to any concerns of overlooking or loss of residential amenity, either within the site or in respect of existing dwellings. All separation distances are in excess of the standards set out in the Council's Space Around Dwellings Guidance Note.
- 4.11. The scheme would provide a total of 16 parking spaces. The provision meets the requirements of the adopted parking standards which are expressed as a maximum (1 bed – 1.5 spaces, 2 bed – 2 spaces).
- 4.12. Pedestrian accessibility and permeability are fundamental principles incorporated into the proposed design. Pedestrian access routes are proposed with a footpath connection to the existing footpath that runs along Pinecroft and Afoneitha Road.
- 4.13. Secure communal refuse and cycle stores would be provided for residents of the apartments. Private stores will be provided for the houses with garden areas.

- 4.14. Public and private spaces are clearly defined within the development. The orientation of the buildings allows for clear overlooking of and the car parking spaces, this ensures a high level of natural surveillance of these areas.

Design and Materials

- 4.15. All apartments in the scheme achieve the National Space Standards. The houses are 2 bedroom 4 person and have an internal area of 82sqm. The ground floor apartments have a floorspace of 61sqm and first floor apartments have floor areas of 51sqm for 1 bedroom 2 person dwellings.
- 4.16. All of the proposed units will be provided as affordable housing by the applicant. The size and type of units proposed has regard to local need.
- 4.17. The local vernacular style, is low rise, generally consisting of single and two storey domestic housing of differing architectural styles and ages, although brick, slate and tiled roofs with some rendered elements are the predominant materials for dwellings in this area. Directly adjoining the site is to the north is Pinecroft which consists of modern two storey, red brick houses with grey tiled pitched roofs and white upvc glazing, with some small areas of light-coloured render. The proposed buildings have been designed and the material palette chosen to reflect and enhance the local setting.
- 4.18. Further information in relation to the design rationale for the proposal is contained within the submitted Design and Access Statement.

Landscape & Trees

- 4.19. There are no significant trees on the application site which would be affected by the proposed development. The development will involve a comprehensive and hard and soft landscaping scheme which along with the well-designed new buildings will improve the appearance and setting of the area (P5524 – SK8001 P1 – Indicative Landscape Strategy).

5. Conclusions

- 5.1. To summarise, this application seeks permission for details of appearance, landscaping, layout and scale (the reserved matters). Outline consent for the residential development of the site to the south of Pinecroft, Afonietha Road, Penrycae was granted in 2019. Access to the site was also considered at outline stage and no changes are proposed to the approved arrangement.
- 5.2. The applicant is seeking to provide a development consisting of the erection of 9 affordable dwellings (5 x houses and 4 x apartments). It has been demonstrated that the proposals represent an appropriate design solution to provide this quantum of development
- 5.3. The appearance of the dwellings and offices would create a quality and attractive environment which reflects the local character and design vernacular. The proposals come forward with a landscaping scheme which would soften the built form and further improve the appearance of the site.
- 5.4. The proposals have been assessed against all relevant national and local planning policy and the Planning Policy Wales presumption in favour of sustainable development. For the reasons stated in this statement it is requested that the officer appointed to determine this application should look upon this scheme favourably and recommend approval without delay.
- 5.5. Should there be any queries regarding the application submission then please contact Jack Appleton (ja@broadgrove.co.uk).