

Land at Harwd Road Brymbo - Applicant Supporting Statement

The site is a piece of privately owned land that lies within the settlement of Brymbo next to Arosfa at the corner of Harwd Road and Vron Close. Full building consent is being sort for a single detached two storey private dwelling, with a basement garage, adjacent to Arosfa. The landowner intends to reside at the completed dwelling.

Extensive research, as summarised in the attached document *Boundary records and information*, has established that the site has not previously been developed. The granted outlining application, P2014/0600 stated it is "waste land and as such does not contribute positively to the immediate environment".



View from Mount Hill/ Gwalia Road



View from Vron Close

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View from Harwd Road

This detailed proposal would be a positive development of the land.

The WCBC Highway Development Control Engineer, Peter Douthwaite, has been consulted regarding the highway impact of the site. Main access to the site will be from Vron Close with onsite parking in addition to the basement garage. The level of vehicular access generated by the proposal would be limited and have no adverse impact on highway safety. A pedestrian access adjacent to Arosfa is also proposed. The 1.8m wide adopted service strip is shown on the attached plan between points A & B. Mr Douthwaite also confirmed that the new entrance will be required to be at least 2m from the existing lamp post and that resurfacing works at the corner of Harwd Road & Vron Close would not be required and the existing drop kerb & tactile paving would suffice.

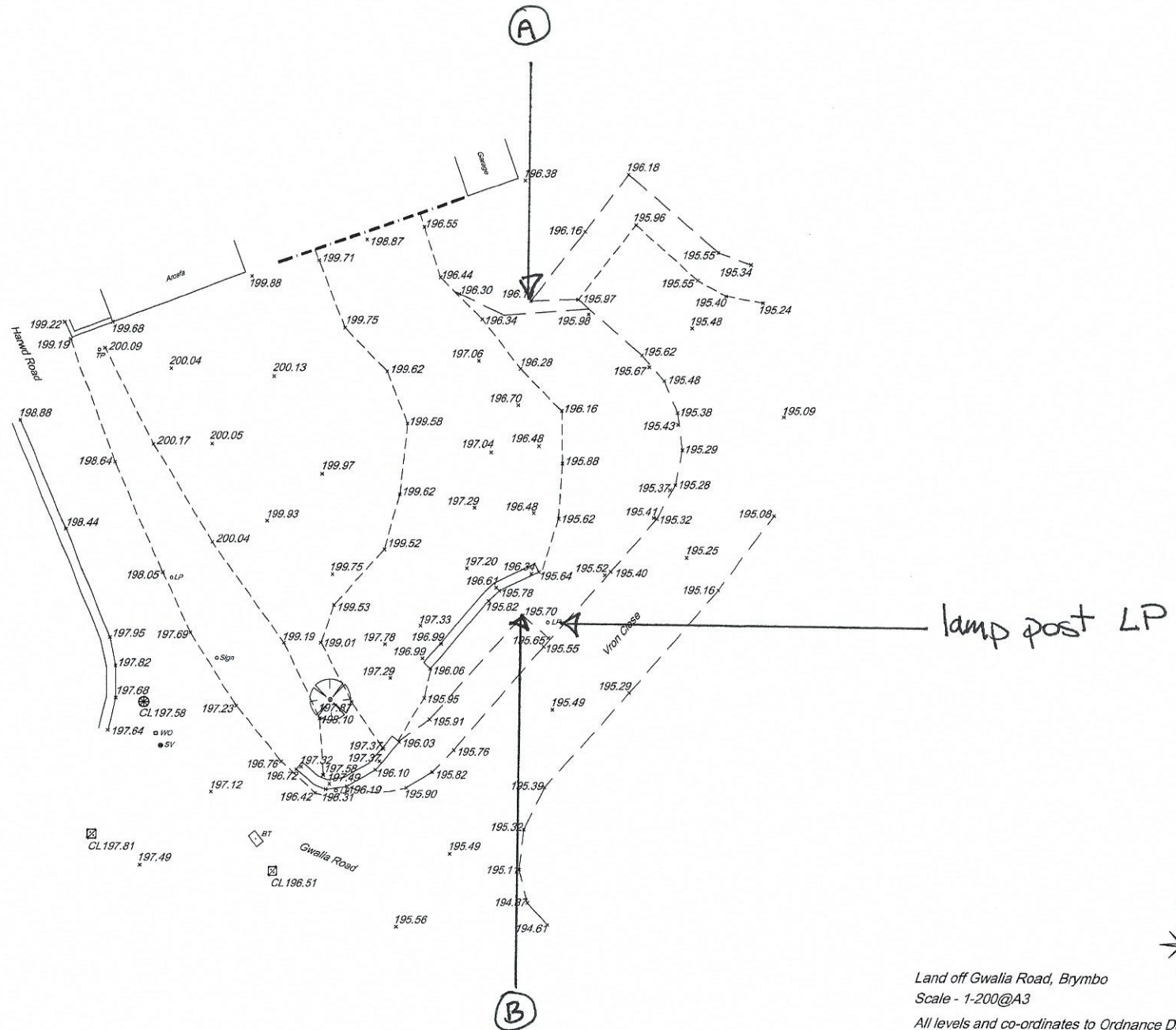
The area is residential with dwellings of many differing styles and sizes. The proposed dwelling is to be finished with K rend under a slate roof. The house has been designed and positioned to maximise the available amenity space, garden areas and private parking. The drop in levels between Harwd Road and Vron Close lends to the inclusion of a basement garage as both a means of dealing with the differing levels and further realising the best use of the available area. Levels plan attached. The sloped landscape area, adjacent to Vron Close, includes for the planting of a number of birch trees. Beech hedging will border the unpaved 1.8m wide adopted highway service strip which follows the curved kerbing along Vron Close.

The northeast corner of the site borders the parking area for the adjacent dwelling Arosfa. The owners of Arosfa have been consulted regarding the treatment of the boundary between the site and their parking area. It is proposed that the boundary will mainly consist of beech hedging.

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Arosfa parking area



Land off Gwalia Road, Brymbo
 Scale - 1-200@A3
 All levels and co-ordinates to Ordnance Datum