

Design and access information submitted in support of the outline planning application for proposed development at Llwyneinion, near Rhosllanerchrugog.

Application submitted on behalf of Peter Jones, Old Hall Farm, Summerhill, Wrexham LL11 4TU for outline planning permission to create a small residential development on land adjacent to Llwyneinion, Rhosllanerchrugog LL14 1TG.

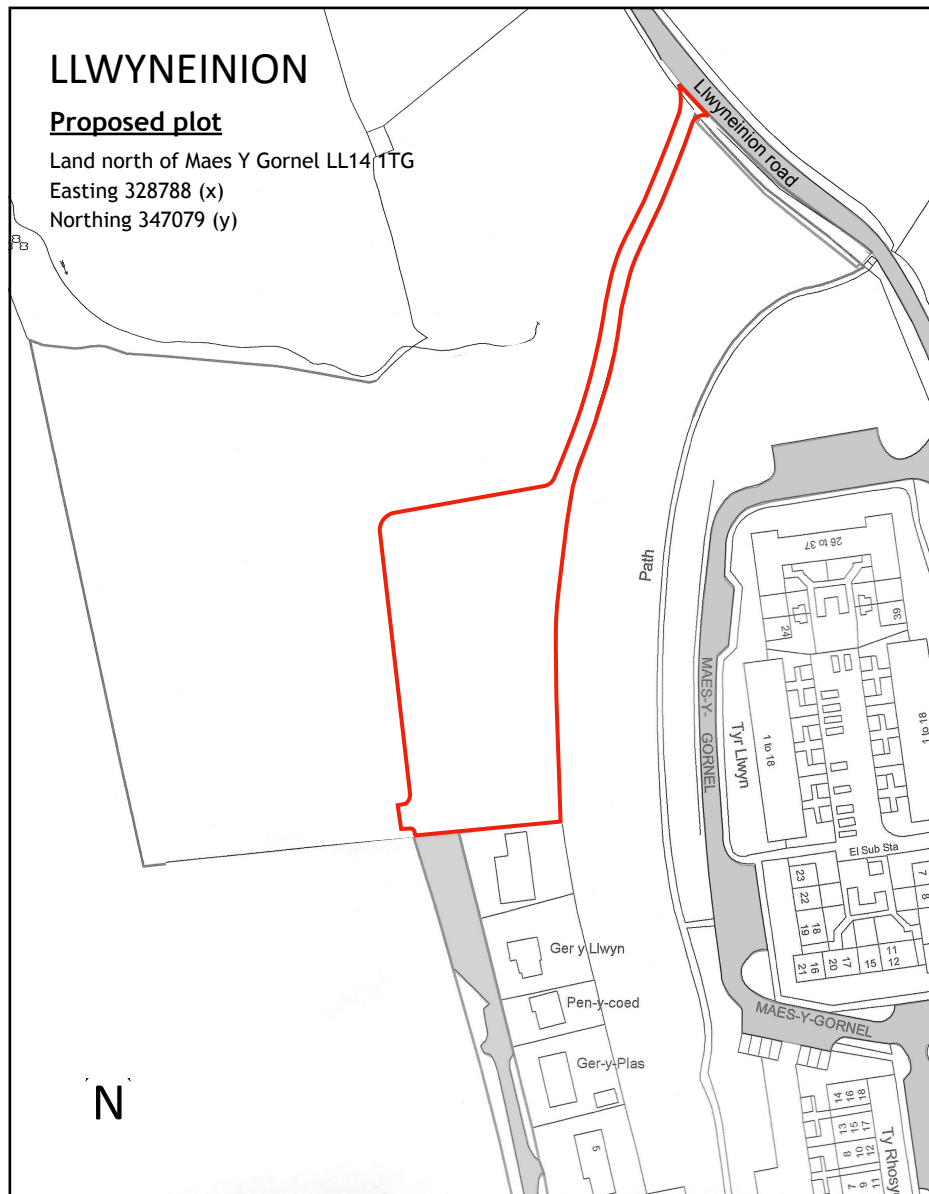
The proposed development will extend an existing row of private dwellings off Hall Lane.

Nearby amenities accessible by foot include a primary school at Ysgol Maes Y Mynydd, a secondary school at Ysgol Y Grango, a Co-op Food convenience shop, a butcher's shop, a Post Office branch, a GP surgery, the Stiwt Theatre, The Sun Inn public house and various takeaway restaurants which are all within the nearby village of Rhosllanerchrugog.

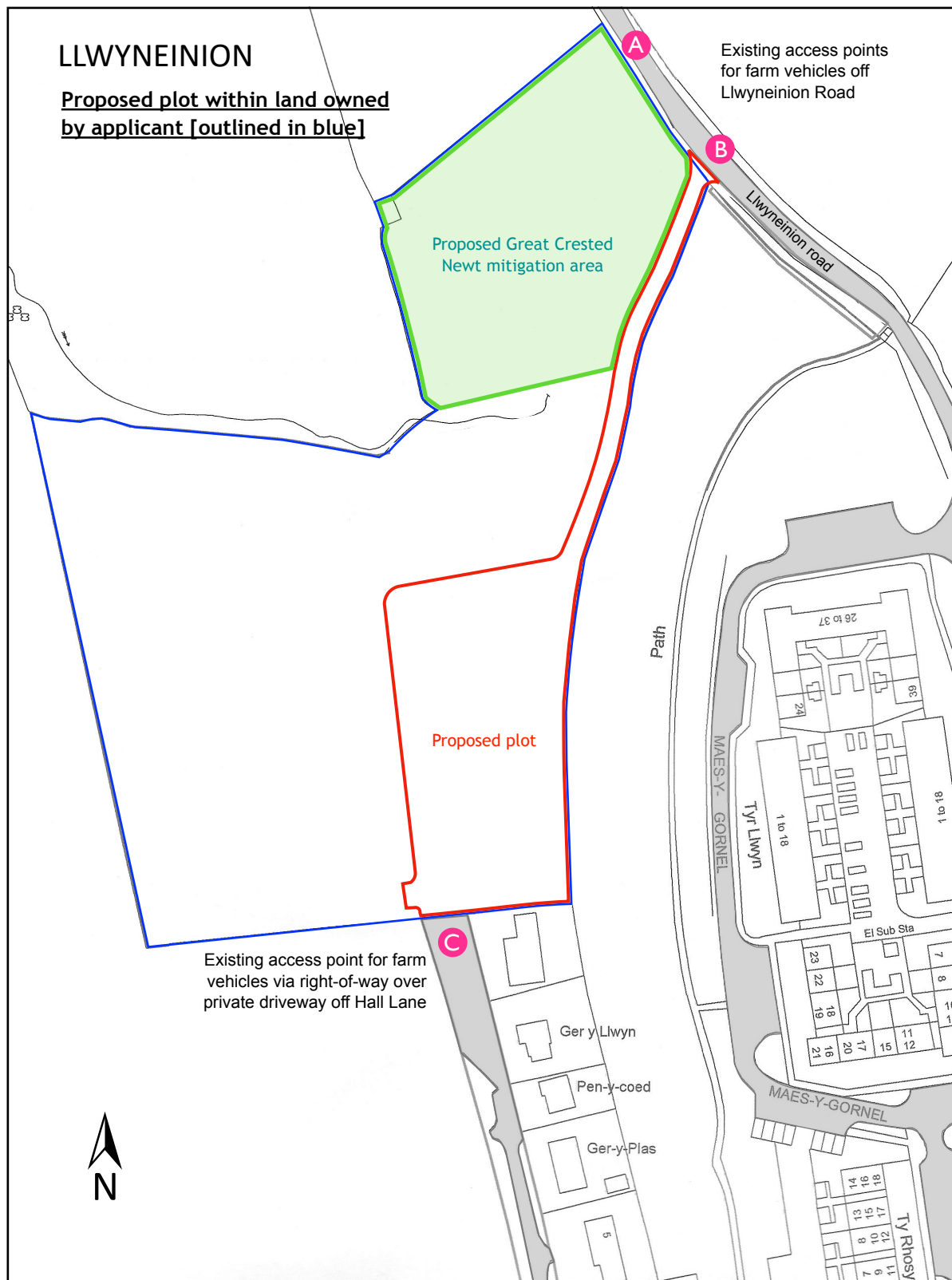
There is a regular bus service linking with nearby villages such as Ponciau, Johnstown and Penycae, as well as Wrexham town centre, Oswestry and Chester.

The A483, the main carriageway linking Wrexham to Chester and Oswestry, is easily accessible.

The nearest rail link is at Station Road, Ruabon and is easily reached by car or bus.



- Proposed plot [outlined in red] within the land owned by the applicant [outlined in blue] at Llwyneinion adjacent to Maes Y Gornel.
- The applicant has access to the land at three points; to the north off Llwyneinion Road [A & B] and to the south via right-of-way access over a private driveway off Hall Lane [C].
- Proposed extent of Great Crested Newt mitigation area [outlined in green] within the land owned by the applicant [outlined in blue]; for further detail please refer to the accompanying ecology report.



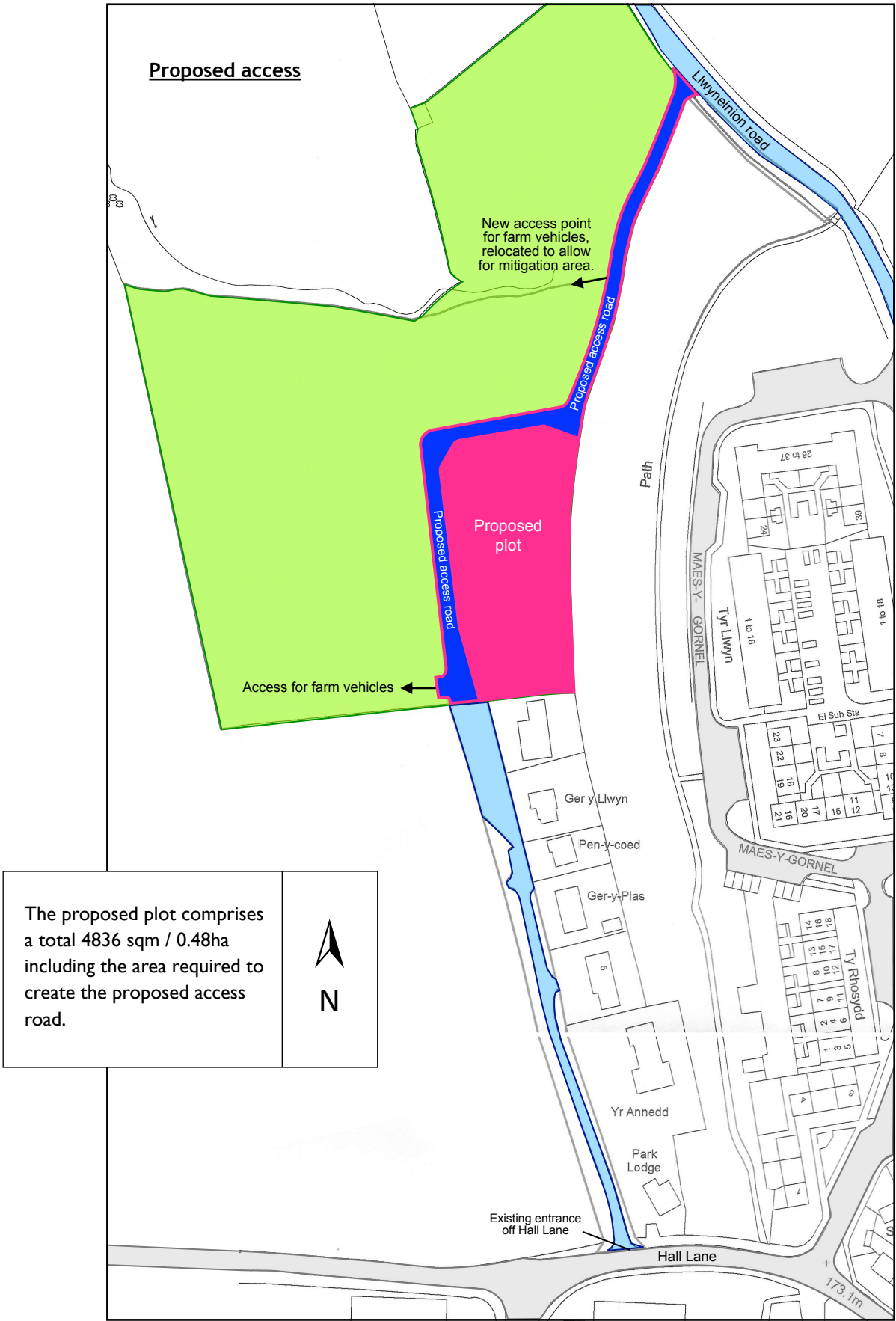
- The proposed development will see a largely unusable portion of the applicant's land divided to create a boundary that will extend the existing developed boundaries from the flats at Maes Y Gornel and seven private dwellings served by a private access cul-de-sac off Hall Lane.
- The proposed shape of the plot is intended to create a somewhat more 'squared-off' appearance which will offer the added benefit of a neater boundary line for the developed area.



- Aerial views showing the proposed plot in relation to the existing development and surrounding landscape.



- The proposed plot [highlighted in red] within the land owned by the applicant [highlighted in green].
- The proposed access road includes provision for two vehicle-turning areas, a vehicle-passing area and a footpath serving the five dwellings (detailed site plan on page 5).

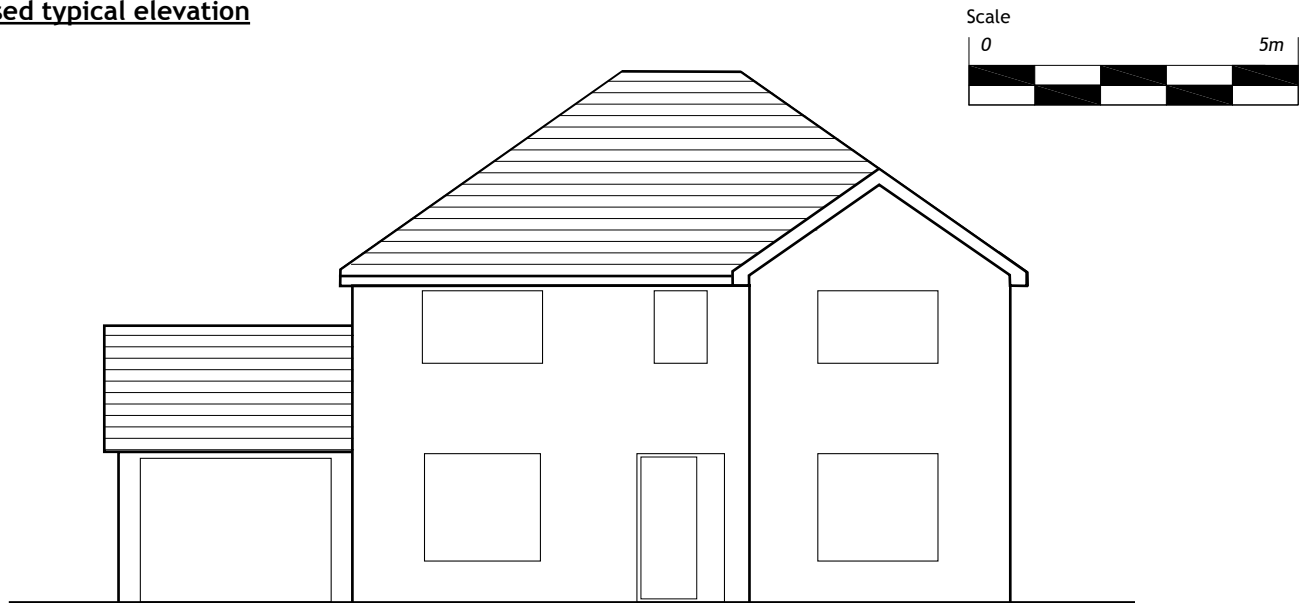


Design and access information in support of proposed development at Llwyneinion

- Proposed site plan to include five detached four-bedroom houses, each with attached single garage and private driveway to provide off-road parking for a minimum of two vehicles.
- The proposed access road will include provision for two vehicle-turning areas, a vehicle-passing area and a footpath serving the five dwellings.



Proposed typical elevation



Appearance

- The development will comprise five four-bedroom dwellings with attached single garage and off-road parking for a minimum of two vehicles.
- The neighbouring properties off Hall Lane comprise two-storey buildings, thus the proposal will offer natural design progression.
- The upper & lower limits for each proposed building within the application are as follows;
 - Height - minimum 8.0m to a maximum 8.25m, attached garages are a maximum 4.25m
 - Width - minimum 14m to a maximum 14.5m (to include attached garage)
 - Length - minimum 9m to a maximum 9.5m (to include bay window to the front elevation)
- Each dwelling will comprise a total floor area of 150sqm.
- The proposal specifies facing brick construction with natural slate tile roof.
- All windows are to comprise sealed double glazed units set in white uPVC frames, all soffits and fascias are white uPVC to match windows.
- Each dwelling will benefit from private front and rear garden amenity areas.
- The plots are to be divided by brick wall boundaries topped with court hoop-top metal railings.
- The proposed access road will include provision for two vehicle-turning areas, a vehicle-passing area and a footpath serving the five dwellings.
- The existing tree line along the east-side boundary of the proposed plot (belonging to WCBC) will retain the natural screen between the settlements and will therefore minimise any visual impact of the proposed development for the residents at Maes Y Gornel.

Conclusion

- The proposed development of five detached dwellings will extend naturally into the landscape as it will continue an existing developed area.
- Although the land is outside the present settlement area, the proposed development may bring a more logical and aesthetically pleasing conclusion to the aforementioned existing developed areas.
- The proposed access road will avoid additional traffic along the existing access cul-de-sac serving the seven properties off Hall Lane.
- The proposed access road would abut the existing private access road off Hall Lane. In the future this could provide a single adopted road, should the Council deem it appropriate, thus creating a 'loop' route which could be of great benefit for access by refuse collection and emergency vehicles.