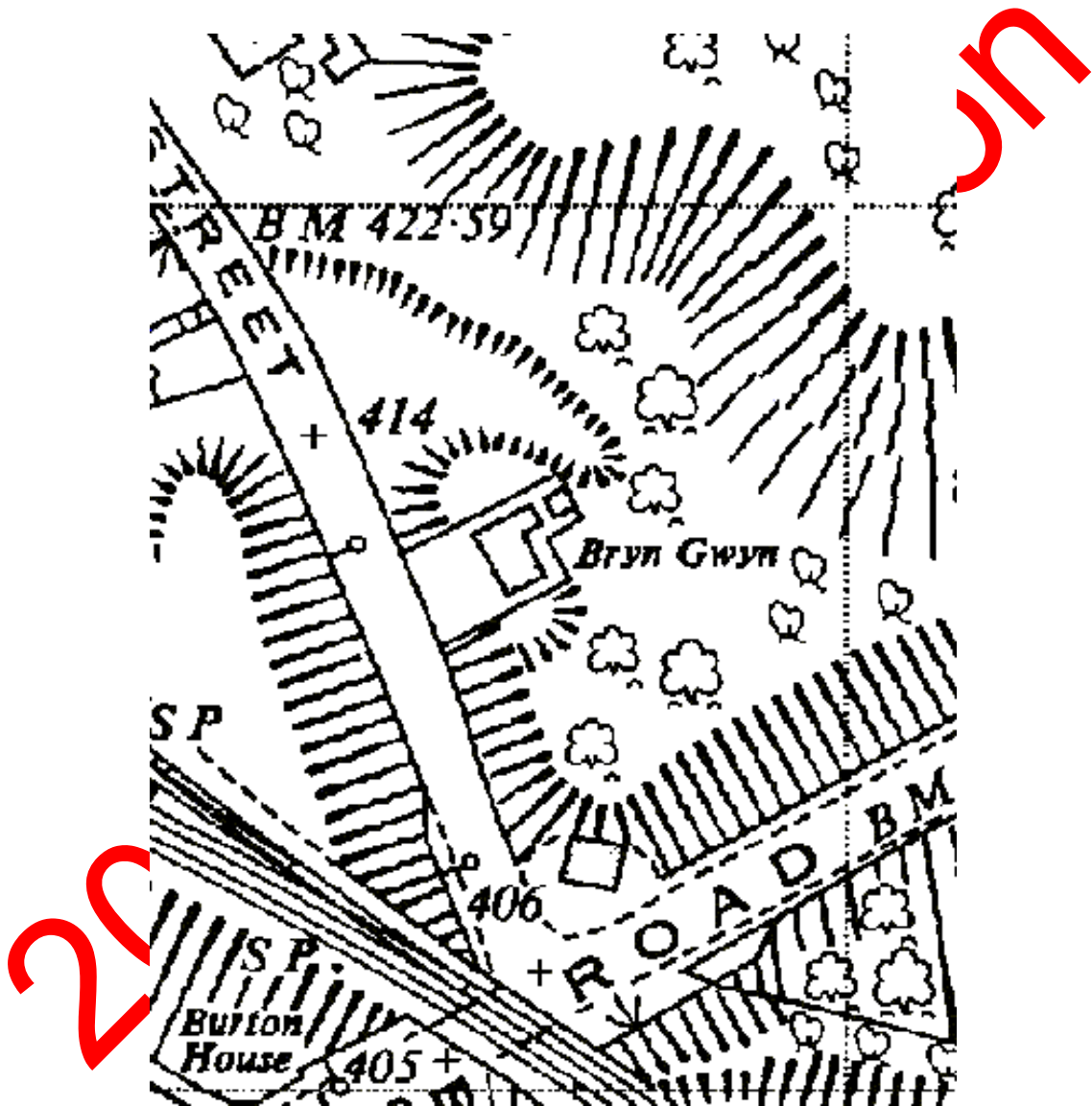


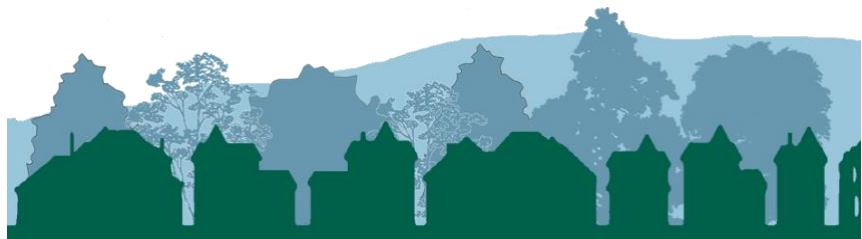
Planning, Design and Access Statement

Bryn Gwyn, Chapel Street, Acrefair, Wrexham



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1. Existing Site Photographs
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Note 1 - see paragraph 2.4 and section 5.3 of *Technical Advice Note 12: Design*, and paragraphs 2.18 to 2.21 of *Design and Access Statements in Wales*.

Note 2 - *Policy Clarification Letter CL-03-10: Design and Access Statements* - clarifies the duties on planning authorities to ensure that submitted Design and Access Statements contain all the information required by the legislation before validating planning applications.

Note 3 - Section A3 of *Technical Advice Note 12: Design* provides more detailed guidance on what Design and Access Statements should include.

Note 4 - The Equality Act 2010, which was passed in April 2010, consolidates and replaces previous equality legislation concerning discrimination including the Disability Discrimination Acts 1995 and 2005.

1. Introduction

1.1 Since June 2009, Design and Access Statements are a statutory requirement with most applications for planning permission having to be accompanied by a Design and Access Statement¹. In Wales, a Design and Access Statement is required with any householder planning application. A Design and Access Statement explains in detail how the design process for a proposed development has evolved. This includes the development's visual appearance, its scale and its relationship to the local surroundings and wider context.



Photo 1 - Location of application site on Chapel Street, Acrefair

1.2 The Statement has two inter-related elements. One is the design element, which explains the vision and design aspirations for the proposed development scheme; it shows how the scheme's design responds to the site, and to the physical character and context of the surrounding area. The other is the access element, which explains how issues relating to access have been dealt with; it shows how the proposed development will address the principles of inclusive design while responding to factors such as the existing topography of the site or constraints such as the shape of an existing building.

¹The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 PART 2 Applications - Article 7



Photo 2 - Application Site prior to clearing of vegetation – note existing stone wall

1.3 This Statement details the planning policy issues in relation to the proposed development and goes on to demonstrate how the five objectives of good design² have been applied to the proposed scheme and how it is compatible with the site's surroundings. The five objectives are as follows:-

- Accessibility
- Environmental Sustainability
- Character
- Community Safety
- Movement To, From and Within the Development

1.4 It is submitted in support of an application in relation to an outline planning application for the erection of a proposed new dwelling on land known as Bryn Gwyn, Chapel Street, Acrefair, Wrexham.

2. The Application Site

2.1 The application site, totalling 320 sq m is currently a vacant site although part of an otherwise developed frontage along the east side of Chapel Street in Acrefair. It is located 1km from the centre of Cefn and 9k from the town of

² *Planning Policy Wales Technical Advice Note 12: Design*

Wrexham. Located at the southern end of Chapel Street the site was previously developed with a single storey dwelling which was unoccupied but still present in 2006 when an outline planning application for a replacement dwelling was favourably considered [see Section 6]. The property was demolished in 2008. It was overgrown, recently with self-seeded scrub [see Photo 2 above], but has since been cleared of vegetation [see Photo 3 below]. The site is approached from the east and north [Wrexham] and the west [Llangollen] along the A549 Llangollen Road, Acrefair.



Photo 3 – Application site following clearance of vegetation

2.2 Despite the fact there has been a previous dwelling on the site, demolished in 2012, it does not have the benefit of an existing vehicular access although there is an existing pedestrian access as can be seen in Photo 2 above. The frontage to the application site has a dilapidated stone wall [again see Photo 2] and the land immediately opposite the application site is also unused and overgrown [see Photo 1].

3. The Proposed Development

3.1 The proposal is the same as that which received planning permission in November, 2006 - an outline planning application seeking planning permission for the erection of a new single storey dwelling on land known as Bryn Gwyn, Chapel Street, Acrefair, Wrexham and although it is an outline planning application it will consist of the following:-

- a living room, hall and kitchen with dining area and garden room facing the rear garden;
- two bedrooms [one en-suite] and family bathroom;
- bin storage and recycling area with screening;
- a minimum of two car parking spaces within the application site;
- restoration of the stone wall to the site boundary to the road frontage; and
- new post and rail fencing along the northern, eastern and western site boundary supplemented with planting of native species.

4. Information Submitted in Support of Planning Application

4.1 In summary, the following have been submitted in support of this resubmitted planning application:

- Planning, Design and Access Statement [Real Planning – March, 2015]
- Existing Site Photographs
- Location Plan
- Proposed Site Plan
- Contamination Report

5. Planning Policy

5.1 In consideration of the proposed development scheme the following local and national planning policy and guidance have been taken into account:-

- Wrexham Unitary Development Plan: May 2006 [Policies PS1, PS2, PS3, PS4, GDP1, EC4, H2 and T8]
- Local Planning Guidance Note 6: Access To and Use of Buildings
- Local Planning Guidance Note 7: Landscape and Development

- Local Planning Guidance Note 16: Parking Standards
- Local Planning Guidance Note 17: Trees and Development
- Local Planning Guidance Note 21: – Space Around Dwellings
- Local Planning Guidance Note 24: – Designing Out Crime
- Local Planning Guidance Note 30: Design
- Planning Policy Wales [PPW] - Welsh Assembly Government [Edition 7 July 2014]
- PPW Technical Advice Note 5: Nature Conservation and Planning [2009]
- PPW Technical Advice Note 12: Design [2014]
- PPW Technical Advice Note 18: Transport [2007]
- Manual for Streets 2 - Department for Transport [2010]

5.2 The application site is shown as unannotated land within the identified settlement limits of Acrefair / Cefn as identified in the Wrexham Unitary Development Plan³ [see Proposals Map Inset 4]. Both PPG Wales⁴ and Wrexham Unitary Development Plan policies allow for the obvious development within settlement limits. UDP Policy PS1 directs new housing development to within defined settlement limits and UDP Policy H2 states that residential development on unannotated land within settlement limits will be permitted although subject to compliance with UDP Policy GDP1 [detailed development criteria].

5.3 In consideration of the above it is, therefore, considered that in principle, the proposal is acceptable. It is also recognised that there has been a previous residential presence on the site – the single storey building was in existence when the previous planning permission was granted in November, 2006. The scale of the replacement dwelling should also be acceptable in policy terms as it will be a modest two bedroom single storey dwelling. The remaining 'detailed' policies and guidance are considered in discussion of the six objectives relating to Design and Access – Sections 8 to 12 of this Statement.

6. Planning History

6.1 A similar proposal was submitted in October 2006 for a replacement dwelling – the demolition of existing dwelling and new residential development. It resulted

³ Wrexham Unitary Development Plan [Wrexham County Borough Council – May 2006]

⁴ Planning Policy Wales [PPW] - Welsh Assembly Government [Edition 7 July 2014]

in a delegated approval dated 23rd November, 2006 with the granting of outline planning permission. There had been no objection in principle and the standard outline planning permission conditions were attached seeking the submission of further details. However, there was concern about the possibility of the scheme to provide adequate vehicular access to the site and the provision of off-road parking / turning. The difficulty is from the fact that the site is at a much higher level than the adjoining road – Chapel Street [see Photo 4 below] and the vehicular access to the site will be exceedingly steep.



Photo 4 – Showing the height of the site level to the road

6.2 The height difference also led to a condition securing the development of the site with a single storey dwelling. The planning permission came with the following conditions:-

- **Condition 4** -This permission shall provide for a maximum of one single storey dwelling.
- **Condition 5** - Development shall not begin on site until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including

post-development monitoring. Where remediation works are required, the development shall not be occupied/used until a Validation Report to show that the works have been satisfactorily carried out has been submitted to and approved in writing by the Local Planning Authority.

- **Condition 6** - *No development shall take place until a scheme of foul drainage and surface water drainage has been submitted to and approved by the Local Planning Authority. The approved scheme shall be complete before the development is occupied.*

6.3 Again, recognising the difference in height, a 'Note to Applicant' was also added stating that:-

"Due to the difference in height between the application site and Chapel Street, there are likely to be difficulties in providing an adequate driveway and parking area. You are advised to seek advice on the matter from the Planning Department and the Highways Authority before submitting a reserved matters application."

6.4 Prior to the submission of this application advice was sought from the Council's highways department – see section 7 below.

7. Pre-application Advice

7.1 Taking account of the above 'Note to Applicant', Real Planning met with a representative of the Council's Highway department, seeking advice as to how to proceed. The response received [see Appendix 5] stated that:-

"Chapel Street, Acrefair is a classified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20 mph. The site is steeply sloping with a limited site frontage. It may be possible to achieve adequate visibility on to the highway from a parking area but given the restricted size of the site it will not be able to provide adequate an off road turning facility. I would suggest that a two car parking bay is constructed at 90 degrees to the highway. This will require a significant retaining feature to ensure the continued stability of the land.

Whilst the lack of turning space is against Council policy I have to consider the previous permission on site which hinted at on-road parking for a replacement dwelling. I would have no reason to object to the proposals subject to an adequately designed parking area."

8. Accessibility

8.1 As explained above, in recognition of the difference in levels, the proposed dwelling will not have a new vehicular access but will be provided with a two bay parking area at 90 degrees to the highway [see Appendix 3 – Proposed Site Plan]. Pedestrian access off Chapel Street into the site will also be provided. The access, parking and turning areas will be constructed to a standard suitable for domestic traffic and be finished with materials to be approved following the submission of a reserved matters application. Although there will be no on-site turning facility, the provision of the above parking arrangements for the required two cars will be in accord with Local Planning Guidance⁵.

8.2 The internal arrangements will be compliant to design guidance and any duty under the Equality Act 2010 [which incorporates the Disability Discrimination Act 1995]. The site and the proposed dwelling will be assessed in accord with local planning guidance⁶ and the updated Part M to the Welsh Building Regulations – Access to and Use of Buildings / Dwellings.

9. Environmental Sustainability

9.1 There are a number of issues for consideration within this objective and the Local Planning Authority to comply with UDP Policy GDP1. The construction of a new residential development offers the opportunity to fully comply with current insulation and energy efficiency standards. Energy demand and the associated carbon emissions will, therefore, be in accordance with current standards.

9.2 Sourced sustainable materials of low environmental impact will be used where possible. These will include locally sourced materials, reclaimed and

⁵ Local Planning Guidance Note 16 – Parking Standards

⁶ Local Planning Guidance Note 6 – Access To and the Use of Buildings

recycled materials. Planning policy requirements for the Code of Sustainable Homes was withdrawn when the changes to part L of the Welsh Building regulations came into force at the end of July. To accord with these Building regulations, the new dwelling will comply with the new Part L which sets a requirement for new homes to achieve a 6% carbon improvement on 2010 regulations and the emphasis on building fabric with the introduction of a fabric energy target. 'A' rated appliances and water saving devices will be installed throughout and recycling facilities will be provided for in the proposed scheme.

Contamination

9.3 The 2006 outline planning permission had a contamination condition attached [see Section 6 above and Appendix 4 – Decision Notice] seeking the submission of a scheme to deal with the potential contamination at the site. In recognition of this, Smith Grant Environmental Consultancy has been appointed by Real Planning to consider this issue. The original report associated with the 2006 submission stated that the site was identified as being associated with adjacent colliery waste deposits, but backing onto the former ironworks spoil tips. Since then the former dwelling, a chalet style building with asbestos cement wall cladding, has been demolished.

9.4 Smith Grant has had discussions with the Council's Contaminated Land Officer and proposals for the additional investigation were submitted to and agreed by the WCBC Contaminated Land Officer (Stacey Inglis) in an email dated 8th May 2015. This work has been undertaken by Smith Grant resulting in the report accompanying this submission [Appendix 6 - Results of Additional Sampling - Smith Grant Environmental Consultancy (ref R2132-L01)– July 2015]. The report recognised that Smith Grant Partnership has been provided with copies of a certificate of completion of works, carried out by A & D Environmental Services Ltd (dated 22nd July, 2015), and waste transfer notes confirming the removal of asbestos containing waste from the site (12/06/2015). Work conducted by A & D Environmental Services Ltd included removal of visible asbestos cement debris, removing contaminated foliage and other asbestos debris excavated to a depth of 8 inches below ground level. Post-remediation validation has not been carried out, and it should therefore be assumed that

some of the residual soils around the building footprint could still contain asbestos cement fragments or loose fibres.

9.5 The Smith Grant Partnership report concluded and recommended that there are no significant concentrations of contaminants relating to metals or PAHs found within soil samples taken from the site on the 3rd of June, 2015. On the basis of the tests carried out there is no significant risk of ground combustion at the site. It finally recommended that additional investigation be carried out prior to any new development to inform a construction and residential use risk assessment and remediation strategy. This should preferably involve the use of machine excavated trial pits provided that a preliminary inspection indicates that machine access to the site would not result in significant disturbance or mobilisation of asbestos fibre. A formal remediation strategy is expected to be required including details of methods to remove or isolate any remaining contamination hazards (possible asbestos), dust suppression and airborne fibre monitoring if necessary, together with methods for investigating and dealing with any unexpected contamination, validation testing of any placed soil cover to gardens, and provision for a remediation completion report.

10. Character

Layout

10.1 The layout of the site and the proposed dwelling will be confirmed as part of the conditioned submission of reserved matters. However, the submitted Indicative Site Drawing [see Appendix 3] demonstrates how the building could be successfully situated on the site. The building will follow the existing building line along Chapel Street and help to provide a positive street frontage providing vehicular and pedestrian access off Chapel Street and on-site parking for two cars and private garden space to the rear. The site is not overlooked and the proposed layout would not result in any overlooking issues. The layout maximises the use of the level part of the site.

Design - Scale and Appearance

10.2 The constraints on development include the site size, orientation [on a north / south axis], increased level of the site to Chapel Street and the need to

configure the site layout and provide an opportunity to deliver a modest family home to meet the identified local need for small units in the locality for sale or rent while protecting the amenity and reinforcing the character of the street scene.

10.3 The appearance of the development will be confirmed as part of the reserved matters. The intention is to create a positive addition to the street scene for those approaching the site. It is proposed that the design and appearance will take reference from adjacent / surrounding properties, with a combination of facing brick and rendered external walls, pitched tiled / slate roofs, and upvc windows and doors. In recognition of the difference in site level to Chapel Street [see Photo 4 earlier], it is noted that the local planning authority conditioned the development of the site with a single storey dwelling. It may be possible to design a dormer bungalow property but one that would have a ridge height no higher than that of the adjacent property known as 'Serena' [see Photo 5 above].



Photo 5 – Adjacent property known as 'Serena'

Materials

10.4 The proposed dwelling will also use similar materials to those on Chapel Street - red brown facing brick, upvc windows, doors, fascia and rainwater goods with dark grey concrete tiles or slates.

Landscaping

10.5 Detailed landscaping proposals will form an essential part of the subsequent submission of reserved matters following grant of outline planning permission. It will be important that the development proposal is sensitively treated and will reflect the site's elevated position above Chapel Street. The existing stone wall along the frontage to the site will be restored and existing natural boundaries to the sides and rear of the site will be retained and enhanced. Hard and soft landscaping proposals will be submitted to include timber screening to the proposed recycling storage area and for the agreement of the local planning authority. The introduction of supplementary native trees and shrub species will help to promote local biodiversity and enhance the appearance of the proposed development.

11. Community Safety

11.1 The proposed redevelopment of the site will incorporate the fundamental principles of Secured by Design in order to reduce crime risk. New windows and doors will be designed, manufactured and installed in accordance with BS 7950:1997 and fitted with security locks. Discrete building mounted external lighting will be provided. Provision of access and onsite parking arrangements as described in Section 8 previously will benefit highway safety with the provision of off road parking. The submitted proposal is for a new dwelling and will not result in any community safety issues, in fact, will result in a permanent residential use, which will increase natural surveillance. It will, therefore, be in accord with the Council's Local Planning Guidance⁷.

⁷ Local Planning Guidance Note 24 – Designing out Crime - Wrexham County Borough Council



Photo 6 – Junction of Chapel Street with the Wrexham / Llangollen Road

12. Movement To, From and Within the Development

12.1 Access to the site is off Chapel Street which has a junction to the south onto the Wrexham / Llangollen A539 Road [see Photo 6 above]. The site is located 150m from a local shop and public house and 1K from the centre of Cefn shopping area – within easy walking distance. It is accessible by foot to the facilities and amenities of the village centre including the shops, Tesco supermarket, post office, surgery, police station, public houses, sports facilities and community centre. The proposal is, therefore, fully compliant with existing inclusive design and sustainability policies and objectives. Buses run to a regular timetable along the A539 Llangollen Road and bus stops in either direction are located opposite within 30m of its junction with Chapel Street. There are also bus stops opposite Chapel Street at the beginning of the B5096 road leading into the centre of Cefn. The nearest train station is located in Ruabon, 3k from the site – a five minute car journey or 30 minute walk. It is also 3.5k to the A483, the Swansea to Manchester Trunk Road and it is a 15 minute drive by car to the towns of Wrexham and Llangollen, where a comprehensive range of amenities exists.

12.2 Refuse collection and fire access can be easily gained from Chapel Street.

13. Conclusion

13.1 The principle of residential development has been established as explained. Planning history of the site – planning permission with conditions, granted in November, 2006 for the redevelopment of the site with a modest, single dwelling – already demonstrates that the proposal is acceptable. This Statement demonstrates that the overall design, scale and appearance of the proposal would be appropriate to the character of the site and the locality. Adequate access and provision of off-road parking for two cars can be provided within the proposal.

13.2 It is, therefore, considered that the development proposal complies with the Council's policies contained within the Wrexham Unitary Development Plan and takes into account advice contained in the relevant local and national planning guidance. In light of the above, this application is commended to the Council.

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