

# DESIGN AND ACCESS STATEMENT For RESERVED MATTERS

Proposed Residential Development at

THE NORTHERN QUARTER

GLYNDWR UNIVERSITY

PLAS COCH ROAD

WREXHAM

LL11 2BZ

On behalf of EDWARDS HOMES LIMITED



***D S Jones & Co.*** Architectural & Planning Consultants.



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## **1.0 INTRODUCTION.**

### **1.1**

This Design and Access Statement has been prepared in support of an application for approval of the matters reserved by the granting of planning permission under Local Planning Authority reference No. P/2018/0671 on the 7<sup>th</sup> of May 2020, specifically Condition 1.

### **1.2**

This statement meets the statutory requirements of Article 7 of the Town and Country Planning (Development Management Procedure)(Wales) Order (“the DMPWO”) 2012, as amended by Article 9 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

### **1.3**

This Design and Access Statement provides an analysis of the application site and design principles employed in response to the comments of the Planning Officer set out in the pre-application enquiry response, LPA reference No. ENQ/2020/0012.

## **2.0 DESCRIPTION OF THE SITE AND SURROUNDINGS**

### **2.1**

The application site extends to 3.1 hectares (7.66 acres) and is situated within the settlement limit of Wrexham as defined in the Adopted UDP. The site occupies the northern quarter of the existing Glyndwr University Plas Coch Campus and currently contains redundant former student halls of residence, library building and car parking. To the south are the existing academic buildings within the Plas Coch Campus, to the west is the B5101, Plas Coch Road and beyond this Plas Coch Retail Park. To the north is the Wrexham Tennis Centre and to the east are existing properties on Ashfield Road / Crispin Lane and other academic buildings within the Glyndwr University Campus.

## 2.2

The site is generally flat and there are no public rights of way which cross the site.

## 2.3

The surrounding area is of mixed-use containing Glyndwr University, Wrexham FC Racecourse Stadium, Wrexham General Railway Station, Plas Coch Retail Park, the Tennis Centre and existing residential properties.

## 2.4

Access to the centre of Wrexham (about 0.25 metres distant) can be readily achieved via walking and cycling along a relatively flat route which is well signposted.

# 3.0 THE PROPOSAL.

## 3.1

The proposal is to develop the site with the erection of 90No. detached and semi-detached, 2, 3 and 4 bedroomed two storey residential dwellings together with a central area of public open space and Children's Play Area. The proposals include the retention and protection of the majority of trees within the site and good pedestrian connectivity to all points of the compass.

# 4.0 PLANNING POSITION.

## 4.1

The site has the benefit of planning permission granted on the 7<sup>th</sup> of May 2020 under LPA reference No. P/2018/0671 for development as described below :-

*“Demolition of redundant student halls and outline application for up to 410 residential units with access off B5101 together with car parking, landscaping and associated infrastructure on surplus land within the overall Plas Coch academic campus.”* The detailed proposals which form part of this application fall within the description of development set out above.

#### 4.2

Condition 1 attached to this grant of planning permission sets out the matters reserved by the grant of planning permission which require detailed approval before development can be commenced. These are confirmed as :-

- a) The layout of the building(s)
- b) The scale of the building(s)
- c) The appearance of the building(s)
- d) The landscaping of the site.
- e)

The following drawings which form part of this application for approval of reserved matters, provide details which cover all of the above elements of design :-

- 1. Dwg No. 10408.01 – Location Plan.
- 2. Dwg No. 10408.10 – Proposed Site Layout Plan.
- 3. Dwg No. 10408.11 – Proposed Boundary Treatments.
- 4. Dwg No. 10408.12 – Proposed Single Detached Garage.
- 5. Dwg No. 10408.13 – Proposed Double Detached Garage.
- 6. Dwg No. 10408.Eps.01 – Epsom House Type.
- 7. Dwg No. 10408.Kem.01 – Kempton House Type.
- 8. Dwg No. 10408.Lin.01 – Lingfield House Type.
- 9. Dwg No. 10408.Lin.03 – Lingfield B House Type.
- 10. Dwg No. 10408.San.01 – Sandown House Type.
- 11. Dwg No. 10408.Str.01 – Stratford House Type.
- 12. Dwg No. 10408.Tau.01 – Taunton House Type.
- 13. Dwg No. 10408.Wex.01 – Wexford House Type.
- 14. Dwg No. 10408.Wex.03 – Wexford House Type – Plot 13 only.
- 15. Dwg No. 10408.Win.01 – Windsor House Type.

## 5.0 DESIGN – RESPONSE TO THE PRE-APPLICATION ENQUIRY.

### 5.1

In terms of the principle of development, in his response to the Applicant's pre-application enquiry, the Planning Officer confirmed that the principle of residential development is acceptable on this site albeit that a higher density of development was initially envisaged during consideration of the application for outline planning permission. To quote :-

**Principle of development:** The site lies within the settlement limit for Wrexham and is not allocated for a specific use therefore in accordance with policy H2, residential development is acceptable in principle subject to complying with policy GDP1 as well as other relevant UDP policies.

In terms of compliance with adopted policy GDP1, the relevant sub-sections of this particular planning policy are set out below :-

*Policy GDP1 All new development should:-*

*a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.*

*b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.*

*d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.*

*e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.*

*g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.*

*h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.*

In terms of sub-paragraph a), the proposals have been designed to represent a conventional form of low rise development in a sustainable location with the needs and wants of families and young children foremost in the designer's mind. Due regard has been paid to the scale, design and character of the more traditional Campus buildings which generally occupy a two storey form although it is noted that higher rise buildings are present to the west of the application site. The use of materials comprising a mixed palette of facing brickwork and render with appropriate detailing and the use of a thin profile roofing tile, will ensure that the development assimilates successfully in to the surroundings. The development has been designed to have two strong frontages, an external frontage to Plas Coch Road to the north west and an internal frontage to the Campus to the south west in order to contribute to the character and appearance of the area both in to and out of the application site.

This approach will ensure that a strong relationship is achieved between the development and the areas immediately outwith the site in the interests of preserving and enhancing the character and appearance of the area

The orientation of the proposed dwellings as referred in GDP1, b) above will have the added benefit of improving Community Safety with regard to the areas of open space proposed as part of the development and also to the wider park and sports facilities to the east and south. The strong connection between the development and the public open space and children's play area will significantly improve natural surveillance in this location thereby ensuring an acceptable level of community safety.

The access to the site has been laid out in accordance with details considered and approved as part of the application for outline planning permission, LPA reference No. P/2018/0671. This will result in a safe and

convenient access to the application site for both pedestrians and motorists in a position where safe means of access to public transport is also possible.

Statutory services in terms of electricity, gas and water are available at the site boundary and will be provided to serve the site without cost to the public purse.

In terms of GDP1, h) it is known that there may be a transitory roost used by Bats in the existing Student Halls. This position is being investigated further and adequate mitigation and compensatory measures will be designed and implemented as part of the development. These mitigation proposals will be formally submitted to the LPA as part of an application to discharge Condition 14 attached to the grant of planning permission.

## 5.2

As part of the pre-application enquiry, a suggested draft site layout plan was put forward for consideration and the Officer made the following comments :-

**Design:** The proposed site layout is not acceptable in its current form for the following reasons:

- There is little variation in density, or building form to create distinctive groups of buildings within the site.
- The layout does not respond well to the prominent location of the site opposite the entrance to the Plas Coch retail park and adjacent to the entrance to Glyndwr University. There needs to be a far stronger built frontage in this location. Technical Advice Note 12 paragraph 5.11.5 suggests that such locations are suitable for key buildings.
- There is a predominance of frontage parking
- The areas of open space are not well integrated into the development, notably the area surrounding plot 83. Other smaller areas of open space will do little to enhance the overall appearance of the development and risk looking like left over plots of land.

It is unclear if the layout takes account of Tree Preservation Order (TPO) no. WMBC 109 which applies to the area adjacent to the access road off Plas Coch road. The site layout will need to be informed by an Arboricultural Impact Assessment to ensure dwellings do not intrude into the root protection areas of the trees. Consideration will also need to be given to the potential for the trees to shade habitable rooms and garden areas. Excessive shading from the trees should be avoided.

The site layout proposals submitted as part of this application for approval of reserved matters addresses these areas of concern as explained below.

- The proposed site layout plan proposes a broad mix of dwellings types and sizes which are grouped in order to ensure that density variations are perceptible. The provision of larger 3 and 4 bed detached properties in generous sized plots are interspersed with areas of 2 and

3 bedroomed detached and semi-detached dwellings where car parking provision is hidden from the street view in order to present more densely populated frontages where pedestrian access to the dwellings is accentuated. It is felt that the submitted site layout plan therefore responds positively to the Officer's comments made regarding density.

- The proposals comprise a conventional form of two storey residential development and care has been taken to strengthen the outward street view which faces Plas Coch Road and the Retail Park beyond. Along this frontage, dwellings are tightly grouped with pedestrian access only to the main entrance to each dwelling in order to avoid motor cars forming part of this street scene. This built frontage is punctuated only by pedestrian and emergency access in to the development from Plas Coch Road and the Retail Park. Whilst this street frontage does not contain a "Key Building" as referred to above, it is believed by the applicant to be a coherent and strong frontage which establishes the style and type of development proposed within the site. It is felt that the submitted site layout plan therefore responds positively to the comments made regarding the street scene / frontage to Plas Coch Road.
- The comment in regard to frontage parking has been noted and the proposals adapted / amended accordingly. The proposals now include a significantly reduced provision of frontage parking which is complemented by significant parking provision within each plot but set behind the building lines of the dwellings together with the provision of four shared parking courts. The parking courts ensure that external and internal street scenes are free of cars to large parts of the site in compliance with the comments made in terms of car parking provision. It is felt that the current proposals constitute significant variation in parking provision which puts the needs of pedestrians first in order to strengthen internal and external street scenes from a visual perspective and also improve the amenity of residents. It is felt that the submitted

site layout plan therefore responds positively to the comments made regarding the type of parking provision proposed.

- The area of public open space has been rationalized on the submitted site layout plan and now constitutes a single area of open space which is situated centrally in a location which takes full account of a number of existing trees. The public open space and the retained trees therein will be immediately visible upon entry in to the development and will form a pleasing backdrop to the development when approaching along the main, initial estate roadway. The proposed site layout takes full account of existing trees and seeks to retain as many as possible in order to inject an established landscape character in to the development in the interests of residential and visual amenity. It is therefore felt that the submitted site layout plan responds positively to the comments made regarding public open space and existing trees.

### 5.3

With regard to drainage, particularly surface water drainage, the Officer made the following statement :-

**Surface Water Drainage:** Following the commencement of Schedule 3 of the Flood and Water Management Act 2010 (as amended) the development will need separate approval from the Sustainable Urban Drainage System Approving Body (SAB) prior to commencement. Further details of the SAB, the national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: [https://www.wrexham.gov.uk/english/planning\\_portal/sab/sab.htm](https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm) or by contacting the SAB Team directly at [SAB@wrexham.gov.uk](mailto:SAB@wrexham.gov.uk)

Drainage systems in terms of surface and foul water are currently being designed by the applicant's engineering consultants Systra Limited. It is noted that Condition 18 attached to the grant of planning permission requires that a scheme for the integrated drainage of the site be submitted for approval by the LPA prior to commencement of development. As such, drainage falls outside the scope of the reserved matters and an application will be duly made to discharge Condition 18 very shortly.

## 5.4

In terms of residential amenity, the following comment was made in terms of noise :-

**Amenity:** A noise survey will need to be carried out to determine if the dwellings, particularly those fronting onto Plas Coch road, need to incorporate mitigation measures to limit the impact of noise associated with passing traffic. It would be advisable for this to be carried out prior to the site layout being finalised.

A Noise of Acoustic Assessment is currently being undertaken by Echo Acoustics Limited on behalf of the applicant and this report or assessment will accompany an application to discharge Condition 6 attached to the grant of planning permission. Accordingly, this matter falls outside the scope of the reserved matters and will be dealt with separately as part of an application to discharge this particular condition which will include mitigation measures if any are found to be necessary.

## 5.5

In terms of highways and particularly the level of parking provision, the Officer made the following comments :-

**Highways:** LPN16 sets out maximum parking standards. For residential developments these are 1.5 spaces for 1 bedroom dwellings, 2 spaces for 2 bedroom dwellings, 3 spaces for 3 and 4 bedroom dwellings and 4 spaces for dwellings with 5 or more bedrooms.

The majority of the dwellings would appear to have 2 parking spaces. Assuming that the dwellings have 3 or 4 bedrooms, this is 1 space less than the LPN16 maximum. However given the highly sustainable location of the site I do not consider that this would be a valid reason to refuse permission.

The submitted site layout plan does indicate that 3 spaces are available to all 4-bedroomed dwellings, 2 or 3 spaces are provided for 3-bedroomed dwellings and in all respect, 2 spaces are provided for each 2-bedroomed dwelling. As mentioned above, this level of provision is seen to be acceptable in this particularly sustainable location.

## 5.6

In terms of emergency access from the development, the following comment was made as part of the pre-application enquiry response :-

The submitted plans do not appear to make any provision for a means of emergency access.

The submitted proposals now indicate a permanent pedestrian access via the existing gated access on to Plas Coch Road which previously served as vehicular and pedestrian access to the Goldstein Library. This existing access which is 4 metres wide will also be used as a vehicular access and egress in an emergency only. The applicant trusts that this arrangement satisfies the requirement for an emergency access and egress to and from the site in a safe location.

## 5.7

With regard to developer contributions in connection with :-

- payment towards primary education;
- the set up of a Resident's Management Company to manage the public open space and play area;
- playing field and parks contribution;
- affordable housing provision.

The above matters and obligations are all included within the completed Section 106 Agreement and therefore fall outside the scope of reserved matters.

## 5.8

Finally there are a number of other matters which are covered by the imposition of planning conditions precedent as part of the grant of planning permission and which therefore do not form part of this application for approval of the matters reserved by Condition 1 of the grant of planning permission. These are summarised as follows :-

Condition 6 – Noise survey.

Condition 7 – Dust Management Scheme.

Condition 8 – Construction Traffic Management Plan.

Condition 10 – Car Parking Management Plan.

Condition 11 – Junction improvements at the Crispin Lane / Mold Road junction.

Condition 14 – Mitigation Scheme for Bats.

Condition 16 – Arboricultural Method Statement.

Condition 18 – Foul and Surface Water Drainage.

Condition 19 – Affordable Housing Scheme.

Applications to discharge all but Conditions 10 and 11 are currently in the course of preparation and will be submitted at the earliest opportunity. Conditions 10 and 11 form part of current applications for discharge under LPA reference No's P/2020/0604 and P/2020/0790.

## **6.0 ACCESSIBILITY AND MOVEMENT.**

### **6.1**

The site is located in an extremely sustainable location at the edge of the Town Centre within walking distance of the Railway and Bus Station and the Town Centre itself. The site is also within easy walking distance of the full range of public services, retail shops, restaurants, leisure uses, schools, medical facilities etc.

### **6.2**

Access to the proposed dwellings will be provided by means of an adoptable estate road from which vehicular and pedestrian access is gained to the individual plots. Pedestrian access to the principal entrances of the proposed dwellings will be provided in accordance with Building Regulations Approved Document M.

### 6.3

The new roadways will be a combination of an initial 5.5m wide carriageway with 1.8m wide footways with secondary 4.5m wide culs de sac with shared surfaces leading ultimately to small groups of dwellings served by shared private drives.

### 6.4

The proposed dwellings have been designed to comply with the relevant requirements of Part M of the Building Regulations and in accordance with LPGN No.6 – Access to and Use of Buildings. The proposed development will include:

- level access at the main entrance of each dwelling with paving from the proposed accessway ramped to overcome any change in level;
- any gradients required to achieve access will not exceed 1 in 20;
- the main entrance door to the dwelling will have a level threshold and a minimum clear opening width of 800mm;
- all apertures, space for wheelchair approach, door handle height and thresholds designed and provided in accordance with Part M of the Building Regulations.

### 6.5

Consequently, the proposed development will comply with adopted local planning policy which seeks to ensure safe and satisfactory standards of access to developments.

## **7.0 SUMMARY AND CONCLUSION.**

In summary, the proposed development identified as part of this application for approval of the matters reserved by Condition 1 of the grant of planning permission under LPA reference No. P/2018/0671 can be undertaken in accordance with National Planning Policy Guidance and Local Planning Policies and within the terms of the grant of planning permission referred to. The principle of residential development has been established previously by the grant of planning permission referred to.

This Design and Access Statement has demonstrated that the development of the application site in the manner proposed will result in an acceptable, sustainable form of development with high levels of residential and visual amenity.

In consideration of the above and the drawings and other information provided as part of the application, officers are respectfully requested to view these proposals favorably and subsequently approve the reserved matters referred to herein.

D.S. Jones & Co. January 2021.

**For and on behalf of Edwards Homes Limited.**

