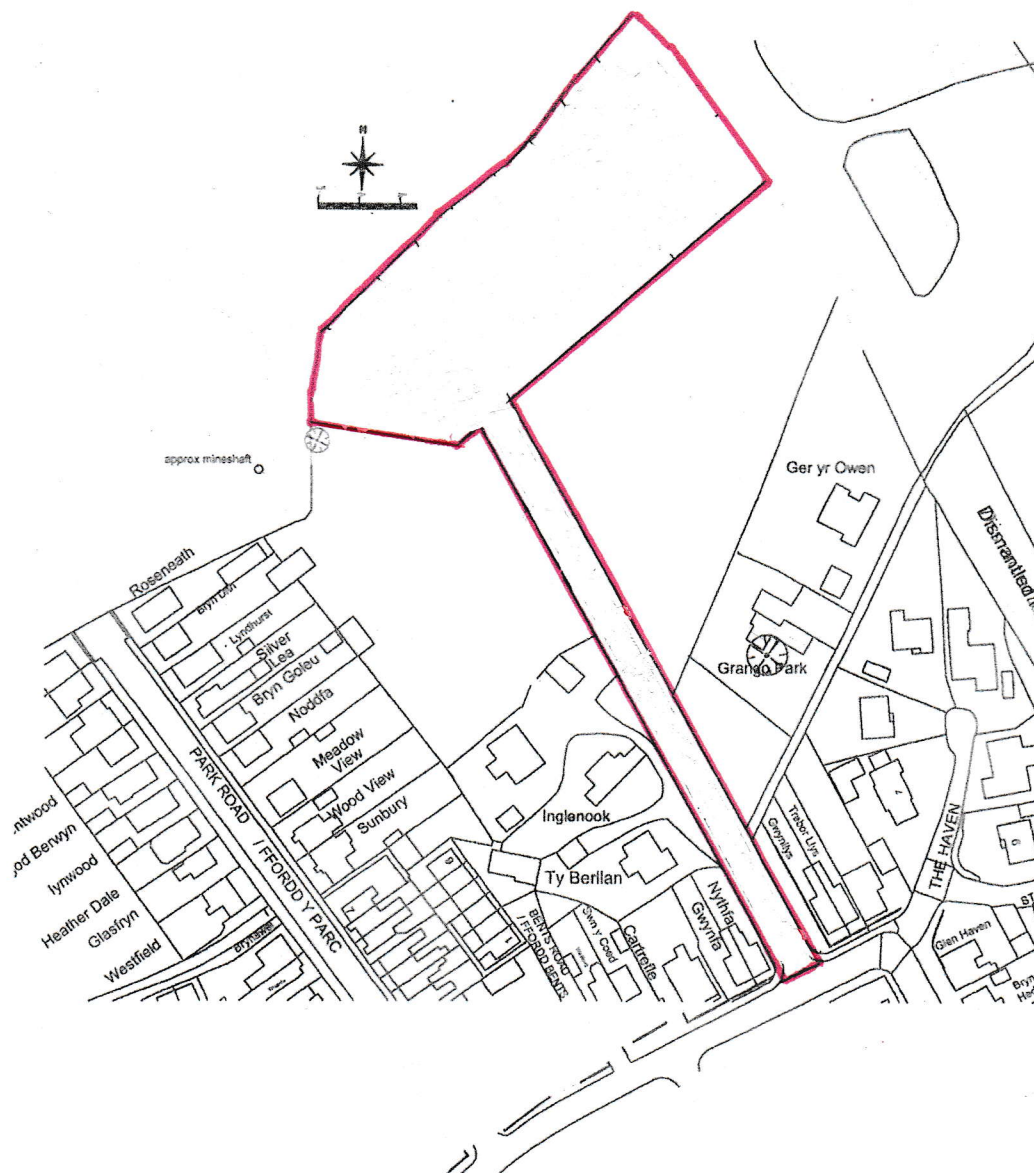


Design and Access Statement

Outline application for the erection of ten dwellings and construction of a new estate road on land off North Road, Ponciau, Wrexham



Mr David Parry

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Contents

1. The Proposal
2. The Application Site
3. Planning Policy
4. Sustainability
5. Design and Character
6. Access and Parking
7. Ecology and Trees
8. Residential Amenity
9. Heritage Assets
10. Movement to, from and across the site
11. Community Safety
12. Summary

1. The Proposal

1.1 The proposal is to build ten dwelling houses and construct a new estate road to serve them on a parcel of land off North Road in Ponciau.



The actual size and design of the houses has not yet been determined but they will be family homes built to the highest architectural standards and will be sustainable in every respect. They will offer a mix of three and four bedrooms and will stand in their own gardens.

1.2 The application is in outline only with all matters including the design and size of the houses reserved for later approval, although the expectation is that six of the houses will have four bedrooms and the remaining four will have three bedrooms.

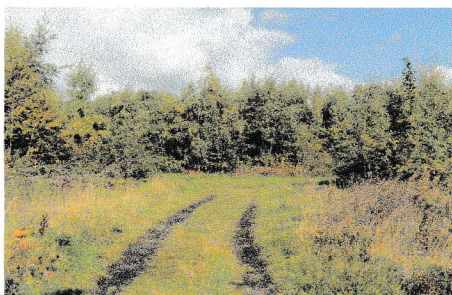
1.3 Each property will have its own private curtilage with sufficient garden and parking space to meet the planning authority's amenity and parking standards

1.4 Every house will be built to the highest building regulations standards and the aim is to exceed level three in the former Code for Sustainable Homes.

1.5 They will be connected to the main foul sewer and surface water will drain to soakaways if possible. The foul drainage will be compensated to ensure that the system does not surcharge. If soakaways are not practical surface water will be directed to a watercourse in the normal way, via a system of attenuation. The drainage system will be constructed to satisfy and secure sustainable urban drainage approval from the drainage authority.

2. The Application Site

2.1 The application site is a roughly rectangular parcel of waste land which is accessed off an unmade road leading from North Road near its junction with Stanley Road.



The application site is has become a wasteland following site clearance

2.2 There is well established housing at various points around the site with Park Road to the south west, a dismantled railway line to the north east and Grango School playing fields to the north. Public Footpath No 23 crosses the access in its lower reaches but will not be affected by the proposals.

2.3 The site is undulating brown field land which has been cleared in the recent past but is believed to have contained a small vehicle dismantler's business which ceased operating many years ago.

2.4 Planning permission for housing on land between the application site and North Road was approved in 2017 and extended for a further period in 2020.

3. Planning Policy

3.1 The proposals satisfy both national and local planning policy.

3.2 Planning Policy Wales and the guidance in TAN 5 (Nature Conservation), TAN 10 (Tree Preservation Orders), TAN11 (Noise), TAN12 (Design), TAN 18 (Transport), TAN 20 (Planning and the Welsh Language) and TAN 24 (The Historic Environment) have all been taken into consideration during preparation of the application as have the policies in the Wrexham Unitary Development Plan and the guidance in the adopted Local Planning Guidance Notes 7 (Landscape and Development), 10 (Public Open Space on Developments), 16 (Parking Standards), 17 (Trees and Development), 21 (Space Around Dwellings), 23 (Land Contamination), 24 (Designing Out Crime), 27 (Developer Contributions to Schools), 28 (Affordable Housing), 30 (Design) and 32 (Biodiversity and Development).:-

- The site is within the settlement boundary for Ponciau where housing is considered to be appropriate and is expected.
- The development will be environmentally, socially and economically sustainable.
- The new houses will be completely sustainable, satisfying the latest building regulations and using materials that will minimise waste in their construction and everyday use.
- Easy access will be available using public transport, cycle or on foot and the needs of people with mobility limitations will be taken into consideration in the house designs and estate layout.
- The design of the houses will be contemporary and will reflect the scale and appearance of other houses in the locality.
- A safe and satisfactory access will be provided.
- None of the adjoining residents will be adversely affected by the development.
- The new houses will offer very high levels of privacy and residential amenity.
- No important habitat or protected species will be harmed by the development.

- No pollution will be caused and no flooding will arise either within the site or further afield.

4. Sustainability

4.1 The proposals are completely environmentally, socially and economically sustainable.

4.2 Ponciau is part of the community of Rhos and is a recognised village in the County Borough with an established settlement boundary and access to a wide range of shops and services. It also offers access to public transport and it is within easy reach of Wrexham, Shrewsbury, Chester, North and Mid Wales, the North West and the Midlands.

4.3 The national rail network is easily accessible in Ruabon and Wrexham.

4.4 There are primary/junior and secondary schools within walking distance of the application site as well as established medical services, places of employment and entertainment.

4.5 Although the design and scale of the proposed houses has not yet been determined they will all be constructed to building regulation standards and will make best use of natural light and ventilation. Low usage plumbing and electrics will be installed and heavy insulation will ensure that power wastage is kept to an absolute minimum.

4.6 All materials will be acquired locally from sustainably managed sources as far as this is possible and local labour will be employed in the construction of the houses whenever this is practical.

5. Design and Character

5.1 The planning application is in outline with all matters reserved for later approval.

5.2 The design of the houses has not been determined but they will be three and four bed, of conventional appearance and materials and will be similar to many of the modern houses that have been built in the surrounding area.

6. Access and Parking

6.1 The application includes the construction of a new estate road that will link the development to North Road. The new road will replace an existing unmade track and will offer significant benefits to the existing residents.



The new estate road will replace the existing unmade road and will bring significant benefits for the existing residents who have to use it.

Public Footpath 23 crosses the unmade road in its lower reaches but it will not be adversely affected by works.

6.2 The estate road and its junction with North Road will be laid out and constructed to the same standard as the estate road and junction approved for the twenty three dwellings approved on the adjoining land under planning permission P/2015/0382.



Visibility where the estate road meets North Road is very good and the surrounding road network will easily be able to cope with the small number of vehicles generated by the new development

6.3 The dwellings will have parking spaces in accordance with the Council's adopted parking standards.

7. Ecology and Trees

7.1 Parts of the application site are covered in immature self set trees, mainly birch and sycamore. These trees have grown in the last ten years following a programme of site clearance works which have created something of a wasteland.

7.2 There are no specimen trees on the site and no individual or groups of trees with significant landscape value. An arboricultural survey has been undertaken.

7.3 A habitat survey has been carried out by a qualified ecologist which confirms that there is no important habitat present and that no protected species will be harmed by the development.

7.4 The new development will include appropriate landscaping works.

8. Residential Amenity

8.1 All the proposed houses will enjoy a very high standard of residential amenity and privacy, commensurate with the Council's standards.



None of the properties around the application site will be adversely affected by the development

8.2 None of the residents living around the site or living in the adjoining housing development will be adversely affected by the development.

9. Heritage Assets

9.1 A heritage appraisal has been undertaken and it concluded that there are no heritage assets within the site and that no heritage assets will be affected by the development

10. Movement to, from and across the site

10.1 The application site and the access road have broadly similar levels and any ground works will seek to ensure that residents and visitors can cross it unhindered and in safety.

10.2 The houses will be designed and laid out to facilitate easy access and each property will have flat thresholds to enable them to be used by people with mobility limitations.

11. Community Safety

11.1 The development will not have implications for community safety.

11.2 The number of vehicles generated by such a modest development will be minimal and the junction with North Road will be laid out to a high standard to ensure that pedestrians and drivers are not put at risk.

11.3 The application site is currently overgrown and the vegetation facilitates trespass. Removing many of the trees and bushes will discourage unauthorised access and the additional domestic activity will naturally improve security for the benefit of everyone.

12. Summary

12.1 In summary:-

- The planning application is in outline with all matters reserved for later approval.
- The development is completely sustainable and it satisfies both national and local planning policy.
- Although the design of the proposed dwellings is not yet known they will each have three or four bedrooms in response to previously expressed requests from local people to have larger houses built in the area..
- The houses will be of contemporary design and materials and will be similar to other houses built in the area.
- Each dwelling will enjoy high levels of residential amenity and the amenity and privacy of surrounding residents will not be adversely affected by the development.

- The proposed estate road and access will be of similar design and construction to the estate road and access already approved for the housing development on adjoining land.
- The modest number of vehicles generated by ten dwellings will be indiscernible on the surrounding road network.
- The foul drainage will go to the public foul sewer following compensation measures to prevent the system surcharging.
- Surface water will go to soakaways if possible but if ground conditions do not allow it surface water will be directed to a watercourse via a system of attenuation to control the flow.
- SUDS approval for the drainage will be obtained.
- A habitat survey has been carried out by a qualified ecologist and her conclusion is that no important habitat or protected species will be harmed.
- An arboricultural survey has been carried out.
- No pollution or flooding will arise either within the site or further afield.
- No heritage assets will be harmed by the development.
- The development will have a positive impact on community safety.
- On completion of the development the new houses will significantly enhance the housing stock of the village.