

Sugn-y-Pwll Reservoir

PLANNING, DESIGN AND ACCESS
STATEMENT

Installation of a kiosk (retrospective)

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01 Introduction

Hafren Dyfrdwy

Hafren Dyfrdwy (HD) is a regulated business within statutory responsibilities for the provision of water services in north-east Wales.

Scope of Project/Background

This planning, design and access statement has been prepared on behalf of HD to support a retrospective planning application for the installation of a Motor Control Centre (MCC)/ Dosing kiosk at Sugn-y-Pwll Reservoir, near Wrexham.

This application should be read alongside the following plans and documents:

- DVC/04304-PB-22-101 Rev A Site Location Plan
- CH12501198-GHD-DRG-020 P01 Proposed Site Layout Plan
- W84610-CA-20-002 Rev C Kiosk External Elevations

HD/External Driver

The reservoir site at Sugn-y-Pwll is being upgraded in order to ensure future supply and reduce the risk of bacteriological failures. Planning permission was granted for the demolition and replacement of the existing reservoir tanks and associated works in September 2019 (P/ 2018/0481).

Following the grant of planning permission, further detailed design of the proposed works has revealed the requirement for a Motor Control Centre (MCC)/ Dosing kiosk to support the infrastructure on site. This has already been installed and therefore this application is seeking retrospective planning permission for its installation.

02 Site and Surrounding Area

The application site is located within the existing reservoir site at grid reference SJ 26418 43289 (Easting: 326418, Northing: 343289).

The site is bound to the north by Tower Hill and woodland along Tref-y-nant Brook, and there are scattered trees in the surrounding land to the south. It falls within the jurisdiction of Wrexham County Borough Council.

The site is approximately 1km to the west of Acrefair, 850m north-west of Trevor and approximately 700m to the north-east of Garth.

It is a rural location designated as open countryside and a Special Landscape Area. The site is surrounded on all sides by agricultural land and areas of ancient woodland. An Area of Outstanding Natural Beauty (AONB) is situated approximately 600m to the north west of the site. The Afon Dyfrdwy (River Dee) SSSI and the River Dee and Bala Lake Special Area of Conservation lie approximately 1.2km to the south of the site. The site is therefore in a SSSI Impact Risk Zone. The Pontcysyllte Aqueduct and Canal World Heritage Site also lies approximately 1km to the south-east of the site and its buffer extends to approximately 450m to the south of the site.

The reservoir site does not lie within an area at risk of flooding, as identified by the long-term flood risk maps available from Natural Resources Wales.

There is a footpath leading south from Tower Hill along the western perimeter of the reservoir.

The nearest residential property is an isolated farmstead, located approximately 75m to the west.

03 Planning History

The site has the following planning history:

- **P/2018/0458** – application for prior notification of proposed demolition of disused microstrainer house – prior approval not required 06/07/2018
- **P/2018/0481** – Demolition and removal of existing reservoir roof structure and buildings, installation of 2no. new reservoir tanks, valve house, new site access, closure of existing access, retaining structures, embankments, fencing and landscaping – conditional approval granted 11 September 2018.
- **P/2018/1075** – application for approval of details reserved by conditions imposed under planning permission P/2018/0481 Condition 8 – Submission of Construction Traffic Management Plan, Condition 9 & 10 – Submission of a detailed arboricultural method statement – conditions discharged (21/02/2019).

In addition to the above, this application has been submitted simultaneously with applications:

- **PP-08678421** for the discharge of Conditions 13 and 15 of planning permission P/2018/0481 and
- **PP-08679146** for the variation of Conditions 2, 3, 5 and 14 of planning permission P/2018/0481

The details of these applications are explained further in the Cover Letter which has been submitted with this application.

04 The Development Proposal

This application seeks retrospective planning permission for the installation of a Motor Control Centre/ Dosing Kiosk at Sugn-y-Pwll Reservoir, near Wrexham.

Amount and Scale

The kiosk measures approximately 5.10m in length by 3.10m in width, by 2.48m in height. It has a capacity of approximately 39.21m³ and a footprint of approximately 15.8m².

The kiosk is positioned on top of a plinth measuring approximately 5.15m in length, by 3.15m in width.

Layout

The layout of the proposed development is shown on Drawing No. CH12501198-GHD-DRG-020 P01, which has been submitted as part of this application.

Appearance

The kiosk is constructed of Glass Reinforced Plastic (GRP) which is coloured Holly Green (Bs4800 14-C-39).

There is a single access door on the southern elevation, adjacent to a low-level vent hood. On the eastern elevation there is a high-level extraction vent hood and a tank vent pipe. The northern and western elevations are blank.

For further details see Drawing No. W84610 – CA-20 002 Rev C submitted with this application.

Landscaping

In accordance with Condition 15 of planning permission P/2018/0481, the details of a hard and soft landscaping scheme together with a 5-year maintenance plan for the site will be submitted to the Council for approval. No additional landscaping is proposed for the MCC/ Dosing kiosk, although it has been coloured green to minimise its visual impact on the surrounding landscape.

Access

The site is accessed via the new site entrance off Tower Hill, located in the north-east corner of the site.

The original access was relocated in order to achieve the required visibility splays set out by Wrexham County Borough Council, and the gates have been set back 5m from the edge of the carriageway to allow vehicles accessing the site to pull off the road before unlocking the gates.

This access is considered suitable for the operation of the reservoir site and no amendments are proposed.

The MCC/ Dosing kiosk is not considered likely to affect traffic movements to and from the site, and once construction works for the new reservoir are complete, traffic movements are anticipated to revert to the previously low levels.

Flood Risk/Drainage

The proposed development is situated within Flood Zone 1, which is considered to have a low probability of flooding.

Ecology

A Preliminary Ecology Appraisal (PEA) was prepared for the site by RSK (January 2018) and was submitted in support of application P/2018/0481 for the redevelopment of the site, along with a Bat Initial Survey Report (29 March 2018) and a Bat Emergence Survey Report (25 May 2018).

A number of recommendations are set out in these reports to avoid the works adversely affecting any protected species and habitats on and surrounding the site, which have been followed by the contractors undertaking the works. Additionally, in accordance with Condition 12 of planning permission P/2018/0481 the details of the appointed Ecological Clerk of Works (ECoW) employed to oversee any tree works to those trees identified as having bat potential, along with any vegetation scrub or hedgerow removal, was submitted and approved by Wrexham County Borough Council (P/2018/1075).

The MCC/ Dosing kiosk subject to this application was installed as part of the wider works being undertaken on the site and is not therefore considered likely to adversely affect local ecology.

Noise

The kiosk subject to this application has already been installed as part of the wider upgrading works being undertaken at the site.

There may be temporary short-term impacts associated with the wider construction works being undertaken at the site. However, once the construction works are complete, noise levels omitted from the site are anticipated to be minimal.

Heritage

Historic Wales shows that there are no heritage assets immediately adjacent to the site. The nearest include:

Cadw Listed Building

- Evan Robert's Brickworks Trefynant approximately 400m to the north-east of the site within Wern Wood
- Trevor Tower and Trevor Tower Cottage approximately 770m to the west of the site within Tower Wood

Welsh Archaeological Trusts' Historic Environment Records

- Gwernydd Mound – Non-Antiquity approximately 230m to the south of the site
- Gwernydd Pond II approximately 380m to the south-west of the site;
- Gronwen Trough II approximately 400m to the west of the site.

Given the relatively small-scale nature of the MCC/ Dosing kiosk within the wider reservoir site, and the existence of numerous pockets of woodland surrounding the site, it is considered unlikely that any heritage assets in the area will be adversely affected by the works.

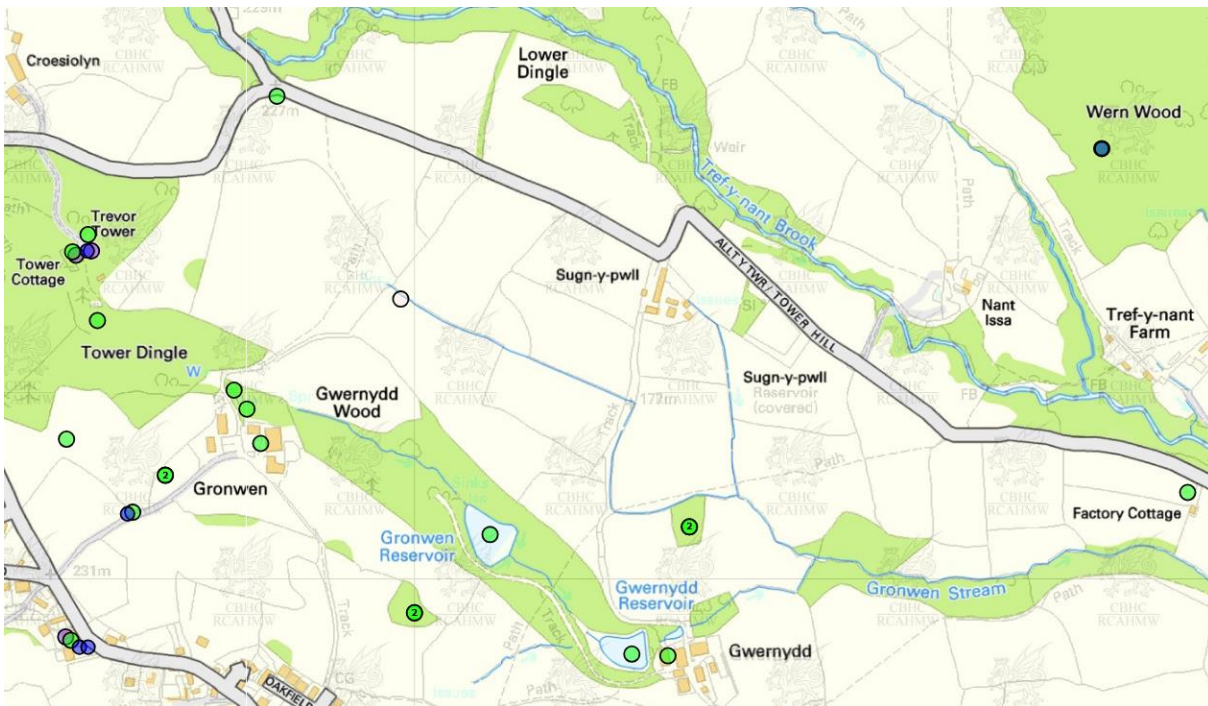


Figure 1 – Heritage Assets in proximity to the site

(Historic Wales, 2020)

Odour

The proposed works will not produce any odour.

05 Planning Policy

Planning policy relating to the application site is formed through:

- Local Planning Policy
- National Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development Plan material to the proposal consists of:

- Wrexham County Borough Council – Unitary Development Plan (1996-2011)

In addition to the Development Plan, applications should also have regard to the National Planning Policy Wales (PPW) which is a material consideration in any determination.

The Unitary Development Plan (UDP) 1996-2011

The UDP was adopted by Wrexham County Borough Council on 14th February 2005. The Council is preparing the Local Development Plan 2 (LDP) 2013-2028 which will replace the UDP. Until the new Local Development Plan is adopted, the UDP remains in operation.

Policy PS2

Development must not materially detrimentally affect countryside, landscape/ townscape character, open space or the quality of the natural environment.

Policy GDP1

This outlines criteria to which all new development should adhere. Of relevance to the proposals at Sugny-Pwll SR are:

- 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.
- Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
- Secure public services (e.g. gas, water, electricity) to development at minimum public cost.
- 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.

i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.

Policy EC4 – Hedgerows, Trees and Woodland

This policy states that proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features and include new planning in order to enhance the character of the landscape.

Development which results in the loss or significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.

Policy EC5 – Special Landscape Areas

Within special landscape areas, priority will be given to the conservation and enhancement of the landscape. Development, other than for agriculture, small-scale farm based and other rural enterprises, and essential operational development by utility service providers, will be strictly controlled. Development will be required to confirm to a high standard of design and landscaping and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints.

Policy EC13 – Surface Water Run-off

Development which would result in unacceptable adverse impacts on the water environment due to additional surface water run-off will not be permitted.

Planning Policy Wales (Edition 10)

Chapter 3 – Strategic & Spatial Choices

Paragraph 3.57 Adequate and efficient infrastructure, including services such as education and health facilities along with transport, water supply, sewers, sustainable waste management, electricity and gas (the utilities) and telecommunications, is crucial for economic, social and environmental sustainability. It underpins economic competitiveness and opportunities for households and businesses to achieve socially and environmentally desirable ways of living and working. Infrastructure which is poorly designed or badly located can exacerbate problems rather than solving them

Paragraph 3.58 Planning authorities should, in conjunction with key providers, take a strategic and long-term approach towards the provision of infrastructure as part of plan making. This may involve collaboration between planning authorities and key infrastructure providers to ensure infrastructure provision is sustainable, fit for purpose and can be co-ordinated and timed to support placemaking aspirations.

Chapter 6 – Distinctive and Natural Places

Paragraph 6.0.2 The special and unique characteristics and intrinsic qualities of the natural and built environment must be protected in their own right, for historic, scenic, aesthetic and nature conservation reasons. These features give places their unique identity and distinctiveness and provide for cultural experiences and health lifestyles.

Paragraph 6.1.5 The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life. The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved. Cadw's published Conservation Principles highlights the need to base decisions on an understanding of the impact a proposal may have on the significance of an historic asset.

Paragraph 6.1.7 It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

Paragraph 6.3.5 The statutory landscape designations that apply in Wales are National Parks, and AONBs. Planning authorities have a statutory duty to have regard to National Parks and AONB purposes. This duty applies in relation to all activities affecting National Parks and AONBs, whether those activities lie within, or in the setting of, the designated areas. The designated landscapes should be drivers of the sustainable use and management of natural resources in their areas, and planning authorities should have regard to their identified special qualities in the exercise of their functions and any relevant management plans.

Paragraph 6.3.7 In AONBs, planning authorities should give great weight to conserving and enhancing the natural beauty of AONBs, and should have regard to the wildlife, cultural heritage and social and economic well-being of the areas.

Paragraph 6.3.8 National Parks and AONBs are of equal status in terms of landscape and scenic beauty, and must both be afforded the highest status of protection from inappropriate developments.

Paragraph 6.3.9 The special qualities of designated areas should be given weight in the development planning and the development management process. Proposals in National Parks and AONBs must be carefully assessed to ensure that their effects on those features which the designation is intended to protect are acceptable. The contribution that development makes to the sustainable management of the designated area must be considered.

Paragraph 6.3.11 Planning authorities should provide for the conservation and, where appropriate, enhancement of local landscapes. This may include policies for landscape features, characteristics and qualities of local significance, and the designation of Special Landscape Areas (SLAs).

Paragraph 6.3.12 SLAs are non-statutory designations that define local areas of high landscape importance, which may be unique, exceptional or distinctive to the area. Planning authorities should apply these designations where there is good reason to believe that normal planning policies cannot provide the necessary protection.

Paragraph 6.4.5 Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity.

Paragraph 6.4.10 Many of the most important areas of nature conservation value have been statutorily designated. These statutorily designated sites make a vital contribution to protecting biodiversity and can also be important in providing opportunities for achieving wider well-being objectives.

Paragraph 6.4.11 Planning authorities must have regard to the relative significance of international, national and local designations in considering the weight to be attached to nature conservation interests.

Paragraph 6.4.14 Statutory designation of a site does not necessarily prohibit development, but proposals must be carefully assessed to ensure that effect on those nature conservation interests which the designation is intended to protect are clearly understood; development should be refused where there are adverse impacts on the features for which a site has been designated.

Paragraph 6.4.15 Statutorily designated sites must be protected from damage and deterioration, with their important features conserved and enhanced by appropriate management.

Paragraph 6.4.17 SSSIs are of national importance. The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000, places a duty on all public bodies, including planning authorities, to take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of the features by reason of which a SSSI is of special interest. SSSIs can be damaged by developments within or adjacent to their boundaries, and in some cases, by development some distance away. There is a presumption against development likely to damage a SSSI and this presumption should be appropriately reflected in development plans and development management decisions.

Paragraph 6.4.22 Planning authorities should advise anyone submitting a planning application that they must conform with any statutory species protection provisions affecting the site, and potentially the surrounding area, concerned.

Paragraph 6.4.25 Planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function.

Paragraph 6.4.26 Ancient woodland and semi-natural woodlands and individual ancient, veteran and heritage trees are irreplaceable natural resources, and have significant landscape, biodiversity and cultural value. Such trees and woodlands should be afforded protection from development which would result in their loss or deterioration unless there are significant and clearly defined public benefits; this protection should prevent potentially damaging operations and their unnecessary loss.

Paragraph 6.6.5 The Welsh Government aims to secure the provision of water services whilst minimizing adverse impacts on the environment, amenity, health and communities, in light of the consequences of climate change. Development which is poorly designed or badly located can exacerbate problems associated within resource depletion, exposure to surface water flooding and diffuse pollution. The planning systems should:

- protect and improve water resources by promoting and encouraging increased efficiency and demand management of water as part of new developments, particularly in those areas where water resources may be under pressure or may not be available;

- ensure that the infrastructure on which communities and businesses depend is adequate to accommodate proposed development so as to minimise risk to human health and the environment and prevent pollution at source.

Paragraph 6.6.9 The planning system has an important part to play in ensuring that the infrastructure on which communities and businesses depend is adequate to accommodate proposed development. The adequacy of water supply and sewerage infrastructure should be fully considered when proposing development, both as a water service and because of the consequential environmental and amenity impacts associated with a lack of capacity.

Paragraph 6.6.10 The need to balance the growing demand for water services with the needs of the environment is crucial. Even where there is theoretical capacity, timely investment in infrastructure is required to ensure that new development does not adversely affect water supplies or sewerage drainage systems and have consequential impacts on water quality and surface water flooding.

Paragraph 6.6.11 Effective forward planning mechanisms between water and sewerage companies and planning authorities are essential. Planning authorities should, as far as possible, develop a strategic and long-term approach to infrastructure provision when preparing development plans. This means maximising the use of existing infrastructure and considering how the provision of different types of infrastructure can be co-ordinated. Planning authorities and infrastructure providers must work together closely to achieve the most sustainable outcome.

Technical Advice Notes

TAN 5 – Nature Conservation & Planning (September 2009)

Tan 5 identifies how biodiversity conservation and enhancement is an integral part of planning for sustainable development and the important part planning has to play in nature conservation.

To facilitate the efficient and timely processing of planning applications developers should ensure that application are carefully prepared with all relevant information included and all material consideration addressed in the layout, design and related access, drainage and infrastructure.

TAN12 – Design (March 2016)

TAN 12 sets out the principles which aim to guide the design of development and promote sustainability through good design.

TAN 12 includes details relating to the sustainable approach to water supply and demand management.

06 Planning Policy Assessment

This application seeks consent for the retrospective installation of an MCC/ Dosing kiosk at Sugn-y-Pwll Reservoir near Wrexham.

The kiosk is required to support the operation of the reservoir infrastructure on site and is considered to accord with the policies contained in the adopted national and local planning documents. In particular, the provision of adequate and efficient infrastructure, including that associated with water supply, is considered crucial for economic, social and environmental sustainability and is supported in Chapter 6 of the PPW (Paragraph 3.57), and Policy GDP1.

The site is in a Special Landscape Area, close to the edge of an AONB and the buffer zone of a World Heritage Site. Both local and national policy seeks to protect, conserve and enhance the significance of statutory and non-statutorily designated sites, and Policy EC5 in particular advises that developments will be required to confirm to a high standard of design and landscaping and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints. Nevertheless, Policy EC5 also advises that essential operational by utility service providers will be acceptable. The MCC/ Dosing kiosk is relatively small in scale and has been coloured to minimise its visual impact as far as practicable. Its position within the wider reservoir site will also ensure that it does not adversely affect the surrounding landscape and heritage designations.

The kiosk has been installed amidst the wider reservoir upgrading works which are being undertaken on the site. The recommendations of the ecology surveys undertaken to support the wider reservoir works have been followed and it is not considered that the works associated with the kiosk will adversely impact any protected species or habitats on or surrounding the site.

By virtue of the proposal supporting the continued supply of clean water to the catchment, it is considered that the installation of this kiosk accords with the policies contained in the local and national planning documents outlined above.

07 Conclusion

This application seeks consent for the retrospective installation of an MCC/ Dosing kiosk at Sugn-y-Pwll Reservoir near Wrexham.

The kiosk is required to support the operation of the new reservoir on the site. It has been designed and scaled to be the minimum necessary to meet operational requirements and is not considered likely to adversely affect any of the surrounding landscape and heritage designations.

It is not anticipated that this development will have any adverse impact on ecology, highways or local amenity.

The proposed development is considered to be in full accordance with the relevant planning policy and will help to ensure continued water supply in this area.

In light of the supporting evidence provided in this statement, it is respectfully requested that planning permission be granted for the proposed works.