

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
Date – 6 January 2020

APPLICATION NO:
P/2019 /0749

LOCATION:
YSGOL BRO ALUN DELAMERE
AVENUE GWERSYLLT WREXHAM
LL11 4NG

DATE RECEIVED:
02/10/2019

COMMUNITY:
Gwersyllt

DESCRIPTION:
EXTENSION TO EXISTING SCHOOL
AND ASSOCIATED WORKS

CASE OFFICER:
SJG

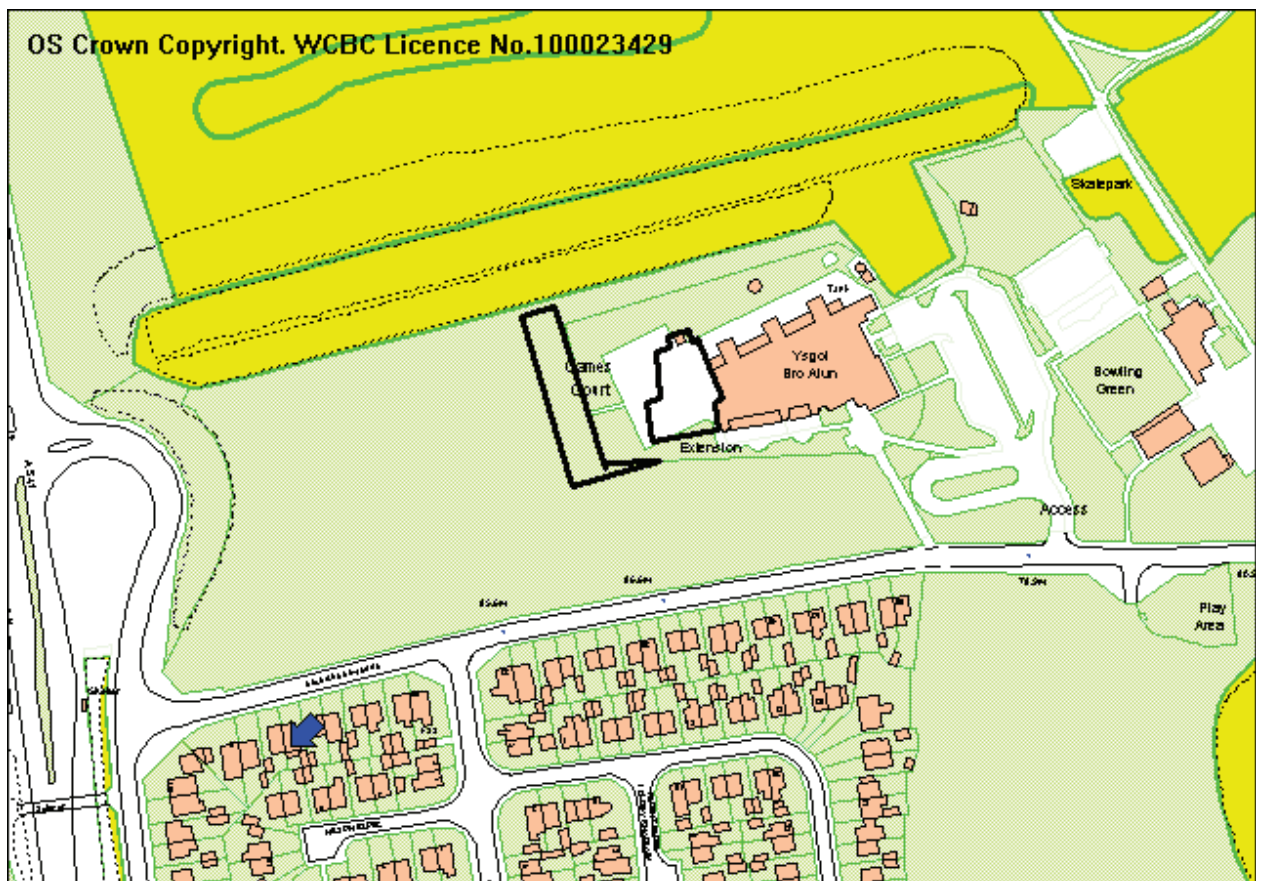
WARD:
Gwersyllt East & South

APPLICANT(S) NAME:
MR NICK BATEMAN
WREXHAM COUNTY BOROUGH
COUNCIL

AGENT NAME:
LAWRAY ARCHITECTS
MR CRAIG BAINES

THE SITE

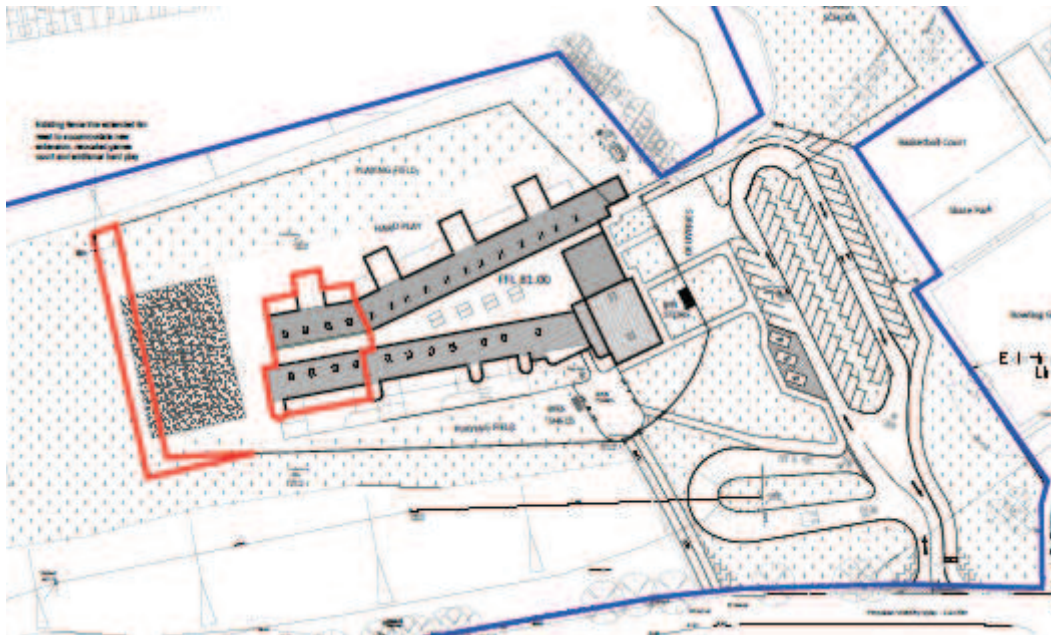
The site is a new Welsh Medium primary school constructed in 2013 on the north side of Delamere Avenue. It is located outside settlement limits.



PROPOSAL

Planning permission is sought for an extension of 475m² on the western end of the school to create 2 classrooms with storage areas, cloakrooms, toilets and circulation spaces. As part of the proposals the existing Games Court will be relocated to the west.

The extension will provide a new childcare Early Education Unit and enable the increase in pupil numbers from 210 pupils plus 30 nursery spaces to 315 pupils plus 45 nursery spaces. Staff numbers would increase from 27.5 FTE (full-time equivalent) to 31.5 FTE.



PLANNING HISTORY

P/2010/0881 Outline for Welsh medium School Granted. 26/1/2011

P/2012/0172 Reserved matters for Welsh medium School.

Granted 11/6/2012

PLANNING POLICY

The site is located outside of the settlement boundary. UDP policies GDP1 General Development Principles, CLF3 Dual Use facilities, CLF4 Playing fields, children's play areas and open space, EC13 Surface water run-off, EC4 hedgerows, trees and woodlands, EC6 Biodiversity Conservation, MW9 protection of mineral resources, PS1 Settlement limits, PS2 Development and the environment, PS3 Brownfield Land, PS4 Settlement pattern, T8 Parking and T9 Walking, cycling and horse riding routes apply

CONSULTATIONS

Gwersyllt Community Council:	No objection
Councillor T Mannering:	Supports
Councillor D Griffiths:	No concerns
Highways:	No comments
Public Protection:	No objections subject to comments and conditions
Welsh water:	Recommend conditions
Flood Risk:	No objections subject to advice
Natural Resources Wales:	Recommend conditions
Site Notice:	Expired 5/11/2019
Neighbours:	Notified 5/10/2019

REPRESENTATIONS

1 objection received:

- Site can be seen from public roads
- Additional noise and traffic from vehicles
- Additional safety dangers to residents and children
- Traffic monitoring required on High Street

1 comment received:

- Supports the increase in capacity.
- Concerns with speeding vehicles along Parkwall Road bringing dangers to pedestrians.
- Further traffic calming measures are required.

SPECIAL CONSIDERATIONS

Policy: The proposed development is an extension to an existing school. Whilst it is located outside the settlement boundary the extension is proportionate to the existing building. It is therefore acceptable in principle.

Design: The design reflects the design of the existing building in height, layout and external materials. The design is considered to be acceptable and complies with adopted policies and guidance.

Landscaping: The development will not affect the landscaped areas of the site and no further planting or screening is required.

Residential amenity: The buildings will maintain a similar off-set distance to the dwellings to the south in Delamere Avenue. There would be no adverse impacts on residential amenity.

Highways: Delamere Avenue is subject to a 20mph speed limit and waiting restrictions. The highway authority has assessed the proposal and has concluded that there are no highways issues with the development. The school has a dedicated bus drop off facility and a circular access road for staff

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use. There is a separate pedestrian entrance. Whilst there may be local issues with traffic on surrounding roads at peak times, these can be addressed by traffic management requests through the appropriate channels and are not issues which are material to the consideration of this application.

Therefore no objections are raised on highway grounds.

Drainage: The site is located in DAM Zone A as defined within TAN15. A portion of the site is identified as being at a low risk of surface water flooding as defined on NRW's Surface Water Flood Map. This could be associated with an overland flow route during periods of extreme weather, and consideration should be given to the likely impact this may have on the proposed extension and if there is scope to provide mitigation to minimise any future impact this may have on the site.

The development is required to obtain approval from the SuDS Approving Body (SAB) prior to the commencement of those construction works. Pre applications discussions with the applicant's representatives regarding the requirement for SAB approval have taken place and a scheme of drainage has now been received.

The Council's Senior Flood Management Officer has reviewed the drainage details and advises that a feasible scheme can be achieved. A condition is recommended.

Contamination: The site has been subject to a remediation scheme as part of the previous permission. Conditions are recommended regarding a verification report and gas protection measures.

Conclusion: On this basis I recommend that permission be granted subject to conditions.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:
YBA-LAW-XX-XX-DSP-A-910001 EXISTING LOCATION AND SITE BLOCK PLAN P01
YBA-LAW-XX-XX-DSP-A-910101 PROPOSED LOCATION AND SITE BLOCK PLAN P03
YBA-LAW-XX-G00-DFP-A-061001 EXISTING GROUND FLOOR PLAN P01
YBA-LAW-XX-G00-DFP-A-061101 PROPOSED GROUND FLOOR PLAN P01

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YBA-LAW-XX-XX-DEL-A-062001 EXISTING ELEVATIONS 1 P01
YBA-LAW-XX-XX-DEL-A-062002 EXISTING ELEVATIONS 2 P01
YBA-LAW-XX-XX-DEL-A-062101 PROPOSED ELEVATIONS 1 P01
YBA-LAW-XX-XX-DEL-A-062102 PROPOSED ELEVATIONS 2 P01
DESIGN ACCESS STATEMENT P01

49003-JP-DR-S-5001 SITE WIDE DRAINAGE LAYOUT A

49003-JP-DR-S-5002 DRAINAGE DETAILS A

and as contained within the application documentation.

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

4. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 5 below shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

5. No part of the development shall commence 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. Alternatively, gas protection measures should be installed in all new buildings. A methodology of these works (including specification details, design plans, installation, inspection and validation details etc.) should be submitted in writing to the Council for approval prior to any works commencing on site.

6. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority.

Where a SuDS scheme is to be implemented, the submitted details shall:

i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;

ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,

iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
4. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the

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site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre

for approval process can be found on the Wrexham CBC ☐ application advice service and the applica
https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by ☐ fs SAB webpage:
contacting the SAB Team directly at
SAB@wrexham.gov.uk .
