



REPORT TO:	Planning Committee
REPORT NO.	COPR/12/19
DATE:	1 st July 2019
REPORTING OFFICER:	Chief Officer Planning and Regulatory
CONTACT OFFICER:	David Williams (Ext 8775)
SUBJECT:	Development Control Applications
WARD:	N/A

PURPOSE OF THE REPORT

To determine the listed planning applications.

INFORMATION

Detailed reports on each application together with the recommendations are attached.

RECOMMENDATION

See attached reports.

BACKGROUND PAPERS

None.

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Community	Code No	Applicant	Recommendation	Pages
WRR	P/2018 /0666	GLYNDWR UNIVERSITY	GRANT	
WRR	P/2018 /0667	GLYNDWR UNIVERSITY	GRANT	
WRO	P/2018 /0668	GLYNDWR UNIVERSITY	GRANT	
WRO	P/2018 /0669	GLYNDWR UNIVERSITY	GRANT	
WRO	P/2018 /0670	GLYNDWR UNIVERSITY	GRANT	
WRR	P/2018 /0671	GLYNDWR UNIVERSITY	GRANT	
WRR	P/2018 /0672	GLYNDWR UNIVERSITY	GRANT	
WRA	P/2018 /0673	GLYNDWR UNIVERSITY	GRANT	
BRO	P/2018 /0674	GLYNDWR UNIVERSITY	GRANT	
COE	P/2018 /0861	MR JASON ELLIS	GRANT	
ABE	P/2019 /0054	MR KEITH WEST	GRANT	
CHI	P/2019 /0141	EDWARDS HOMES LIMITED MR N EDWARDS	GRANT	
ROS	P/2019 /0246	URBAN DEVELOPMENT LTD	REFUSE	
GWE	P/2019 /0254	MR TARIG MOHAMMED	GRANT	
WRC	P/2019 /0263	WREXHAM COUNTY BOROUGH COUNCIL	GRANT	
GWE	P/2019 /0267	MR & MRS CAPPER	GRANT	
MIN	P/2019 /0355	GOWER HOMES LTD MR MICHAEL FORGRAVE	GRANT	
RHO	P/2019 /0380	OSOS ESTATES LTD MR LIAM O'SULLIVAN	GRANT	

Total Number of Applications included in Report – 18

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APPLICATION NO:

P/2018 /0666

LOCATION:

GLYNDWR UNIVERSITY MOLD
ROAD WREXHAM
LL11 2AW

DATE RECEIVED:

10/08/2018

COMMUNITY:

Rhosddu

DESCRIPTION:

DEMOLITION OF STUDENT UNION, REFECTORY AND OTHER REDUNDANT BUILDINGS, AND REDEVELOPMENT OF ACADEMIC CAMPUS TO PROVIDE NEW LEARNING GATEWAY BUILDING, ENGINEERING BUILDING, NEW SPORTS HALL EXTENSION, REDEVELOPMENT OF MULTI-USE GAMES AREA, REFURBISHMENT OF SOCIAL LEARNING AND ACADEMIC TUITION SPACE, TOGETHER WITH NEW CAR PARKING, INFRASTRUCTURE, LANDSCAPING AND PUBLIC REALM WORKS.

CASE OFFICER:

MR

WARD:

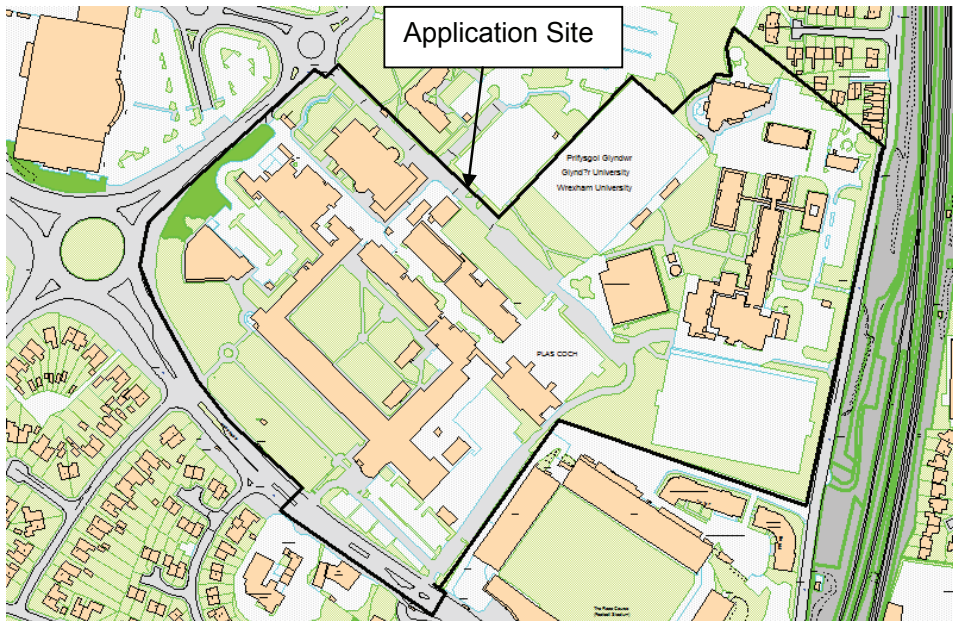
Grosvenor

AGENT NAME:

NARVO ASSET
MANAGEMENT
MR ANDREW SMITH

APPLICANT(S) NAME:

GLYNDWR UNIVERSITY

SITE

PROPOSAL

The proposal seeks full planning permission for the redevelopment of the academic campus, as part of the University's Campus 2025 Masterplan which seeks through investment and redevelopment of the University, to sustain a viable position within the higher education sector.

This application has been submitted as part of a suite of other applications which include:-

P/2018/0667 - Demolition of student union, refectory and other redundant buildings and redevelopment of academic campus to provide new learning gateway building, engineering building, new sports hall extension, redevelopment of Multi-Use Games Area, refurbishment of social learning and academic tuition space together with new car parking, infrastructure, landscaping and public realm works.

P/2018/0668 & P/2018/0669 – Refurbishment and improvement of Arts College, demolition of ancillary buildings and construction of new 107 bed student accommodation facility.

P/2018/0670 – Conservation Area Consent for demolition of ancillary outbuildings within the Art School.

P/2018/0671 – Demolition of redundant student halls and outline application for up to 410 apartments with access off B5101 together with car parking, landscaping and associated infrastructure on surplus land within the overall Plas Coch Academic Campus.

P/2018/0672 – Outline application for student accommodation facility of up to 197 bed spaces, parking and landscaping.

P/2018/0673 – Outline application for up to 74 dwellings together with vehicular pedestrian access from Holt Road, open space which can be used with adjoining land to the west to create a formal sports pitch, site landscaping, sustainable drainage and other related infrastructure.

P/2018/0674 – Outline application for residential development, up to 112 dwellings together with vehicular/pedestrian access from Gatewen Road, open space, landscaping, sustainable drainage and other related infrastructure.

The residential developments proposed are intended would generate the income required to facilitate the Campus 2025 Masterplan development.

Proposal

The proposal for this application involves the following:-

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- demolition of the student union, refectory and other redundant buildings;
- construction of rear extension to the main Plas Coch Campus building to form the new Learning Gateway;
- construction of new engineering building;
- construction of rear extension to the sports hall;
- redevelopment of Multi Use Games Area to form new car parking;
- refurbishment of the social, learning and academic tuition space
- provision of new car parking, infrastructure, landscaping and public realm works.

The main University building on the campus is Grade II listed. A Listed Building Consent application under P/2018/0667 runs concurrent with this one.

Background

The original proposal was for the construction of an extension to the front of the main Plas Coch Campus building to form the new Learning Gateway, as well as for the construction of an extension to the rear of the building, to form an inner gateway building.

Concerns were raised by the Council's Conservation Officer as well as other consultees regarding the visual impact of the Learning Gateway on the façade and frontage of the Grade II listed building.

Concerns were also raised regarding the justification put forward for the demolition of the student union, in order to facilitate the inner gateway building.

Following detailed discussions, the proposal for the Learning Gateway has subsequently been re-located and re-designed to overcome the concerns raised.

The change was subject to a re-consultation period of 14 days, undertaken in June 2019, and relevant consultees were re-consulted accordingly.

RELEVANT HISTORY

P/2012/0539 – Display of signs. Approved 03/09/2012.

P/2004/0546 – Replacement of ground floor glazing on front and side elevations and relocation of entrance doors. Approved 11/06/2004.

P/2004/0852 – Listed Building Consent for installation of passenger lift. Approved 13/08/2004.

P/2000/0220 – Listed Building Consent to remodel ground floor of Block B and 2 rooms on first floor of Block C. Approved 08/05/2000.

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PLANNING POLICY

Planning Policy Wales (PPW)

Within Wrexham Settlement Limit. UDP policies GDP1, EC4, EC6, EC9, CLF4, T8, LPG 07 – Landscaping and Development, LPG 16 – Parking Standards.

CONSULTATIONS

Adjoining Community Council: Received 13/09/2018.

Concerns raised about the proposal to reduce the amount of parking provision from 947 to 561 and the resultant impact this could have on residents in the local neighbourhood. Some of the entrance features would detract from the appearance of the listed buildings. The proposal would result in further pressure on the congested main routes around town, particularly the Regent Street/Central Road gyratory system, resulting in danger to highway safety.

Adjoining Local Member: Notified 10.08.2018 & 03.06.2019. Comments made on the basis of advice taken from the Legal Department to declare a personal and prejudicial interest to the application. The Adjoining Local Member states that his comments are made in a personal capacity rather than as County Councillor.

Received 13/06/2019.

I fully endorse Glyndwr University's intentions to modernise their campus, thereby maintaining for years to come it's appeal to students who predominantly come from the Wrexham/north east Wales region. The only concerns for Mold Rd residents which I believe demands consideration are outlined as follows. The recently revised planning application goes a long way to addressing my initial concerns over the loss of campus parking spaces, from 947 to 568 spaces, by way of providing 314 new spaces in place of the disused all-weather sports pitch. The loss of the all-weather pitch is not a major concern as it is my understanding that flood-lights are to be installed at the nearby Ysgol Clywedog all-weather pitch, in readiness for public hire for the forthcoming Autumn, thereby making good the loss of the Glyndwr facility. If car-parking spaces were to be reduced to 568 spaces, based on a questionable

one day of vehicle movements, then local residents were concerned about staff/students visiting the campus using the Mold Rd side-streets as an over-spill car-park, which currently is not the case. This increased car-parking capacity does now demand a change to the submitted Travel Plan to acknowledge no staff/students will be denied vehicle access to the campus, just because they live within a certain radius of the campus. Can you please confirm this is to be amended? Whilst there is a proposed overall loss of 67 spaces, this I accept will be alleviated by the off-site relocation of Glyndwr Techniquet and better management of vehicles permitted to park on the campus. I trust due consideration has been given to the management of vehicles accessing the campus during term-time by visitors to the child-care centre and the Catrin Finch Centre, whilst ensuring the campus is not used as a rat-run by householders living on the proposed northern quarter residential development. With the proposed “centre of gravity” for the campus car-parking moving towards Crispin Lane, away from the Plas Coch roundabout entrance, I believe the proposed Crispin Lane/ Mold Rd junction improvement work is inadequate to cope with additional peak-time vehicle movements, which ought to be encouraged to depart the campus via Crispin Lane/Mold Rd, rather than via the Plas Coch roundabout. Local residents I have spoken with do not support the removal of the existing right-turn on to Mold Rd from Crispin Lane. As such I wish you to consider the benefit of retaining the aforementioned vehicle movement by way of widening a length of Crispin Lane to accommodate a left and right turn leg out of Crispin Lane and a leg for vehicles entering Crispin Lane. This way vehicles backing-up to turn right on to Mold Rd will not hinder vehicles turning left at the junction. I would appreciate the input of our Highway officers as to whether the traffic lights, which currently serve the Premier Inn, could be left on red for longer at the late afternoon peak-time period to allow a greater number of campus vehicles to gain access to the outward leg of Mold Rd from Crispin Lane. If this outcome was secured then I believe this will go a long way to alleviating the number of vehicles that would otherwise leave the campus via the Plas Coch campus entrance, at a time when vehicles are likely to be entering the campus

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due to the proposed northern quarters private housing development. On a separate issue a pupil of Ysgol Plas Coch, whose family live on Windsor Drive, has highlighted to me the struggle she and her Mum has crossing the Grange store leg of the B5101 at the B&Q roundabout, due to the lack of a traffic-light controlled pedestrian crossing. As such if the planning application is based on sustainable travel movement then I would request thought is given to the provision of a pedestrian crossing at this location, based on the additional vehicle movements this and planning application P/2018/0671 will generate along this stretch of the B5101.

Welsh Government: Received 03/10/2018.
Condition recommended to secure submission of a Construction Traffic Management Plan to ensure the free flow of traffic associated with the trunk road is maintained, prior to commencement.

Sport Wales: Received 14/09/2018.
The MUGA/artificial pitches will become a car park but replacement facilities will be provided at Colliers Park. Sport Wales wanted confirmation that Colliers Park would be able to cater for all existing users of the MUGA at Glyndwr University.

Received 19/06/2019.
Acknowledge that the MUGA is approaching the end of its life and has now been closed, however remain concerned about the mentioned third party bookings and whether they have been able to secure alternative facilities.

Welsh Water: Received 30/08/2018.
Condition recommended to secure submission of drainage scheme for foul, surface and land water.

Wrexham Civic Society: Received 07/09/2018.
The extension to the front of the building was not considered to be a sensitive change, would degrade the structure and would not enhance this gateway into town. In relation to the demolition of the former gymnasium/Students Union, queries raised in regards to the demolition being the only alternative to achieve the aspirations of the Universities Masterplan.

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Wrexham Flood:	Received 11/09/2018. No objection subject to a pre-commencement condition to secure a drainage scheme. Received 18/06/2019. Flood Officer is encouraged to see the inclusion of multiple SuDS features within the proposal. Previous comments still apply.
NRW:	Received 19/12/2018. No objection subject to conditions to secure external lighting scheme, submission of Reasonable Avoidance Measures relating to bats and submission and implementation of an approved ecological compliance audit. Received 21/06/2019. Object to the application on the basis that further Bat Surveys are required to establish presence of bats within the additional buildings to be demolished.
Wrexham Ecology:	Received 09/01/2019. No objection subject to conditions to secure Ecological Clerk of Works, details of outlined mitigation and method statement and details of external lighting.
Wrexham Trees:	Received 12/12/2018. No objection subject to conditions to secure submission of an Arboricultural Method Statement, full details of arboricultural supervision, submission of landscaping scheme and further details relating to planting pits.
Wrexham Conservation:	Received 22/10/2018. Concerns raised relating to the learning gateway and its concealment of views through to the primary features of the frontage as well as the bisection of the tower in what was considered to be a negative manner. Justification put forward for demolition of Student Union was considered to be weak. The existing Engineering Building is considered to have fine architectural qualities and it may be necessary to establish whether this building is worthy of listing, prior to agreeing any demolition works. It is not clear how the proposed Engineering Building

would relate to the existing campus by virtue of its design concept.

Additional information required on the refurbishment works and alterations to the front boundary wall.

Received 18/06/2019.

In order to preserve the Mold Road elevation, and primary architectural features of the building, alternative solutions have been considered culminating in a proposal for a new build gateway building to the rear elevation. The proposed solution will still result in the demolition of parts of the listed building including the students union and the refectory.

A revised Heritage Impact Assessment has been undertaken in support of the latest proposals. The Heritage Impact Statement concludes that the direct loss of fabric from the grade II listed building, , will result in the loss of some of its significance and will therefore cause a degree of harm which must be justified. Some degree of justification is provided in terms of condition, which is considered to have been diminished to a small extent through later alterations and lack of maintenance, however, in the main, justification is provided through a need to deliver a comprehensive masterplan generating necessary funding for physical improvements and new facilities for the campus.

The loss of any part of a listed building is regrettable but the justification for this loss, articulated through the revised Heritage Impact Statement, is now considered to be acceptable based upon the longer term benefits on offer to the most significant parts of this listed building.

Public Protection:

Received 24/08/2018.

No objection subject to conditions to secure a dust management scheme, protection of amenity from nuisance and noise level of any noise handling equipment.

Highway Authority:

Received 17/09/2018.

Access to the Campus was originally proposed to be restricted from the Plas Coch roundabout which would result in additional campus traffic having to utilise the Crispin Lane access or the modified Mold Road access, neither of which were considered would benefit from any increase in vehicular movements.

The proposed 2 way access via Mold Road would need implementation of the extension of a splitter island across the access point, funding of a 'no u turn' traffic order, submission of further details for access, funding of a 'no right turn' traffic order.

Access via Crispin Lane to the north is already considered to be operating at full capacity. Access via Crispin Lane to the south has inadequate visibility in the south easterly direction. Any Traffic Assessment would need to include a comprehensive analysis of the surrounding highway network.

Additional clarification required as to why there is no car parking management plan currently in place at the Campus. A Campus wide Travel Plan and Parking Management Plan required if the proposal is implemented. Condition to secure submission of a Construction and Traffic Management Plan.

Following receipt of the Highway Authority's comments above, additional information has been submitted by the agent and the Highway Authority has been re-consulted. Their most up to date comments are listed below.

Received 17/06/2019.

Access off Plas Coch Road

The updated Highways Statement indicates entry through the Plas Coch access will be controlled by a barrier or similar to allow access for legitimate users of the campus. It is not clear whether vehicles will still be allowed to exit via this route onto the Plas Coch Roundabout. Clarification of this is required. The potential emergency access onto the Tennis Centre access would be required to serve a shared footway/cycleway which could be extended through the site to provide access to the main campus.

Access off A541 Mold Road

Mold Road already suffers from capacity issues during weekday peak times and at the weekend when significant queuing/delays are experienced and would not benefit from any significant increase in vehicle movements.

The proposed 2 way access is not considered beneficial as vehicles previously entering the site coming from town via the Mold Road access (in only) are likely to have to travel through the B & Q roundabout during peak hours to access either the existing Plas Coch access or new Mold Road access. Clarification required as to why the new access is required.

Should the proposed new 2 way access be supported, measures including extension of the splitter island across the access point (entry only) to prevent vehicles carrying out u-turns in this location, a 'no u turn' traffic order would be required along this section of Mold Road, submission of scheme for the access including design, construction, visibility splay, swept path analysis for larger vehicles, a 'no right turn' traffic order along this section of Mold Road is required to prevent vehicles travelling west along Mold Road turning into the proposed access.

Access off Crispin Lane

Existing visibility at the site access via Crispin Lane is currently impeded by parked vehicles in both directions. Consideration needs to be given to introducing double yellow lines along this section of Crispin Lane.

Access via Crispin Lane to the North

This section of the highway network is operating at capacity and would not benefit from any additional traffic movements.

Access via Crispin Lane to the South

The section of land on the corner of Crispin Lane required for the previously required junction improvement is now under the control of the University and could be delivered in accordance with the previous planning consent. The university would pass the responsibility of providing the junction improvements at Crispin Lane to a future purchaser of the land. If the application is to be supported, given the proposed car park on the former MUGA is considered likely to result in significantly more vehicle movements along Crispin Lane, it would be considered essential for the junction improvements to be provided in advance of the proposed development.

Parking Provision

Clarification required as to why there is no car parking management plan in place at the Campus currently and why the parking survey carried out in 2009 differs from the parking survey carried out as part of this application.

Proposed number of parking spaces is 882. Existing peak demand is 620, falling to 590 vehicles at mid-day. However any proposed additional parking in this area of the campus is likely to result in a significant increase in vehicular movements via Crispin Lane which would be considered unacceptable on the basis of the highway issues already raised. Consideration needs to be given to limiting traffic generation from the site on to the Crispin Lane access.

Site Notice: Conditions recommended to secure submission of a Construction and Traffic Management Plan. Expired 21.09.2018.

Press Notice: Expired 22.09.2018.

Neighbours: Representations received on the basis of the original consultation undertaken 10.08.2018.

1 no. representation received in support of the proposal. 3 no. representation received objecting to the proposal. Concerns raised include the extension is not in keeping with the main building and is unsympathetic, insufficient justification in support of the demolition of the Student Union building, demolition of the Engineering Building needs to be re-looked at, use of uPVC for windows should be omitted, reduction in car parking.

Representations received on the basis of the re-consultation undertaken 03.06.2019.

1 no. representation received objecting to the proposal. Concerns raised include increase in traffic and vehicles, adverse impact on highway safety.

SPECIAL CONSIDERATIONS:

Principle of Development:

Demolition of student union, refectory, existing engineering building and other redundant buildings

The student union and refectory are Grade II listed. They have been identified for demolition in order to facilitate the construction of the new learning gateway.

UDP Policy EC9 states that alterations or redevelopment to listed buildings must respect their setting and character. Demolition will not normally be allowed.

PPW states in paragraph 6.1.12 that *‘demolition should be considered as exceptional and require the strongest justification’*.

The revised proposal has included submission of an updated Heritage Impact Assessment (HIA) which sets out the justification for the demolition of the Grade II listed buildings.

The Conservation Officer advises that whilst some degree of justification is provided in terms of the condition of the building, which is considered to have been diminished to a small extent through later alterations and lack of maintenance, in the main, justification is provided through a need to deliver a comprehensive masterplan generating necessary funding for physical improvements and new facilities for the campus.

The HIA states that through the loss of two parts of the listed building, which contain a minimal part of its significance, greater benefits can be delivered in securing the long-term preservation and refurbishment of the parts of the building which possess the greatest amount of significance.

Furthermore, the loss of any significance will also be offset through the addition of the new Learning Gateway building and associated landscaping works which is considered would enhance the setting of some of the most significant parts of the listed building through the removal of car parking and 1960's blocks, opening up views of the Quad to enable a better appreciation of key elevations of the main ranges and views of the clock tower, as well as creating a better relationship between the listed building and the library.

The loss of any part of a listed building is acknowledged to be regrettable, however the justification for this loss, articulated through the revised HIA, is now considered would be acceptable on the basis of the longer term benefits on offer to the most significant parts of this listed building.

The Conservation Officer in her original response, referred to the potential listing of the engineering building, given its architectural detailing. However, the building has not been listed during the course of the application and no comments have been made in the revised response, for the demolition of the building.

Demolition of the other redundant buildings is considered to be acceptable in principle given they possess little architectural or historic merit.

On the basis of the above, the buildings identified for demolition are considered to be acceptable from a planning policy perspective and would comply with UDP Policy EC9 as well as national planning policy.

Construction of rear extension to form learning gateway, construction of new engineering building and construction of rear extension to sports hall

The application site is located within Wrexham Settlement Limit where the principle of development for extending existing buildings as well as for the construction of new buildings, is generally accepted.

Provided other associated material considerations are acceptable, there is a policy presumption in favour of these proposals.

Redevelopment of existing Multi Use Games Area (MUGA) to form new car park

The proposal would involve removal of the existing MUGA and its replacement with a new car park.

UDP Policy CLF1 states that *‘Development which adversely affects indoor or outdoor central multi-activity community and leisure facilities, particularly within settlement limits, will not be permitted.’*

The policy goes on to state that redevelopment of community facilities will be resisted, unless they are clearly redundant, badly located or create environmental damage. The enhancement of existing facilities with no adverse loss of provision locally may bring overall benefits.

The agent submitted a supplementary letter on 21st May 2019 outlining the justification for the closure and proposed removal of the MUGA.

The MUGA was shut in Winter 2018/2019 and is no longer in use.

Glyndwr University and the Football Association of Wales are jointly developing the new facilities at Colliers Park (approved under P/2018/0194 for *‘Alterations and extensions to existing facility to create National Football Development Centre (D2) and Educational Facility (D1) including replacement pitches and floodlighting and associated external works, external store and containers and access arrangements’*).

Under the usage agreement with the Football Association of Wales, Glyndwr University has priority access to use the new facilities at Colliers Park, which included provision of new, replacement pitches.

Sport Wales have requested that the facilities at Colliers Park would be available to all existing users of the MUGA.

Irrespective of the outcome of this application, the University does not intend on forming a new MUGA on the campus, given this not required, as a result of the investment in the new facility at Colliers Park.

The approved application at Colliers Park is more modern and with more up to date facilities than the existing MUGA on the University Campus.

The agent confirms that there would be no lesser access than the existing, given the pitches would be available all day during term time.

The University could cease use of the MUGA at any point, without requiring planning permission, therefore preventing its use by third party bookings.

Any agreements between the University and third parties for use of the MUGA is outside the scope of the determination of this planning application and the concerns raised by Sport Wales are not considered to be significant enough to warrant further confirmation of how the closure of the MUGA would impact on third parties, or indeed, warrant refusal of the application on this basis.

On the basis of the above, whilst this proposal involves the loss of the existing MUGA, it is essentially being replaced with a more modern, up to date facility elsewhere within Glyndwr Universities estate. There is not therefore considered to be an adverse loss of provision and the proposal would be acceptable in principle, complying with UDP Policy CLF1.

Refurbishment of the social, learning and academic tuition space, and provision of new car parking, infrastructure, landscaping and public realm works

The refurbishment works would be secured by condition, as would submission of a comprehensive landscaping scheme.

Design and Layout:

Construction of rear extension to form learning gateway

On the basis of its siting to the rear of the University building and set-back off Mold Road, the proposed new Learning Gateway is not considered to adversely impact on the special architectural or historic interest of the listed building.

The extension is considered to be a contemporary addition to the main building, achieving a clear and distinct differentiation to the existing campus building, avoiding pastiche, whilst respecting the character and appearance of the existing building and surrounding campus.

A condition to secure submission of all facing and roofing materials would be attached to any planning permission to ensure these are acceptable.

Construction of new engineering block

The Conservation Officer previously commented in her original response that the design concept of the engineering block needed to be strengthened throughout the proposals.

The engineering block remains the same design as originally submitted. In the case officers' opinion, the proposal to demolish the existing building and replace with a new, more modern building would not result in harm to visual amenities of the surrounding area or Campus.

It siting directly opposite the Learning Gateway is considered would complement one another, as both are contemporary additions to the Campus which seek to reinforce the Universities growth and development aspirations.

Both the engineering block and Learning Gateway would be read in context with one another and are not considered to appear discordant or as piecemeal additions in this respect.

On the basis of the above, the design and layout of the Engineering Block is considered to be acceptable.

Construction of rear extension to sports hall

The extension would be sited to the rear of the building, carrying through the existing roof line, acting as a natural round off to the building.

Its scale is considered to be limited, not exceeding beyond the maximum height of the building, whilst only being visible from the street scene along Crispin Lane.

Materials would largely match the main building, integrating the extension with the existing.

Redevelopment of existing Multi Use Games Area (MUGA) to form new car park

The car park would not be dissimilar to the MUGA, in the context that its appearance is governed by its required functional purpose and use.

Proposed landscaping and retention of planting to the south of the car park would soften this part of the proposal and break up the hardstanding proposed.

Refurbishment of the social, learning and academic tuition space

The refurbishment works would be secured by condition.

Provision of new car parking, infrastructure, landscaping and public realm works

The submitted Landscaping Plan and Landscaping Design Statement are considered to be well-thought out with reference to interesting hard and soft landscaping features, as well as achieving a legible complex with connectivity throughout.

Whilst this appears to be acceptable at this juncture, specific details such as precise surfacing, public realm art/furniture/features, number and type of planting etc would need to be secured by condition to ensure the proposed landscaping scheme is carried out and a maintenance plan achieved.

The overall redevelopment of the Campus is considered to be acceptable by virtue of its design and layout and would not adversely impact on visual amenities of the area or the Campus, complying with UDP Policy GDP1.

Residential Amenity: Public Protection raises no objection subject to conditions to secure submission of a Dust Management Scheme, limit on construction hours and a limit on the noise level of any noise handling equipment.

These conditions are not considered necessary given the issues can be covered under separate Public Protection legislation and no noise handling equipment is proposed as part of the overall scheme.

There are no existing residential properties nearby which would be adversely affected by the proposal in terms of overlooking, overshadowing or overbearing impacts.

Proposed lighting in key outdoor areas is considered appropriate to help to contribute towards achieving safe and inclusive places in and around the Campus.

Highway Safety: The Case Officer addresses the most recent response of the Highway Authority below.

Access off Plas Coch Road

Details of the proposed barrier function into the campus off Plas Coch Roundabout, including siting and means of operation would be secured by condition.

The emergency access falls outside the red edge of the application site and does not form part of this application.

Access off A541 Mold Road

The Highway Officer has not given any indication in his response as to what a 'significant increase in vehicle movements' entails and how many vehicles would have to be travelling westbound to result in a significant increase in vehicle movements at the B&Q roundabout.

The Highway Officer has also not given any indication as to what the highway safety issues are, as a result of vehicles having to travel through the B&Q roundabout during peak hours to access either the existing Plas Coch access or the proposed new Mold Road access.

It should also be noted that his comments relating to the above point are on the basis of vehicles travelling to the campus, westbound from town - it does not take into account staff/students travelling to the site by other means of transport i.e walking, cycling, by bus or by train, which is considered to be a legitimate option given the sites sustainable location within Wrexham Settlement Limit and within walking distance from the train and bus stations.

The Highway Officer has stated that should the 2 way access be supported, the four measures outlined in the consultation response would need to be implemented.

The Highway Officer has not recommended refusal on the basis of his comments received for this part of the scheme, therefore a condition would be attached to the decision notice to ensure that the works outlined above are carried out and completed prior to first use of the development.

Access off Crispin Lane

Access into the University off Crispin Lane is already existing and no alteration is proposed to this access.

Access via Crispin Lane to the North

There is no evidence to indicate that any more vehicles would be using the access via Crispin Lane to the north, than the current situation. The Highway Officer has not recommended refusal on this basis.

Access via Crispin Lane to the South

The submitted Transport Assessment and Addendum shows a scheme detailing the junction realignment. The works could occur within the land ownership of the university and within the highway boundary and effectively forms part of the application site.

As part of the application approved under P/2008/1296, a condition to improve the junction was attached to the decision notice. The principle of the junction re-alignment has therefore been previously accepted and there is no reason why a planning condition cannot be imposed requiring works to the junction realignment via a S.278 Agreement, to be carried out prior to first use of the development.

Parking Provision

The existing number of parking spaces on campus is 947. Proposed number of parking spaces is 882. However there is no car parking management plan/strategy in place at the campus currently.

A parking accumulation survey carried out in 2018 and submitted by the agent indicated that peak demand was recorded at 620, falling to 590 cars at mid-day. On this basis, the development would provide a surplus of 262 parking spaces.

Furthermore, a car parking management plan could be secured by condition.

A condition would also be attached to secure a construction phase car park management strategy to ensure that existing demand for staff and student car parking will be maintained during the construction phase of development.

On the basis that the proposed parking provision would be a surplus over recorded peak demand as well as the further controls that can be secured via condition, which are not currently in place at the campus, the proposed number of parking spaces are considered to be acceptable.

Ecology: On the basis that additional demolition would be required to facilitate the revised proposal, an updated Ecology Report was required to be submitted. NRW and Wrexham Ecology have both been consulted. NRW raise concerns with the application on the basis that further surveys are required to establish presence of bats within the additional buildings proposed for demolition. However, I am satisfied that this can be addressed through the imposition of an appropriate planning condition.

Trees: Tree Officer raises no objection subject to conditions to secure submission of an Arboricultural Method Statement and Supervision, landscaping scheme and details of planting pits.

Flood: Welsh Water raise no objection subject to a condition to secure means of foul, surface and land water drainage scheme prior to commencement of development.

Flood Officer raises no objection.

Conclusion: Overall, the proposals would significantly enhance and improve the visual appearance of the University's campus, whilst respecting the special architectural and historic interest of the Grade II listed buildings on site.

Associated impacts having regard to highway safety and ecology are considered would be acceptable provided a condition is secured.

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) referenced:-

General

- 1:1250 Site Location Plan Rev P2
- 1:1000 Proposed Plas Coch Masterplan Rev P2
- 1:1000 Proposed Demolition Plan Rev P2
- 1:1000 Landscape Masterplan (Dwg No: 3060-103D)
- 1:200 Proposed Street Elevations Rev P1
- 1:200 Mold Road/Crispin Lane Junction Improvements Rev B

Learning Gateway Building

- 1:100 Proposed Front Elevation Rev A
- 1:100 Proposed Side Elevation East Rev A
- 1:100 Proposed Rear Elevation Rev A
- 1:100 Proposed Side Elevation West Rev A
- 1:200 Proposed Street Scene Elevations Rev A
- 1:100 Proposed Ground Floor Plan Rev A
- 1:100 Proposed First Floor Plan Rev A
- 1:100 Proposed Roof Plan Rev A
- 1:100 Proposed Long Section – 01 Rev A
- 1:100 Proposed Short Section – 02 Rev A

Engineering Building

- 1:100 Proposed Ground Floor Plan Rev P1 (Dwg No. AL-00-001)
- 1:100 Proposed First Floor Plan Rev P1 (Dwg No. AL-00-101)
- 1:100 Proposed Roof Plan Rev P1
- 1:100 Proposed Elevations (A + B) Rev P1
- 1:100 Proposed Elevations (C + D) Rev P1
- 1:100 Proposed Section Rev P1

Sports Hall

- 1:100 Proposed Elevations C + D Rev P1
- 1:100 Proposed Elevation B Rev P1
- 1:100 Proposed Ground, First and Roof Plans Rev P1
- 1:100 Proposed Elevations A + B Rev P2

3. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

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4. Prior to commencement of development, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Welsh Government.
5. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
 - a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
 - d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
 - e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
 - f) Method for protecting retained trees during demolition works;
 - g) Details of all proposed tree works, including felling and pruning.
6. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.
7. Prior to commencement of development, and notwithstanding the approved plans and details, full details, locations, product and installation specifications for the installation of all-purpose built tree pits and associated above ground features, as well as installation of below ground, load-bearing tree pits or root trenches, root barriers and irrigation systems, shall be submitted to and approved in writing by the Local Planning Authority.
8. Notwithstanding the approved Landscape Plan (Dwg No: 3060-103D) and Landscape Strategy (Ref: 3060 503B), no part of the development shall commence until full details of a hard and soft landscaping scheme together with a five year Maintenance Plan and timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.
9. The landscaping scheme submitted and approved in connection with condition no. 8 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
10. No part of the development shall commence until an external bat friendly lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to first use / occupation of the development.

11. A compliance audit shall be carried out by a qualified ecologist, independently of the appointed principle ecologist, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. A copy of the completed audit reports should be submitted to and approved in writing by the Local Planning Authority after each phase of development.
12. No part of the development shall commence until an updated Ecological Assessment as carried out by a qualified ecologist has been submitted to and approved in writing by the Local Planning Authority. The report shall include an Ecological Method Statement demonstrating / identifying any measures of protection / compensation / mitigation and demonstrate management in the short or long term. The recommendations as approved shall be implemented in strict accordance with timescales to be agreed before any part of the development commences on site.
13. The buildings identified for demolition on the approved 1:1000 Proposed Demolition Plan Rev P2, shall not be demolished until a copy of a contract for the carrying out of the works of redevelopment of the site has been submitted to and approved in writing by the Local Planning Authority.
14. No works shall commence until an appropriate photographic survey, equivalent to an English Heritage Level 1 study, of the existing building/s has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The resulting digital photographs should be forwarded on a CD to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Email: markwalters@cpat.otg.uk Tel: 01938 553670. After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record.
15. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
16. Prior to installation, details of all door and window furniture shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.
17. Notwithstanding the approved plans, a plan of refurbishment works for the listed building shall be submitted to and approved in writing by the Local Planning Authority, within 12 months of the date of this permission. The submitted plan shall include a timescale for implementation of these works. The development shall be carried out in accordance with the approved details.
18. Notwithstanding the approved 1:200 Mold Road/Crispin Lane Junction Arrangements Rev B plan, a scheme detailing the construction of the following shall be submitted to and approved in writing by the Local Planning Authority:
 - 1) Detailed layout, design, drainage, construction and visibility splays of the proposed junction realignment at Mold Road/Crispin LaneThe approved scheme shall be fully implemented prior to first use of the development.

19. Prior to commencement of development, a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Car Park Management Plan shall demonstrate how existing demand for student and staff car parking will be maintained during the construction phase of development, as well as demonstrate a long term management strategy for vehicular parking at the Plas Coch Campus as well as university wide. The development shall be carried out in accordance with the approved details.

20. The development shall not be brought into use until the car park identified on the 1:1250 Location Plan (received 14/06/2019) is completed and fully operational.

21. Notwithstanding the approved plans, no part of the development shall commence until a scheme detailing the construction of the two way access into the Campus via Mold Road as shown on approved plan 1:1000 Proposed Plas Coch Masterplan Rev P2, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

1) Detailed layout, design, visibility splays and construction of the proposed new access

2) Extension of splitter island across existing entry only access point

3) Details of a 'no u turn' and 'no right turn' traffic order along this section of Mold Road

The scheme as is approved shall be fully implemented prior to first use of the development hereby approved.

22. The existing entry only access point into the Campus via Mold Road, shall be permanently shut, prior to first use of the development hereby approved.

23. Notwithstanding the approved plans, no part of the development shall commence until a scheme detailing means of controlling entry and exit into and out of the Campus via the Plas Coch access have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to first use of the development hereby approved.

24. Prior to commencement of development, and/or any works of demolition, including any works of site clearance, an updated bat survey (no older than 6 months) shall be submitted to and approved in writing by the Local Planning Authority. If bats are found to be active on the site, the report shall provide details of a suitable mitigation strategy and determine whether a development licence is required. Thereafter, the development shall be carried out in accordance with the approved details.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission.
3. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
4. To maintain the safety and free flow of trunk road traffic

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5. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
6. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
7. In the interest of facilitating sustainable and long term landscaping within the site.
8. 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.
9. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
10. To protect bats which would otherwise be damaged by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
11. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
12. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
13. To ensure that redevelopment of the site takes place immediately following demolition of the existing building, thereby ensuring that an unattractive gap does not exist in the street scene to the detriment of the character and appearance of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
14. To provide for a record of a building or buildings of local architectural or historic interest in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
15. 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.
16. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
17. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
18. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
19. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
20. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

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21. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
22. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
23. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
24. To protect bats which would otherwise be damaged by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

The scheme of arboricultural supervision required in connection with condition no. 6 above shall make provision for a pre-commencement site meeting between the Local Planning Authority's Arboriculturist, the Developer/ Applicant/ Agent and their appointed Arboricultural Supervisor to agree matters of detail. It shall specify the frequency of arboricultural monitoring and reporting to the Local Planning Authority on the status of all tree protection measures throughout the course of the development and make provision for the submission and approval of a satisfactory arboricultural completion statement

The scheme of landscaping referred to in the above conditions shall include any changes to ground levels (shown by existing and proposed contours/levels) and any existing vegetation (showing that to be retained) and proposed planting. In addition, any of the following which apply to the particular site must be included:-
means of enclosure, car parking layout, access and circulation areas, materials for hard surfaced areas, any minor structures (e.g. refuse stores, lamp columns, play equipment) location of services, and any historic landscape features to be retained/improved.

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APPLICATION NO:
P/2018 /0667

LOCATION:
GLYNDWR UNIVERSITY MOLD
ROAD WREXHAM
LL11 2AW

DATE RECEIVED:
10/08/2018

COMMUNITY:
Rhosddu

DESCRIPTION:
DEMOLITION OF STUDENT UNION,
REFECTORY AND OTHER
REDUNDANT BUILDINGS, AND
REDEVELOPMENT OF ACADEMIC
CAMPUS TO PROVIDE NEW
LEARNING GATEWAY BUILDING,
ENGINEERING BUILDING, NEW
SPORTS HALL EXTENSION,
REDEVELOPMENT OF MULTI-USE
GAMES AREA, REFURBISHMENT
OF SOCIAL LEARNING AND
ACADEMIC TUITION SPACE,
TOGETHER WITH NEW CAR
PARKING, INFRASTRUCTURE,
LANDSCAPING AND PUBLIC REALM
WORKS.

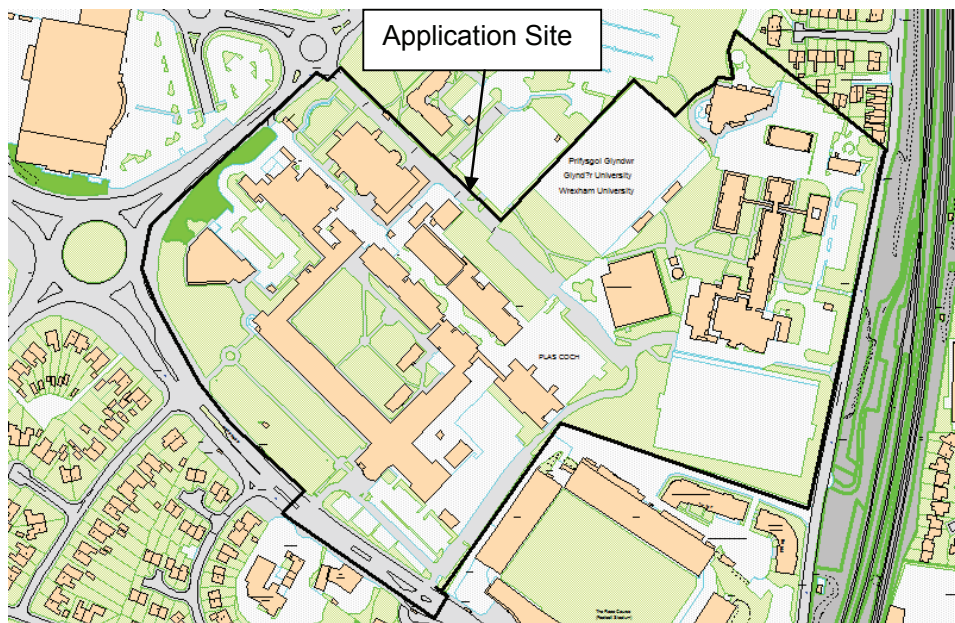
CASE OFFICER:
MR

WARD:
Grosvenor

AGENT NAME:
NARVO ASSET
MANAGEMENT
MR ANDREW SMITH

APPLICANT(S) NAME:
GLYNDWR UNIVERSITY

SITE



PROPOSAL

The proposal seeks listed building consent for the redevelopment of the academic campus, as part of the University's Campus 2025 Masterplan which seeks through investment and redevelopment of the University, to sustain a viable position within the higher education sector.

This application has been submitted as part of a suite of other applications which include:-

P/2018/0666 – Demolition of student union, refectory and other redundant buildings and redevelopment of academic campus to provide new learning gateway building, engineering building, new sports hall extension, redevelopment of Multi-Use Games Area, refurbishment of social learning and academic tuition space together with new car parking, infrastructure, landscaping and public realm works.

P/2018/0668 & P/2018/0669 – Refurbishment and improvement of Arts College, demolition of ancillary buildings and construction of new 107 bed student accommodation facility.

P/2018/0670 – Conservation Area Consent for demolition of ancillary outbuildings within the Art School.

P/2018/0671 – Demolition of redundant student halls and outline application for up to 410 apartments with access off B5101 together with car parking, landscaping and associated infrastructure on surplus land within the overall Plas Coch Academic Campus.

P/2018/0672 – Outline application for student accommodation facility of up to 197 bed spaces, parking and landscaping.

P/2018/0673 – Outline application for up to 74 dwellings together with vehicular pedestrian access from Holt Road, open space which can be used with adjoining land to the west to create a formal sports pitch, site landscaping, sustainable drainage and other related infrastructure.

P/2018/0674 – Outline application for residential development, up to 112 dwellings together with vehicular/pedestrian access from Gatewen Road, open space, landscaping, sustainable drainage and other related infrastructure.

The residential developments proposed are intended would generate the income required to facilitate the Campus 2025 Masterplan development.

Proposal

The proposal for this listed building consent application involves the following:-

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- demolition of the student union, refectory and other redundant buildings;
- construction of rear extension to the main Plas Coch Campus building to form the new Learning Gateway;
- demolition of existing engineering building and construction of new engineering building;
- construction of rear extension to the sports hall;
- redevelopment of Multi Use Games Area to form new car parking;
- refurbishment of the social, learning and academic tuition space;
- provision of new car parking, infrastructure, landscaping and public realm works.

It should be noted that the only parts of the proposal which require Listed Building Consent are the:-

- demolition of the student union and refectory;
- construction of rear extension to the main Plas Coch Campus building to form the new Learning Gateway;
- refurbishment of the social, learning and academic tuition space;

A full planning application under P/2018/0666 runs concurrent with this one.

Background

The original proposal was for the construction of an extension to the front of the main Plas Coch Campus building to form the new Learning Gateway, as well as for the construction of an extension to the rear of the building, to form an inner gateway building.

Concerns were raised by the Council's Conservation Officer as well as other consultees regarding the visual impact of the Learning Gateway on the façade and frontage of the Grade II listed building.

Concerns were also raised regarding the justification put forward for the demolition of the student union, in order to facilitate the inner gateway building.

Following detailed discussions, the proposal for the Learning Gateway has subsequently been re-located and re-designed to overcome the concerns raised.

The change was subject to a re-consultation period of 14 days, held in June 2019, and relevant consultees were re-consulted accordingly.

RELEVANT HISTORY

P/2012/0539 – Display of signs. Approved 03/09/2012.

P/2004/0546 – Replacement of ground floor glazing on front and side elevations and relocation of entrance doors. Approved 11/06/2004.

P/2004/0852 – Listed Building Consent for installation of passenger lift.
Approved 13/08/2004.

P/2000/0220 – Listed Building Consent to remodel ground floor of Block B and 2 rooms on first floor of Block C. Approved 08/05/2000.

DEVELOPMENT PLAN

Planning Policy Wales (PPW), Technical Advice Note (TAN) 24 – The Historic Environment

Wrexham UDP policy EC9 applies.

CONSULTATIONS

Adjoining Community Council: Received 13/09/2018.

Welcome the intention to retain all the listed buildings fronting Mold Road and given the only listed building proposed for demolition is the Student Union which is less visible than the main building, no objection is raised for this application.

Received 10/06/2019.

Object. The proposals are over-intensive. The traffic situation at the roundabout on Plas Coch Road is already at capacity at peak times and the additional traffic generated by the proposed development will have a detrimental impact on the current difficult situation. The proposed reduction in parking provision within the campus could also result in a negative impact on the surrounding residential areas with commuter parking.

Adjoining Local Member: Notified 10.08.2018 & 03.06.2019. Comments made on the basis of advice taken from the Legal Department to declare a personal and prejudicial interest to the application. The Adjoining Local Member states that his comments are made in a personal capacity rather than as County Councillor.

Received 13/06/2019.

I fully endorse Glyndwr University's intentions to modernise their campus, thereby maintaining for years to come it's appeal to students who predominantly come from the Wrexham/north east Wales region. The only concerns for Mold Rd residents which I believe demands consideration are outlined as follows. The recently revised

planning application goes a long way to addressing my initial concerns over the loss of campus parking spaces, from 947 to 568 spaces, by way of providing 314 new spaces in place of the disused all-weather sports pitch. The loss of the all-weather pitch is not a major concern as it is my understanding that flood-lights are to be installed at the nearby Ysgol Clywedog all-weather pitch, in readiness for public hire for the forthcoming Autumn, thereby making good the loss of the Glyndwr facility. If car-parking spaces were to be reduced to 568 spaces, based on a questionable one day of vehicle movements, then local residents were concerned about staff/students visiting the campus using the Mold Rd side-streets as an over-spill car-park, which currently is not the case. This increased car-parking capacity does now demand a change to the submitted Travel Plan to acknowledge no staff/students will be denied vehicle access to the campus, just because they live within a certain radius of the campus. Can you please confirm this is to be amended? Whilst there is a proposed overall loss of 67 spaces, this I accept will be alleviated by the off-site relocation of Glyndwr Techniquet and better management of vehicles permitted to park on the campus. I trust due consideration has been given to the management of vehicles accessing the campus during term-time by visitors to the child-care centre and the Catrin Finch Centre, whilst ensuring the campus is not used as a rat-run by householders living on the proposed northern quarter residential development. With the proposed “centre of gravity” for the campus car-parking moving towards Crispin Lane, away from the Plas Coch roundabout entrance, I believe the proposed Crispin Lane/ Mold Rd junction improvement work is inadequate to cope with additional peak-time vehicle movements, which ought to be encouraged to depart the campus via Crispin Lane/Mold Rd, rather than via the Plas Coch roundabout. Local residents I have spoken with do not support the removal of the existing right-turn on to Mold Rd from Crispin Lane. As such I wish you to consider the benefit of retaining the aforementioned vehicle movement by way of widening a length of Crispin Lane to accommodate a left and right turn leg out of Crispin Lane and a leg for vehicles entering Crispin Lane. This way vehicles backing-up to turn right on to Mold Rd will

not hinder vehicles turning left at the junction. I would appreciate the input of our Highway officers as to whether the traffic lights, which currently serve the Premier Inn, could be left on red for longer at the late afternoon peak-time period to allow a greater number of campus vehicles to gain access to the outward leg of Mold Rd from Crispin Lane. If this outcome was secured then I believe this will go a long way to alleviating the number of vehicles that would otherwise leave the campus via the Plas Coch campus entrance, at a time when vehicles are likely to be entering the campus due to the proposed northern quarters private housing development. On a separate issue a pupil of Ysgol Plas Coch, whose family live on Windsor Drive, has high-lighted to me the struggle she and her Mum has crossing the Grange store leg of the B5101 at the B&Q roundabout, due to the lack of a traffic-light controlled pedestrian crossing. As such if the planning application is based on sustainable travel movement then I would request thought is given to the provision of a pedestrian crossing at this location, based on the additional vehicle movements this and planning application P/2018/0671 will generate along this stretch of the B5101.

Royal Commission on the Ancient and Historical Monuments of Wales:
Received 05/09/2018.

The justification put forward for the demolition of the Student Union appears to be economic rather than relating to the repair and re-use of the listed building. If consent is granted, a condition to secure a record of the buildings as existing is considered appropriate.

20th Century Society:

Received 12/09/2018.

Object to the application. The Learning Gateway would be harmful to the special character of the Grade II listed building, will be detrimental to wide-ranging views of the building's entrance and will negatively impact the setting to the listed building. Proposed pavilion gateway disregards the building's special architectural interest. The loss of the gymnasium would cause harm to the significance of the listed building and fails to justify why demolition is required as a last resort. The design of the inner gateway is unsympathetic to the existing College building and the application has failed to justify the necessity of this harmful addition. Object to the demolition of the

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Engineering Building and the proposed use of uPVC windows.

- Wrexham CPAT: Received 29/08/2018.
If demolition is permitted, the Student Union will need to be recorded by a Survey to an appropriate standard prior to demolition.
- Wrexham Civic Society: Received 07/09/2018.
The extension to the front of the building was not considered to be a sensitive change, would degrade the structure and would not enhance this gateway into town. The scale, massing, materials, height and siting are at odds with the architecture of the existing building. In relation to the demolition of the former gymnasium/Students Union, queries raised in regards to the justification for demolition and this being the only alternative.
- Wrexham Conservation: Received 22/10/2018.
Concerns raised relating to the learning gateway and its concealment of views through to the primary features of the frontage as well as the bisection of the tower in what was considered to be a negative manner.
Justification put forward for demolition of Student Union was considered to be weak. The existing Engineering Building is considered to have fine architectural qualities and it may be necessary to establish whether this building is worthy of listing, prior to agreeing any demolition works. It is not clear how the proposed Engineering Building would relate to the existing campus by virtue of its design concept.
Additional information required on the refurbishment works and alterations to the front boundary wall.
- Received 18/06/2019.
The proposed solution will still result in the demolition of parts of the listed building including the students union and the refectory.
A revised Heritage Impact Assessment has been undertaken in support of the latest proposals. The Heritage Impact Statement concludes that the direct loss of fabric from the grade II listed building, as described above, will result in the loss of some of its significance and will therefore cause a degree of harm which must be justified. Some degree of justification is provided in terms of

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

condition, which is considered to have been diminished to a small extent through later alterations and lack of maintenance, however, in the main, justification is provided through a need to deliver a comprehensive masterplan generating necessary funding for physical improvements and new facilities for the campus.

The loss of any part of a listed building is regrettable but the justification for this loss, articulated through the revised Heritage Impact Statement, is now considered to be acceptable based upon the longer term benefits on offer to the most significant parts of this listed building.

Site Notice: Expired 21.09.2018.

Press Notice: Expired 22.09.2018.

Neighbours: No representations received.

SPECIAL CONSIDERATIONS:

Impact on the special architectural or historic interest of the listed buildings:

The primary building at the Plas Coch campus is the Grade II listed and former Denbighshire Technical College building.

The alterations originally proposed included a Learning Gateway building to the front façade; the demolition of the Students Union Building and the creation of a new inner gateway in its place; the demolition of the engineering block and its replacement with a new engineering building; and other refurbishment works.

Following consideration of these proposals and consultation with statutory and non-statutory bodies, it was considered that the Learning Gateway building would disrupt and conceal key aspects of the principal façade, most notably the existing entranceway and tower. This was considered would harm the most significant aspects of the listed building.

In order to preserve the Mold Road elevation and primary architectural features of the building, alternative solutions have been considered, culminating in a proposal for a new build gateway building to the rear elevation. The proposed solution would still result in the demolition of parts of the listed building including the student union and the refectory.

Demolition of student union, refectory, existing engineering building and other redundant buildings

The student union and refectory are Grade II listed. They have been identified for demolition in order to facilitate the construction of the new learning gateway.

UDP Policy EC9 states that alterations or redevelopment to listed buildings must respect their setting and character. Demolition will not normally be allowed.

PPW states in paragraph 6.1.12 that *‘demolition should be considered as exceptional and require the strongest justification’*.

The revised proposal has included submission of an updated Heritage Impact Assessment (HIA) which sets out the justification for the demolition of the Grade II listed buildings.

The Conservation Officer advises that whilst some degree of justification is provided in terms of the condition of the building, which is considered to have been diminished to a small extent through later alterations and lack of maintenance, in the main, justification is provided through a need to deliver a comprehensive masterplan generating necessary funding for physical improvements and new facilities for the campus.

The HIA concludes that *‘the parts of the listed building proposed for demolition are of less significance than most other parts of the listed building, and thus comprise a limited aspect of its overall evidential and aesthetic value. The primary loss would be in relation to the historic plan form of the building and its current completeness....However...the ongoing future function of these parts is compromised and made unsustainable, as they do not meet the needs of the modern University and its future aspirations, the inability to effectively provide their functions within the modern university potentially compromises the future sustainability of the whole listed building.’*

The HIA states that through the loss of two parts of the listed building, which contain a minimal part of its significance, greater benefits can be delivered in securing the long-term preservation and refurbishment of the parts of the building which possess the greatest amount of significance.

Furthermore, the loss of any significance would also be offset through the addition of the new Learning Gateway building and associated landscaping works which is considered would enhance the setting of some of the most significant parts of the listed building through the removal of car parking and 1960’s blocks, opening up views of the Quad to enable a better appreciation of key elevations of the main ranges and views of the clock tower, as well as creating a better relationship between the listed building and the library.

The justification for the loss of part of the listed building is considered to be acceptable, on the basis of the longer term benefits on offer to the most significant parts of the listed building in question.

Construction of rear extension to form learning gateway

On the basis of its siting to the rear of the University building and set-back off Mold Road, the proposed new Learning Gateway is not considered to

adversely impact on the special architectural or historic interest of the listed building.

The extension is considered to be a contemporary addition to the main building, achieving a clear and distinct differentiation to the existing campus building, avoiding pastiche, whilst respecting the character and appearance of the existing building and surrounding campus.

A condition to secure submission of all facing and roofing materials would be attached to any planning permission to ensure these are acceptable.

Refurbishment of the social, learning and academic tuition space

The refurbishment works would be secured by condition.

Conclusion:

On the basis of the above, the buildings identified for demolition, as well as the redevelopment works are considered to be acceptable from a planning policy perspective and would comply with UDP Policy EC9 as well as national planning policy.

RECOMMENDATION: That LISTED BUILDING CONSENT be GRANTED

CONDITION(S)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-

General

- 1:1250 Site Location Plan Rev P2
- 1:1000 Proposed Plas Coch Masterplan Rev P2
- 1:1000 Proposed Demolition Plan Rev P2
- 1:1000 Landscape Masterplan (Dwg No: 3060-103D)
- 1:200 Proposed Street Elevations Rev P1
- 1:200 Mold Road/Crispin Lane Junction Improvements Rev B

Learning Gateway Building

1:100 Proposed Front Elevation Rev A
1:100 Proposed Side Elevation East Rev A
1:100 Proposed Rear Elevation Rev A
1:100 Proposed Side Elevation West Rev A
1:200 Proposed Street Scene Elevations Rev A
1:100 Proposed Ground Floor Plan Rev A
1:100 Proposed First Floor Plan Rev A
1:100 Proposed Roof Plan Rev A
1:100 Proposed Long Section – 01 Rev A
1:100 Proposed Short Section – 02 Rev A

Engineering Building

1:100 Proposed Ground Floor Plan Rev P1 (Dwg No. AL-00-001)
1:100 Proposed First Floor Plan Rev P1 (Dwg No. AL-00-101)
1:100 Proposed Roof Plan Rev P1
1:100 Proposed Elevations (A + B) Rev P1
1:100 Proposed Elevations (C + D) Rev P1
1:100 Proposed Section Rev P1

Sports Hall

1:100 Proposed Elevations C + D Rev P1
1:100 Proposed Elevation B Rev P1
1:100 Proposed Ground, First and Roof Plans Rev P1
1:100 Proposed Elevations A + B Rev P2

3. Notwithstanding the approved Landscape Plan (Dwg No: 3060-103D) and Landscape Strategy (Ref: 3060 503B), no part of the development shall commence until full details of a hard and soft landscaping scheme together with a five year Maintenance Plan and timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

4. The landscaping scheme submitted and approved in connection with condition no. 3 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

5. The buildings identified for demolition on the approved 1:1000 Proposed Demolition Plan Rev P2, shall not be demolished until a copy of a contract for the carrying out of the works of redevelopment of the site has been submitted to and approved in writing by the Local Planning Authority.

6. No works shall commence until an appropriate photographic survey, equivalent to an English Heritage Level 1 study, of the existing building/s has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The resulting digital photographs should be forwarded on a CD to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Email: markwalters@cpat.otg.uk Tel: 01938 553670. After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

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7. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

8. Prior to installation, details of all door and window furniture shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.

9. Notwithstanding the approved plans, a plan of refurbishment works for the listed building shall be submitted to and approved in writing by the Local Planning Authority, within 12 months of the date of this permission. The submitted plan shall include a timescale for implementation of these works. The development shall be carried out in accordance with the approved details.

REASON(S)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. To define the scope of the planning permission.

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. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

5. To ensure that redevelopment of the site takes place immediately following demolition of the existing building, thereby ensuring that an unattractive gap does not exist in the street scene to the detriment of the character and appearance of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

6. To provide for a record of a building or buildings of local architectural or historic interest in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

7. 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.

8. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

9. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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APPLICATION NO:

P/2018 /0668

LOCATION:

GLYNDWR UNIVERSITY COLLEGE
OF ART 49 TO 51 REGENT STREET
WREXHAM
LL11 1PF

DATE RECEIVED:

10/08/2018

COMMUNITY:

Offa

CASE OFFICER:

MR

WARD:

Brynyffynnon

DESCRIPTION:

REFURBISHMENT AND
IMPROVEMENT OF ARTS COLLEGE,
DEMOLITION OF ANCILLARY
BUILDINGS AND CONSTRUCTION
OF NEW 107 BED STUDENT
ACCOMMODATION FACILITY

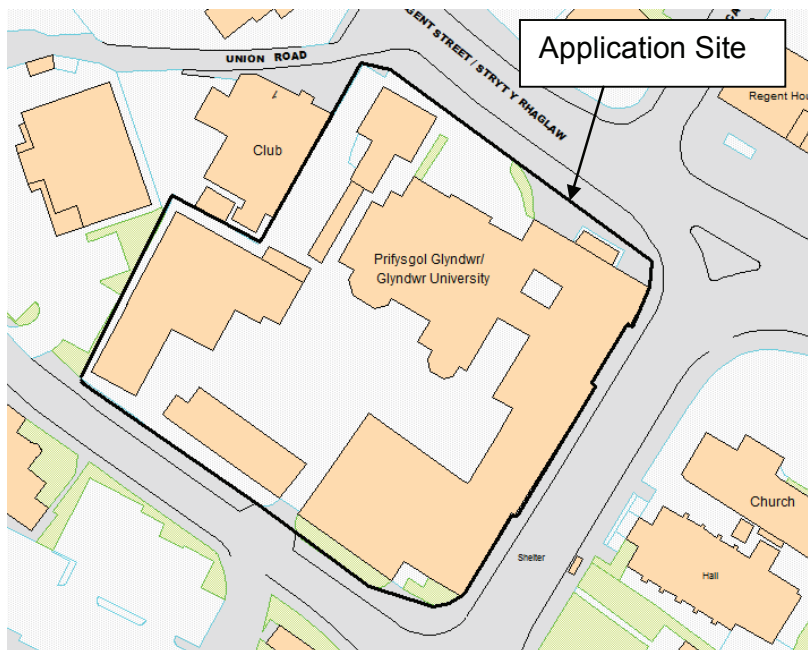
AGENT NAME:

NARVO ASSET
MANAGEMENT
MR ANDREW SMITH

APPLICANT(S) NAME:

GLYNDWR UNIVERSITY

SITE



PROPOSAL

The proposal seeks full planning permission for the redevelopment of the Arts College, as part of the University's Campus 2025 Masterplan which seeks through investment and redevelopment of the University, to sustain a viable position within the higher education sector.

This application has been submitted as part of a suite of other applications which include:-

P/2018/0666 & P/2018/0667 - Demolition of student union, refectory and other redundant buildings and redevelopment of academic campus to provide new learning gateway building, engineering building, new sports hall extension, redevelopment of Multi-Use Games Area, refurbishment of social learning and academic tuition space together with new car parking, infrastructure, landscaping and public realm works.

P/2018/0669 – Listed Building Consent for refurbishment and improvement of Arts College, demolition of ancillary buildings and construction of new 107 bed student accommodation facility.

P/2018/0670 – Conservation Area Consent for demolition of ancillary outbuildings within the Art School.

P/2018/0671 – Demolition of redundant student halls and outline application for up to 410 apartments with access off B5101 together with car parking, landscaping and associated infrastructure on surplus land within the overall Plas Coch Academic Campus.

P/2018/0672 – Outline application for student accommodation facility of up to 197 bed spaces, parking and landscaping.

P/2018/0673 – Outline application for up to 74 dwellings together with vehicular pedestrian access from Holt Road, open space which can be used with adjoining land to the west to create a formal sports pitch, site landscaping, sustainable drainage and other related infrastructure.

P/2018/0674 – Outline application for residential development, up to 112 dwellings together with vehicular/pedestrian access from Gatewen Road, open space, landscaping, sustainable drainage and other related infrastructure.

The residential developments proposed are intended would generate the income required to facilitate the Campus 2025 Masterplan development.

Proposal

The proposal for this application involves the following:-

- construction of a 107 no. bed student accommodation facility
- refurbishment of the Arts College
- demolition of ancillary outbuildings

The Arts College (No's 49 and 51 Regent Street) is Grade II listed. A Listed Building Consent application under P/2018/0669 runs concurrent with this application.

RELEVANT HISTORY

P/2005/0433 – Demolition of mobile and block workshops and construction of new single storey building to accommodate workshops for students.
Approved 04/07/2005.

DEVELOPMENT PLAN

Planning Policy Wales (PPW)

Within Wrexham Town Centre Settlement Limit and Grosvenor Conservation Area. UDP policies GDP1, EC7, EC9, H2, T8 apply.

CONSULTATIONS

Community Council: Received 13/09/2018.
The new building will compromise the old Listed Buildings in terms of its height. It should be reduced in height by 1 preferably 2 floors.
The huge reduction in the provision for car parking is unacceptable and will undoubtedly impact negatively on local residents resulting in more congestion in residential side streets nearby. In addition more disabled parking provision is needed.

There are serious highways concerns regarding the proposal for the lay-by. The lay-by is proposed for a busy section of carriageway where vehicles are interchanging lanes. It is located in the wrong location and should be removed with waste lorries collecting on site via an archway into the site.

Received 10/06/2019.
The relocation of the lay-by is too dangerous. The student accommodation at Crispin Lane would increase traffic around Central Road, resulting in danger to highway safety. The student accommodation is not in keeping with the listed Arts College and will detract from the Conservation Area. Loss of parking provision is not acceptable.

Local Member: Notified 10.08.2018. Comments made on the basis of advice taken from the Legal Department to declare a personal and prejudicial interest to the application. The Local Member states that his comments are made in a personal capacity rather than as County Councillor.

Received 17/06/2019.

I welcome the planning application for 107 student flats at the Glyndwr University Art College as this will lift a set of buildings attached to the listed building which are tired in their appearance, as well as increasing the appeal of the arts educational offer in Wrexham for future students. The purpose built student accommodation will also reduce the need for town-centre terraced properties to be converted for use as student HMOs, which inevitably changes the fabric of streets which were originally designed for occupancy by families.

Whilst recognising the Art College is a sustainable site, concerns that the occupants of the proposed flats could end up using nearby side-streets along Mold Rd and Bradley Rd for the parking up of their vehicles is an issue that needs to be addressed.

As such the applicant's recent confirmation that students found to be parking vehicles on side-streets within a one mile radius would have their tenancy at the student accommodation terminated is to be welcomed, along with the commitment that the University will provide all Art students with the opportunity to park their vehicles on the main Mold Rd campus; This goes a long way to addressing this concern, as the existing use of the Art College car-park demonstrates a clear need for such a solution, especially with the arrival of the 107 flats. Whilst the look of the student block of flats is dominant this has to be recognised as a pragmatic use of limited land availability within the town-centre. Higher density developments if practiced more widely could go some way to containing future urban sprawl which swallows up much needed farming land which is adjacent to the town's settlement limit

Whilst recognising the attempt to address the previous concerns raised about the location of the service vehicle lay-by located on Central Rd this is a matter I will defer to the expertise of our Highway officers.

Welsh Government:

Received 03/10/2018.
No direction issued.

Welsh Water:

Received 03/09/2018.
Conditions recommended to secure submission of drainage scheme for foul, surface and land water

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	and that no surface/land water is allowed to connect with the public sewerage network.
Wrexham Civic Society:	Received 07/09/2018. Recognise the need for improved access, as long as the frontage is kept decluttered and restrained. Improvements to the area behind the listed building are welcomed. The design of the proposed new buildings are commonplace. Limited information provided in regards to materials and finishes.
Wrexham Flood:	Received 11/09/2018. No objection subject to a pre-commencement condition to secure a drainage scheme.
NRW:	Received 11/09/2018. No objection.
Wrexham Ecology:	Received 03/10/2018. No objection subject to a condition to limit when demolition work should occur.
Wrexham Trees:	Received 12/12/2018. No objection subject to conditions to secure submission of an Arboricultural Method Statement and detailed planting and landscaping scheme.
Wrexham Conservation:	Received 30/10/2019. No objection raised to the structures proposed for demolition. No objection in principle for the construction of the student accommodation facility which would help to strengthen and re-define the frontage along Central Road. The 5 storey height appears would be visible above the roofline of the phase 4 range. Concerns originally raised in regards to the impact of this on the townscape, character and appearance of the Conservation Area and listed building. Further information required in regards to structural changes in the courtyard area and how the entrance ramp on the frontage would be constructed. Received 18/06/2019 In response to the concerns raised relating to height of the proposed student accommodation, visual representations have been submitted by the agent to demonstrate that due to the topography of the site, the extension would not have a dominating effect on the listed buildings when seen in context from key views into the site. Proposals

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to construct an entrance ramp on the main façade have now been omitted in favour of a proposal to utilise the existing access located at the front return of the building, which is considered to be acceptable. The updated HIA has addressed the above point, as well as the structural changes in the courtyard area and alterations to the building interior.

Public Protection:

Received 24/08/2018.
No objection subject to conditions to secure a dust management scheme and protection of amenity from nuisance.

POS:

Received 25/03/2019.
POS Officer advises that a contribution would be required towards infrastructure improvements to Bellevue Park.

Highway Authority:

Original response received 10/12/2018.
Visibility at the 2 no. access points off Regent Street are adequate. The location of the loading bay was considered too close to the bend where Bradley Road meets Central Road. The proposal would result in the removal of 25 no. parking spaces. Specific floor areas for the proposed uses associated with this proposal should be provided to assess the overall parking requirements for this site, as well as further parking surveys and Car Parking Management Plan. Further details required in terms of frequency of any deliveries to the site.

The agent has submitted additional information to address the above concerns, additional comments from the Highway Authority are provided below.

Received 14/06/2019.
The revised location of the loading bay is acceptable, provided visibility can be maintained in the easterly direction from the Pizza Hut access.

Although there is limited car parking on site, a car park management strategy should allow the development to be managed effectively, without causing any parking issues in the vicinity. This would be reinforced by the sites sustainable location.

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Conditions recommended to secure car park management and servicing strategy, Construction Traffic Management Plan.

Site Notice: Expired 21.09.2018.

Press Notice: Expired 22.09.2018.

Neighbours: No representations received.

SPECIAL CONSIDERATIONS:

Principle: UDP Policy H2 supports residential development on unannotated land within settlement limits subject to compliance with UDP Policy GDP1.

Whilst the Wrexham UDP does not have a specific policy for student accommodation, the same principles are considered would apply as that of a residential development for market/affordable housing.

The site is located in a highly sustainable town centre location with public transport links (bus and train station) within walking distance.

The proposal makes efficient use of developed land within the town centre, providing residential accommodation which could be capable of adaptability for future uses should the student accommodation market change in the future, aligning with the Well-being of Future Generations Act 2015 and the general principles of sustainable development as set out in Planning Policy Wales (PPW).

The proposed workshop, learning spaces, common room and gym would enhance existing facilities currently offered by the University, whilst the refurbishment of the Arts College and associated demolition works are considered would improve and update the current situation and built form on the site.

On the basis of the above, the principle of development for the scheme overall is acceptable.

Design and Layout: The new accommodation would be sandwiched between the existing print making and screen printing building to the east and wood, glass and jewellery workshops to the west, essentially comprising an extension to the existing buildings.

The extension provides an opportunity to strengthen and re-define the street scene along Central Road and is considered would assist in integrating the Grade II listed Border Brewery offices back into the townscape.

Concerns were originally raised by officers regarding the proposed 5 storey height of the extension and its relationship to the existing townscape and Grade II listed buildings (No's 49 and 51 Regent Street).

In response to these concerns, visual representations have been submitted by the agent to demonstrate that due to the topography of the site, the extension is not considered would have a dominating effect upon the listed buildings when seen in context from key views into the site. The Conservation Officer has not objected to this in her further response.

The internal layout of the proposed extension has been considered having regard to the surrounding context with the resultant design and layout of the proposal contributing positively to the locality.

Uses typically accommodating a larger number of people and generating foot fall throughout the day (i.e work shop, reception, gym, common room) would be located to front onto Central Road whilst the more private residential accommodation would be set to the rear and upper floors of the extension.

An expanse of glazing serving the facilities at ground floor level would contribute towards achieving an active frontage along Central Road and help to secure natural surveillance, avoiding a mass of blank and uninspiring frontage. This is considered to be an improvement to the current situation which comprises access points and dated buildings.

Concerns were initially raised by the Conservation Officer regarding the original proposed entrance ramp on the main façade, which would have resulted in the loss of the entrance steps.

The key architectural features in the classical design of this building are its symmetrical façade and the Doric portico. The portico being a complete architectural composition made up of essential elements.

The complete loss of the steps through their total removal or concealment, in addition to the unbalancing impact of the landscaping works upon its symmetry were considered to be harmful to the most significant elements of the building. An alternative proposal has been submitted utilising an existing access to the front return, which is considered to be acceptable and has overcome the concerns raised by the Conservation Officer.

Samples of materials and finishes would be conditioned for further approval.

The proposal is considered to be acceptable by virtue of its design and layout proposed and would not adversely impact on visual amenities of the area or the character and appearance of the Conservation Area complying with UDP Policy GDP1, EC7 and EC8.

Residential Amenity: Public Protection raises no objection subject to conditions to secure submission of a Dust Management Scheme and construction hours.

These conditions are not considered necessary given the issues can be covered under separate Public Protection legislation and furthermore, there are no residential properties within close proximity to the site which are considered would be adversely impacted upon by dust.

No amenity space would be provided which is not uncommon for student accommodation. A condition would be attached to any grant of planning permission to limit the use of the accommodation for students only, which would safeguard against any potential future unrestricted use as market accommodation.

There are no existing residential properties nearby which would be adversely affected by the proposal in terms of overlooking, overshadowing or overbearing impacts.

The proposal is not considered would give rise to any undue impacts on residential amenities of neighbouring properties and would comply with UDP Policy GDP1.

Highway Safety: Visibility at the 2 no. access points off Regent Street are adequate.

The revised location of the loading bay is considered to be acceptable.

Highway Authority have requested a plan to demonstrate that visibility to the east from the Pizza Hut access is achievable when a vehicle is parked in the layby.

However the length of time vehicles would be parked in the layby is considered would be short and its use throughout the day infrequent. For the majority of the day, vehicles exiting the Pizza Hut access would have a clear sight line to the east and even when a vehicle is parked there, this section of road is generally considered to be a relatively slow section given the number of commercial uses and accesses either side of the road would naturally reduce vehicular speeds, which essentially self-regulates this section of the highway.

Whilst there is limited on-site parking, submission of a car park management strategy is considered would allow the development to be managed effectively.

Planning Policy Wales (PPW) 10 states that the sustainable transport hierarchy must be a key principle when considering and determining planning applications. The hierarchy prioritises walking, cycling and public transport ahead of the private motor vehicle and should be used to support the delivery of schemes located and supported by infrastructure which prioritises access and movement by active and sustainable transport.

The site is sustainably located within Wrexham town centre. The bus and train station are within walking distance of the site, which is considered would help to support means of travel to the site other than by car, assisting in meeting the aims of the sustainable transport hierarchy.

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On this basis, it is reasonable to assume that a considerable number of students use public transport given the sites close proximity to those facilities, which would limit the amount of parking provision required in connection with the proposed use and as a whole.

Furthermore, some parking spaces would be provided for students on the main Plas Coch Campus, further details can be secured by a Car Park Management Plan condition.

Highway Authority have not raised an objection to the proposal.

The proposal would comply with the principles of the sustainable transport hierarchy as encouraged by PPW and provided conditions are secured for the submission of a Car Park Management Plan, implementation of the layby and highway improvements as well as submission of a construction traffic management plan the proposal is considered to be acceptable.

Ecology: NRW and the Wrexham Ecology Officer raise no objection subject to a condition to limit timeframe for demolition of outbuildings.

Trees: Tree Officer raises no objection subject to conditions to secure a landscaping scheme, tree protection and details of planting pits.

Flood: Welsh Water comment that the sewers within the vicinity of the site are foul only and not combined as is set out within the FCA and Drainage Strategy.

Welsh Water would not permit surface water run-off into a foul sewer, therefore further consideration needs to be given to this element of the scheme, which is considered can be covered by a pre-commencement condition.

Flood Officer raises no objection subject to a condition to secure submission of a drainage scheme.

POS: UDP Policy CLF5 refers to Public Open Space (POS) requirements relating to new housing development. The proposal is for new student accommodation, which does not fall under the C3 use class. Any POS requirement or contribution would not therefore apply in this instance.

The condition to limit the use of the accommodation to students only would also ensure that should a further application be submitted in the future to change the use of the accommodation to C3, the relevant POS contributions, as well as any other relevant contributions could be secured at this stage.

Conclusion: The proposal is considered to be acceptable in principle and would raise no adverse impacts to the character and appearance of the conservation area. Other associated matters are also considered to be acceptable and conditions would be implemented on any grant of decision notice where necessary.

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) referenced:-

1:1250 Site Location Plan Rev P1
1:200 Site Plan - Demolitions Rev PL1
1:200 Proposed Site Plan Rev PL2
1:100 Proposed Site Sections Rev PL1
1:200 Landscape Layout Rev F
1:250 Proposed Loading Area Rev C
1:100 Arts School Main Entrance Refurb Rev PL2
Regent Street Art School Massing Views dated 02.05.2019

1:100 Lower Ground Floor Plan Rev PL2
1:100 Ground Floor Plan Rev PL1
1:100 First Floor Plan Rev PL1
1:100 Second Floor Plan Rev PL1
1:100 Third Floor Plan Rev PL1
1:100 Elevations Sheet 1 of 2 Rev PL2
1:100 Elevations Sheet 2 of 2 Rev PL2
1:100 Street View Elevations Rev PL2

3. The residential accommodation hereby approved shall be used by students only and shall not be used for any other purpose including any other use within Classes C1, C2 and C3 of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without amendment).
4. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.
5. There shall be no demolition within the bird nesting season (March - August inclusive), without a Bat and Bird Survey first being carried out by a qualified ecologist, the results of which shall be submitted to and approved in writing by the Local Planning Authority.
6. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

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- a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
 - d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
 - e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
 - f) Method for protecting retained trees during demolition works;
 - g) Details of all proposed tree works, including felling and pruning.
7. Prior to their use on the development, and notwithstanding the approved plans and details, full details, locations, product and installation specifications for the installation of all-purpose built tree pits and associated above ground features, as well as installation of below ground, load-bearing tree pits or root trenches, root barriers and irrigation systems, shall be submitted to and approved in writing by the Local Planning Authority.
8. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
9. Prior to their use on the development, full details of the construction of the access ramp and handrail shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
10. Prior to their use on the development, the method of fixing the internal screen and fixed seating, as shown on approved drawing 1:100 Arts School Main Entrance Refurb Rev PL2, shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
11. No works to the render or plaster finishes shall take place until a specification, which includes full details of the mix, finish and extent of new or replacement works, has been submitted to and approved in writing by the Local Planning Authority. Work shall only be carried out in strict accordance with the details as are approved.
12. Prior to their installation on the building, drawings to the scale 1:5 and 1:20 fully detailing all new or replacement joinery shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and decorative/protective finishes. The works shall only be carried out in strict accordance with such details as are approved.
13. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and

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approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.

14. Prior to their use on the development, full details of any new floor finishes within the listed buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

15. Notwithstanding the approved Landscape Plan (Dwg No: 3060-104D) and Landscape Design Statement (Ref: 3060 504B), no part of the development shall commence until full details of a hard and soft landscaping scheme together with a five year Maintenance Plan and timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

16. The landscaping scheme submitted and approved in connection with condition no. 15 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

17. Prior to commencement of development, a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Car Park Management Plan shall demonstrate a long term management strategy for vehicular parking at the campus and university wide. The development shall be carried out in accordance with the approved details

18. The lay-by, highway improvements and provision of a 2m wide footway as shown on approved plan 1:250 Proposed Loading Area Rev C, shall be carried out and fully implemented prior to first use of the development hereby approved.

19. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission.
3. To ensure any other use of the development hereby approved is assessed in accordance with applicable policy and guidance.
4. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
5. To protect named bats which would otherwise be lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
6. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
7. In the interest of facilitating sustainable and long term landscaping within the site.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

8. 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.
9. 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.
10. To ensure that irreversible harm is not caused to the architectural features within this space.
11. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
12. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
13. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
14. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
15. 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.
16. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
17. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
18. In the interests of highway safety.
19. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

Warning: An European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/>

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. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

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.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

APPLICATION NO:
P/2018 /0669

LOCATION:
GLYNDWR UNIVERSITY COLLEGE
OF ART 49 TO 51 REGENT STREET
WREXHAM
LL11 1PF

DATE RECEIVED:
10/08/2018

COMMUNITY:
Offa

CASE OFFICER:
MR

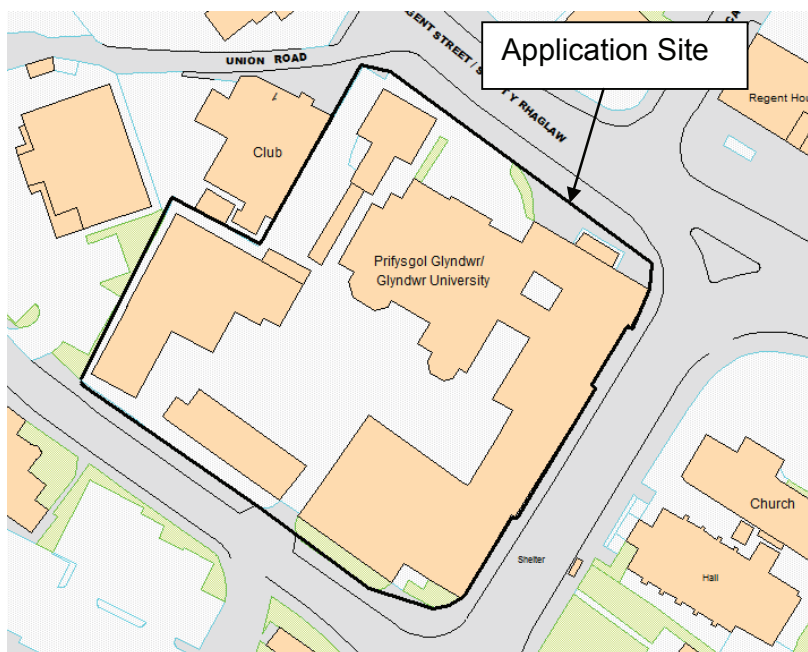
WARD:
Brynyffynnon

DESCRIPTION:
LISTED BUILDING CONSENT FOR
REFURBISHMENT AND
IMPROVEMENTS OF ARTS
COLLEGE, DEMOLITION OF
ANCILLARY BUILDINGS AND
CONSTRUCTION OF NEW 107 BED
STUDENT ACCOMMODATION
FACILITY

AGENT NAME:
NARVO ASSET
MANAGEMENT
MR ANDREW SMITH

APPLICANT(S) NAME:
GLYNDWR UNIVERSITY

SITE



PROPOSAL

The proposal seeks full planning permission for the redevelopment of the Arts College, as part of the University's Campus 2025 Masterplan which seeks through investment and redevelopment of the University, to sustain a viable position within the higher education sector.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

This application has been submitted as part of a suite of other applications which include:-

P/2018/0666 & P/2018/0667 - Demolition of student union, refectory and other redundant buildings and redevelopment of academic campus to provide new learning gateway building, engineering building, new sports hall extension, redevelopment of Multi-Use Games Area, refurbishment of social learning and academic tuition space together with new car parking, infrastructure, landscaping and public realm works.

P/2018/0668 – Refurbishment and improvement of Arts College, demolition of ancillary buildings and construction of new 107 bed student accommodation facility.

P/2018/0670 – Conservation Area Consent for demolition of ancillary outbuildings within the Art School.

P/2018/0671 – Demolition of redundant student halls and outline application for up to 410 apartments with access off B5101 together with car parking, landscaping and associated infrastructure on surplus land within the overall Plas Coch Academic Campus.

P/2018/0672 – Outline application for student accommodation facility of up to 197 bed spaces, parking and landscaping.

P/2018/0673 – Outline application for up to 74 dwellings together with vehicular pedestrian access from Holt Road, open space which can be used with adjoining land to the west to create a formal sports pitch, site landscaping, sustainable drainage and other related infrastructure.

P/2018/0674 – Outline application for residential development, up to 112 dwellings together with vehicular/pedestrian access from Gatewen Road, open space, landscaping, sustainable drainage and other related infrastructure.

The residential developments proposed are intended would generate the income required to facilitate the Campus 2025 Masterplan development.

Proposal

The proposal for this listed building consent application involves the following:-

- construction of a 107 no. bed student accommodation facility
- refurbishment of the Arts College
- demolition of ancillary outbuildings

An assessment has been made having regard to the direct impacts on the Grade II listed buildings (No's 49 and 51), their setting, as well as that of

neighbouring listed buildings and the character and appearance of the Grosvenor Road Conservation Area.

A full planning application under P/2018/0668 runs concurrent with this one.

RELEVANT HISTORY

P/2005/0433 – Demolition of mobile and block workshops and construction of new single storey building to accommodate workshops for students. Approved 04/07/2005.

DEVELOPMENT PLAN

Planning Policy Wales (PPW)

Wrexham UDP policy EC9 applies.

CONSULTATIONS

Community Council: Received 13/09/2018.
The new building will compromise the old Listed Buildings in terms of its height. It should be reduced in height by 1 preferably 2 floors.
The huge reduction in the provision for car parking is unacceptable and will undoubtedly impact negatively on local residents resulting in more congestion in residential side streets nearby. In addition more disabled parking provision is needed.
There are serious highways concerns regarding the proposal for the lay-by. The lay-by is proposed for a busy section of carriageway where vehicles are interchanging lanes. It is located in the wrong location and should be removed with waste lorries collecting on site via an archway into the site.

Received 10/06/2019.
The relocation of the lay-by is too dangerous. The student accommodation at Crispin Lane would increase traffic around Central Road, resulting in danger to highway safety. The student accommodation is not in keeping with the listed Arts College and will detract from the Conservation Area. Loss of parking provision is not acceptable.

Local Member: Notified 10.08.2018. Comments made on the basis of advice taken from the Legal Department to declare a personal and prejudicial interest to the application. The Local Member states that his

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

comments are made in a personal capacity rather than as County Councillor.

Received 17/06/2019.

I welcome the planning application for 107 student flats at the Glyndwr University Art College as this will lift a set of buildings attached to the listed building which are tired in their appearance, as well as increasing the appeal of the arts educational offer in Wrexham for future students. The purpose built student accommodation will also reduce the need for town-centre terraced properties to be converted for use as student HMOs, which inevitably changes the fabric of streets which were originally designed for occupancy by families.

Whilst recognising the Art College is a sustainable site, concerns that the occupants of the proposed flats could end up using nearby side-streets along Mold Rd and Bradley Rd for the parking up of their vehicles is an issue that needs to be addressed.

As such the applicant's recent confirmation that students found to be parking vehicles on side-streets within a one mile radius would have their tenancy at the student accommodation terminated is to be welcomed, along with the commitment that the University will provide all Art students with the opportunity to park their vehicles on the main Mold Rd campus; This goes a long way to addressing this concern, as the existing use of the Art College car-park demonstrates a clear need for such a solution, especially with the arrival of the 107 flats.

Whilst the look of the student block of flats is dominant this has to be recognised as a pragmatic use of limited land availability within the town-centre. Higher density developments if practiced more widely could go some way to containing future urban sprawl which swallows up much needed farming land which is adjacent to the town's settlement limit

Whilst recognising the attempt to address the previous concerns raised about the location of the service vehicle lay-by located on Central Rd this is a matter I will defer to the expertise of our Highway officers.

Wrexham CPAT:

Received 29/08/2018.

No recorded archaeological sites within the demolition and new build area and the archaeological potential is low. No requirements.

- Wrexham Conservation: Received 30/10/2018.
No objection raised to the structures proposed for demolition. No objection in principle for the construction of the student accommodation facility which would help to strengthen and re-define the frontage along Central Road. The 5 storey height appears would be visible above the roofline of the phase 4 range. Concerns originally raised in regards to the impact of this on the townscape, character and appearance of the Conservation Area and listed building. Further information required in regards to structural changes in the courtyard area and how the entrance ramp on the frontage would be constructed.
- Received 18/06/2019.
In response to the concerns raised relating to height of the proposed student accommodation, visual representations have been submitted by the agent to demonstrate that due to the topography of the site, the extension would not have a dominating effect on the listed buildings when seen in context from key views into the site. Proposals to construct an entrance ramp on the main façade have now been omitted in favour of a proposal to utilise the existing access located at the front return of the building, which is considered to be acceptable. The updated HIA has addressed the above point, as well as the structural changes in the courtyard area and alterations to the building interior.
- Site Notice: Expires 21.09.2018.
- Press Notice: Expired 22.09.2018.
- Neighbours: No representations received.

SPECIAL CONSIDERATIONS:

Impact on the special architectural or historic interest of the listed buildings:

No's 49 and 51 Regent Street are Grade II listed and an assessment has been made based on the direct impacts to the buildings and their settings, as well as that of neighbouring listed buildings.

The structures proposed for demolition are considered to contribute little to the architectural and historic interest of the listed buildings, comprising 20th

Century additions of standard construction methods. No objection is raised to their demolition.

No objection is raised in principle to the construction of the student accommodation. The extension provides an opportunity to strengthen and redefine the street scene along Central Road and would assist in integrating the Grade II listed former Border Brewery offices back into the townscape.

Concerns were originally raised by officers regarding the proposed 5 storey height of the extension and its relationship to the existing townscape and Grade II listed buildings (No's 49 and 51 Regent Street).

In response to these concerns, visual representations have been submitted by the agent to demonstrate that due to the topography of the site, the extension is not considered would have a dominating effect upon the listed buildings when seen in context from key views into the site. The Conservation Officer has not stated that she has an objection to this.

Concerns were initially raised by the Conservation Officer regarding the original proposed entrance ramp on the main façade, which would have resulted in the loss of the entrance steps.

The key architectural features in the classical design of this building are its symmetrical façade and the Doric portico. The portico being a complete architectural composition made up of essential elements.

The complete loss of the steps through their total removal or concealment, in addition to the unbalancing impact of the landscaping works upon its symmetry were considered to be harmful to the most significant elements of the building. An alternative proposal has been submitted utilising an existing access to the front return, which is considered to be acceptable and has overcome the concerns raised by the Conservation Officer.

No objections are raised subject to conditions.

Conclusion: On the basis of the above and submission of revised plans and further information, the proposal is not considered would adversely impact on the special architectural or historic interest of the Grade II listed building within the site vicinity, or its setting, complying with UDP Policy EC9.

RECOMMENDATION: That Listed Building Consent be GRANTED

CONDITION(S)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-
1:1250 Site Location Plan Rev P1
1:200 Site Plan - Demolitions Rev PL1

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

1:200 Proposed Site Plan Rev PL2
1:100 Proposed Site Sections Rev PL1
1:200 Landscape Layout Rev F
1:250 Proposed Loading Area Rev C
1:100 Arts School Main Entrance Refurb Rev PL2
Regent Street Art School Massing Views dated 02.05.2019

1:100 Lower Ground Floor Plan Rev PL2
1:100 Ground Floor Plan Rev PL1
1:100 First Floor Plan Rev PL1
1:100 Second Floor Plan Rev PL1
1:100 Third Floor Plan Rev PL1
1:100 Elevations Sheet 1 of 2 Rev PL2
1:100 Elevations Sheet 2 of 2 Rev PL2
1:100 Street View Elevations Rev PL2

3. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

4. Prior to their use on the development, full details of the construction of the access ramp and handrail shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

5. Prior to their use on the development, the method of fixing the internal screen and fixed seating, as shown on approved drawing 1:100 Arts School Main Entrance Refurb Rev PL2, shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

6. No works to the render or plaster finishes shall take place until a specification, which includes full details of the mix, finish and extent of new or replacement works, has been submitted to and approved in writing by the Local Planning Authority. Work shall only be carried out in strict accordance with the details as are approved.

7. Prior to their installation on the building, drawings to the scale 1:5 and 1:20 fully detailing all new or replacement joinery shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and decorative/protective finishes. The works shall only be carried out in strict accordance with such details as are approved.

8. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as are approved.

9. Prior to their use on the development, full details of any new floor finishes within the listed buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

REASON(S)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
 2. To define the scope of the planning permission.
 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. 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.
 5. To ensure that irreversible harm is not caused to the architectural features within this space.
 6. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 7. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 8. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
 9. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
-

Item 4e

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

APPLICATION NO:
P/2018 /0670

LOCATION:
GLYNDWR UNIVERSITY COLLEGE
OF ART 49 TO 51 REGENT STREET
WREXHAM
LL11 1PF

DATE RECEIVED:
10/08/2018

COMMUNITY:
Offa

CASE OFFICER:
MR

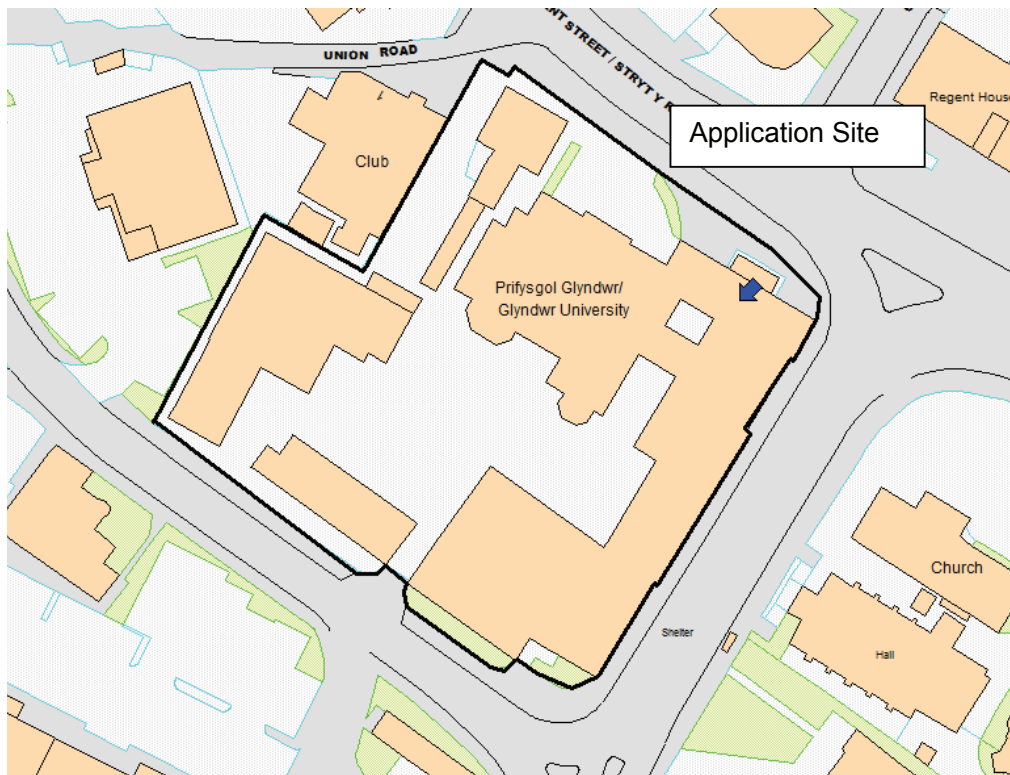
WARD:
Brynyffynnon

DESCRIPTION:
APPLICATION FOR CONSERVATION
AREA CONSENT FOR DEMOLITION
OF ANCILLARY OUTBUILDINGS
WITHIN THE ART SCHOOL

AGENT NAME:
NARVO ASSET
MANAGEMENT
MR ANDREW SMITH

APPLICANT(S) NAME:
GLYNDWR UNIVERSITY

SITE



PROPOSAL

The proposal seeks conservation area consent to demolish the ancillary outbuildings within the Arts College Regent Street Campus.

There are 3 elements to the demolition proposals – a boundary wall and single storey outbuildings to the rear of No 51 Regent Street, a detached single storey craft workshop and a post war southern return arm to No 49 Regent Street.

A full planning and listed building consent applications run concurrent with this one under P/2018/0668 and P/2018/0669 respectively.

RELEVANT HISTORY

P/2005/0433 – Demolition of mobile and block workshops and construction of new single storey building to accommodate workshops for students.
Approved 04/07/2005.

DEVELOPMENT PLAN

Planning Policy Wales (PPW)

Wrexham UDP policy EC8 applies.

CONSULTATIONS

Community Council:	Received 13/09/2018. There is no objection to the demolition of the four buildings – especially the corrugated roofed building on Central Road which adds little to the present setting.
Local Member:	Notified 10.08.2018.
Wrexham CPAT:	Received 30/08/2018. No recorded archaeological sites within the demolition and new build area and the archaeological potential is low. No requirements.
Wrexham Conservation:	Received 30/10/2018. Agrees with the conclusions of the Heritage Impact Assessment. The structures identified for demolition do not possess any architectural or historic interest, built of standard construction methods, basic materials and to a utilitarian design that contributes little to the significance of the listed buildings and character and appearance of the Conservation Area.

Wrexham Ecology:	Received 03/10/2018. No objection subject to a condition to secure timeframe for carrying out demolition works.
Site Notice:	Expired 21.09.2018.
Press Notice:	Expired 22.09.2018.
Neighbours:	1 no. representation received objecting to the proposal. Concerns raised include the following:- No justifiable reason to demolish the part of the building which contains the film, photography and animation studio. Lack of on-site parking provision will lead to parking problems elsewhere.

SPECIAL CONSIDERATIONS:

Impact on the character and appearance of the Conservation Area: The structures identified for demolition do not possess any architectural or historic interest, are built of standard construction methods comprising basic materials and finished to a utilitarian design that contributes little to the significance of the listed buildings on Regent Street (No's 49 and 51) and character and appearance of the Conservation Area.

Conservation Officer raises no objection to the proposal.

The photographs below show the current street scene along Central Road, with buildings A and B both proposed for demolition.
The two remaining structures proposed for demolition are within the confines of the site and not visible from the street scene.





Ecology: No objection raised by the Council's Ecology Officer, subject to a condition to secure timeframe for carrying out demolition works.

Conclusion: The proposal to demolish the structures identified is considered to be acceptable and would be a positive benefit to the conservation area's enhancement, complying with UDP Policy EC8.

RECOMMENDATION

That Conservation Area Consent be GRANTED subject to the following condition(s)

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The buildings shall not be demolished until a copy of a contract for the carrying out of the works of redevelopment of the site has been submitted to and approved in writing by the Local Planning Authority.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1:200 and as contained within the application documentation.
3. The demolition of the buildings to which this consent relates are those indicated by a red dashed line only, on the approved 1:200 Demolition Site Plan.
4. There shall be no demolition within the bird nesting season (March - August inclusive), without a Bat and Bird Survey first being carried out by a qualified ecologist, the results of which shall be submitted to and approved in writing by the Local Planning Authority.

REASON(S)

1. To ensure that redevelopment of the site takes place immediately following demolition of the existing building, thereby ensuring that an unattractive gap does not exist in the street scene to the detriment of the character and appearance of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
 2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
 3. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
 4. To protect bats which would otherwise be lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
-

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

APPLICATION NO:
P/2018 /0671

LOCATION:
GLYNDWR UNIVERSITY PLAS
COCH ROAD WREXHAM
LL11 2AW

DATE RECEIVED:
10/08/2018

COMMUNITY:
Rhosddu

DESCRIPTION:
DEMOLITION OF REDUNDANT
STUDENT HALLS AND OUTLINE
APPLICATION FOR UP TO 410
APARTMENTS WITH ACCESS OFF
B5101 TOGETHER WITH CAR
PARKING, LANDSCAPING AND
ASSOCIATED INFRASTRUCTURE
ON SURPLUS LAND WITHIN THE
OVERALL PLAS COCH ACADEMIC
CAMPUS

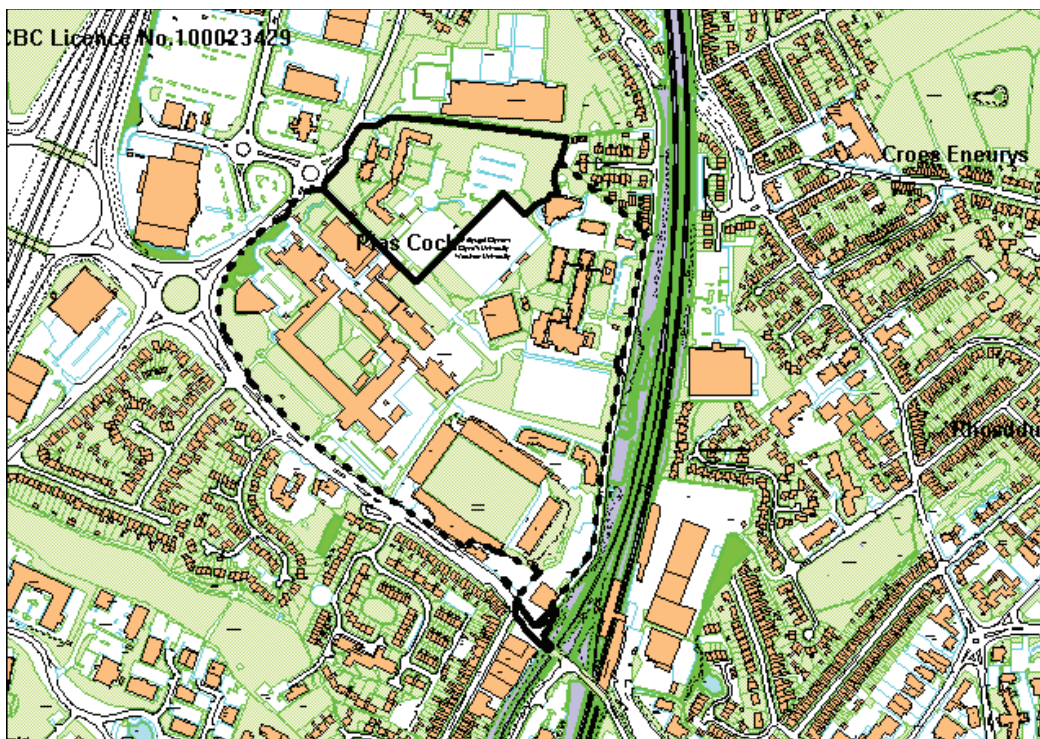
CASE OFFICER:
PF

WARD:
Grosvenor

AGENT NAME:
NARVO ASSET
MANAGEMENT
MR ANDREW SMITH

APPLICANT(S) NAME:
GLYNDWR UNIVERSITY

THE SITE



PROPOSAL

Planning permission is sought in outline for residential development of up to 410 residential units. All detailed matters are resolved for further approval apart from access which is sought at this outline stage.

A more detailed plan of the proposed development site is shown below:



HISTORY

Most relevant – post 1996

CB00100 – Provision of temporary car parking area. Granted 10.05.1996

P/2004/1429 – Floodlit artificial turf pitch. Withdrawn

P/2009/1000 – Erection of replacement nursery/education facility (centre for the child). Granted 01.02.2010

P/2010/0536 – Construction of new car park. Granted 08.12.2010

P/2013/0189 – Removal of condition no 3 of planning permission P/2010/0536 to allow use of car park without construction of hub development. Disposed of.

PLANNING POLICY

The site is located entirely within the Wrexham town settlement limit. Policies PS1, PS2, PS3, PS4, GDP1, GDP2, EC4, EC13, H2, H7, CLF5 and T8 are relevant. Guidance is also contained in Local Planning Guidance Notes 16 – Parking Standards, 17 – Trees and Development, 27 - Education Contributions, 28 - Affordable Housing and 30 - Residential Design Guide.

Welsh Government policy and Guidance is contained in Planning Policy Wales (Edition 10) and Technical Advice Note 5 – Nature Conservation and Planning, 12 – Design and 18 – Transport.

APPLICANT SUBMISSION

This planning application forms part of a package submitted to facilitate a strategy called Campus 2025 Estates and Learning Environment Strategy which is now being pursued by Glyndwr University. Campus 2025 has assessed the University's existing estate and is based upon a recently undertaken extensive package of surveys of building condition, space utilisation, future academic requirements etc. The conclusion of this exercise is that the University's Estate does not fulfil the principles and objectives of Glyndwr University and therefore needs a significant package of investment and redevelopment for the University to sustain a viable position within the higher education sector.

Campus 2025 is a package of planning applications, which enables the ambitions of Campus 2025 to be realised. The applications are all linked through the pressing economic, social and environmental case for Glyndwr University to improve its overall estate. Once the development identified within Campus 2025 is delivered, then this will bring substantial benefits:

- a) in the delivery of academic courses at Glyndwr University;
- b) in the student accommodation offering within Wrexham and significant knock-on benefits to the town from a sustained and increased student population;
- c) in the sale of land assets which are not required by Glyndwr University and can make a more positive contribution via residential development to meet Wrexham's housing need;
- d) By enabling Glyndwr University to continue to attract new students and sustain a viable position in the higher education sector;
- e) ultimately via the retention of Glyndwr University, with its significant contribution of jobs, investment and profile within the Wrexham economy.

The package consists of a suite of submissions which cover a significant remodelling to the main Glyndwr Campus to create an improved learning gateway, along with significant improvements to the Regent Street Art college building to include the provision of student accommodation. To facilitate these on campus developments, the university is seeking to maximise the value of its property portfolio by obtaining

planning consents for their development to feed these capital receipts back into the campus developments.

CONSULTATIONS

- Community Council: Following a reconsultation on the submission of an updated Traffic Report, the Community Council confirmed its position. An objection is maintained that the proposal will generate an increase in traffic flows on roads surrounding the university on a network that cannot accommodate it. The application should be refused if the road capacity cannot be increased to accommodate the development.
- Adjacent Community Council: Offa Community Council. Has offered the following comments:
1. The main concern due to the size of the development is for the traffic issues which will arise on Mold Road, Crispin Lane and Plas Coch Road. At the Mold Road exit traffic will be prohibited from turning right which will place more pressure on the Central Retail Park gyratory system. A redesign is required possible by using land on the former Dickens garage site so that vehicles can also turn right;
 2. The proposal is for 410 apartments, but for fewer car parking spaces. There is a need for at least 1 space to be provided for each unit, and more for the 2 bed units. The additional vehicles generated from a development of this size and the loss of current parking provision will negatively impact on Mold Rd area residential areas. Travel plans are needed with consideration given to a residents parking scheme; and
 3. The impact of all the traffic generated by this large development on the already congested roundabout leading to Sainsbury's and Homebase needs to be addressed.
- Local Member: Requests that the application is presented to the Planning Committee.
- Adjacent Local Member: The following comments have been received:
- One solution for reducing future urban sprawl is to seek higher density residential development in town-centre locations which are deemed sustainable i.e. that such developments will benefit from better access to public transport and to amenities thereby reducing our personal reliance on the motor vehicle. For this reason this outline planning application ought to be welcomed.

- However for towns the size of Wrexham there has to be a recognition that public transport to local work destinations is less than ideal and as such future occupants will be reliant on the use of cars until such time there is a cultural change to the use of privately owned vehicles in the UK. The applicant acknowledges this point by way of providing parking spaces rather than none at all.
- As such a concern I wish to register is there needs to be the provision of one designated car-parking space per flat, thereby avoiding tensions between occupants created by visitor cars forcing residents to park elsewhere, which inevitably will include nearby residential side-streets. There was clearly an identified over concentration of car movements at peak-times at the Plas Coch roundabout, duly exasperated by the proposed housing development, which initially was to be addressed by vehicles being denied access to the University campus from this entrance.
- The decision now to use the Plas Coch roundabout entrance to serve both the campus and the housing development, along with the on campus parking spaces located nearer to Crispin Lane, I suggest demands a significant improvement to the Crispin Lane/Mold Rd junction.
- The improvement at this junction should involve the provision of separate lanes for vehicles exiting left and right as well as a lane for vehicles entering Crispin Lane. If the existing traffic-lights serving the Premier Inn are timed to turn red at peak times this will ease access for vehicles entering Mold Rd from Crispin Lane.
- This improvement to the road network will encourage vehicles to depart the campus via Crispin Lane, rather than via the Plas Coch roundabout, thereby compensating for the additional vehicle journeys the housing development will generate at the later road junction.
- The improved Crispin Lane junction will also serve vehicle movements created by a future redevelopment of the KOP end of the Racecourse stadium and the land to the rear of it.
- Having spent the last week holidaying with my two very young grand-daughters my mind has focused on the need for certain

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

	sacrifices to be made by the current generation to ensure we can ensure a future for those that will follow us. If that means being stuck in a traffic queue at peak-times for longer, then surely that is a small price we ought to pay.
Site notices:	Expired 14.09.2018
Press notice:	Expired 22.09.2018
Public Protection:	No objection. Conditions and informatives should be imposed to protect the amenity of the nearby sensitive occupiers.
Highways:	The application cannot be supported as the proposed development will result in increase congestion at the nearby B&Q / Berse Road roundabout . The proposal will result in a 44% shortfall in parking provision in accordance with LPG16 Parking Standards which is unacceptable.
WCBC Lead Local Flood Authority Officer:	No objection. Whilst there are areas at risk from localised surface water flooding the submitted flood risk and drainage strategy indicates that SuDS measures could be employed on the site. A requirement for a pre-commencement comprehensive drainage scheme should be imposed as a planning condition.
WCBC Education:	On the assumption that any accommodation would be 2 or more bedrooms, a contribution would be required for primary education infrastructure but not for secondary provision.
Welsh Water:	Welsh Water are unable to asses impact upon foul water flows without knowing the number of bedrooms in the existing student accommodation, therefore existing discharge rates for the foul system. Welsh Water would expect the developer to demonstrate that all other forms of surface water disposal had been explored prior tot accepting flows into the existing sewer network.
NRW:	No objection. Conditions should be imposed for the protection of European Protected Species. In this instance this relates to the presence of bats within the existing buildings to be demolished.
Welsh Government Trunk Road Agency:	Directs that a condition be imposed on any grant of planning permission requiring the submission of a Construction Traffic Management Plan in order to maintain the safety and free flow of trunk road traffic.
Neighbouring occupiers:	12 neighbouring occupiers notified. 3 responses received raising the following points. - The proposal will result in the loss of a quality hockey pitch which has been used by a local club for a period of 18 years. The

university's replacement facility is not considered suitable for the club's needs and were this to be accepted it could result in the loss of facility for a successful team which has produced a number of high profile players in the past;

- With the government's concerns about obesity and people's mental health it would be a shame to lose an area that provides a way to improve people's health and well being. This would be not just for the local area but the students attending the University itself as they would lose an area to play their sport;
- Reassurances are sought that this application will result in the building of a spectator stand at the Kop End of the Racecourse ground with minimum requirements for 5000 spectators; and
- Previous applications on the campus made provision for this via a unilateral undertaking. As this application concerns the same area then this should be treated in the same way, which will benefit all users of the site.

SPECIAL CONSIDERATIONS

Policy: The site is located within the Wrexham Town settlement limit. In accordance with policies PS1 and H2 of the Wrexham UDP, the development of the site for residential purposes is acceptable in principle, subject to compliance with the council's general development principles (GDP1) and other site specific policies which may be applicable.

The site is currently occupied by student accommodation blocks and car parking areas which are associated with the university campus. It is understood that these buildings largely remain vacant because their condition precludes their safe occupation by paying students. The cost of repair and modernisation goes well beyond their value and it is now deemed that the Wrexham Glyndwr University's student accommodation requirements can be met elsewhere through private provision, their acquisition of the Wrexham Student Village and its unbuilt potential and newly proposed accommodation at the Regent Street Art College campus (P/2018/0672 and P/2018/0668 on this agenda refers).

For clarity, contrary to representations made, there is sports pitch with in the application site. Reference made to the loss of a sports facility is likely to be related to the planning application for the learning gateway (P/2018/0666 refers).

Design: The proposal represents a departure from the typical form of new residential development in Wrexham town centre. Whilst in outline with matters of scale, layout and appearance reserved for further approval, the applicant's indicative masterplan shows the intention to develop the site with a high density scheme of up to 410 flats in 8 blocks of between 4 and 5 storeys. For the benefit of Members, the indicative site layout plan is shown below.



I have no objection to the form of development shown. Whilst it would represent a significant addition in floor area at building heights not typically seen in the context of an enclosed comprehensive development, I have no reason to believe that the scheme could not assimilate into the townscape.

Whilst the appearance of the buildings are not known at the stage, architectural vernacular lends itself to various options for the site. The site is located in close proximity to a retail park where the facing materials are modern and utilitarian. The relationship with the campus buildings itself, consisting of a mixture of glazing, brick and metal framing further widens the options for a more contemporary design solution. On this basis, I have no reason to believe that the site could not be developed in a positive manner, including a number of design solutions which either seeks to make an architectural statement in this location or assimilate modestly into the existing built form of the town centre. The desired heights of the buildings need not result in concern.

It should be noted that the university campus building itself is Grade II listed. The development site is located at the most northerly part of the site with intervening buildings between the development and the primary listed building. Therefore the development will not be seen within the immediate context of the listed building and I am satisfied that the impact upon the setting will not be significant. In this regard, I am satisfied that the development will comply with policies GDP1 and EC9 of the UDP.

Highways:

Access

Approval of the means of access to the site is sought at this outline stage. The intention is to provide an access onto an existing carriageway that forms an internal circulation road which forms a junction arm with the Plas Coch retail park

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roundabout. Detail of this access is included in the Traffic Assessment (TA). In conjunction with the proposed Campus 2025 redevelopment scheme (P/2018/0666 refers), contrary to the original submission, the intention is to retain this access for university staff/student traffic as well as the proposed residential traffic. No residential traffic is intended to be permitted into the university campus itself. A parking restriction is intended to be imposed to manage the university's own car park for the purposes of serving staff and students through a car parking management plan. A condition will be imposed on any approval to ensure that this plan is prepared and implemented prior to the first use of the development. The indicative layout plan shows a secondary access which currently exists on to the Tennis Centre access. No specific detail of this access is shown in the TA, but this is likely to be utilised for the purpose of emergency access. Again, a condition will restrict its use for this purpose.

Traffic generation and parking

The applicant's submissions suggest that the proposed development will not have a significant impact upon the A541 Mold Road / Plas Coch roundabout. Highways have questioned this conclusion, questioning the appropriateness of the TRICs figures which have been utilised to inform the TA, stating that they appear low for a private residential estate. It has also questioned the survey figures for the queuing traffic at the Berse Road approach to the roundabout at peak hours.

I do not dispute the fact that the A541 Mold Road / Plas Coch roundabout becomes congested at peak hours. It is a key part of the highway network on the main route into the town centre from the A483 trunk road. That said, whilst there is no disputing the fact that the additional development will result in additional vehicle movements on to the highway network, there is no information before me to suggest that the nature of the proposed development will adversely impact upon the operational safety of the roundabout. Simply observing congestion, and concluding that a development will add to that congestion is not, in planning terms, sufficient reason to withhold a planning permission.

Highways have also raised concern that the development has under provided for car parking provision to an unacceptable level. Based on LPG 16 requirements, the proposed development would require a **maximum** of 714 parking spaces based on the indicative development mix. The applicant has shown an indicative level of 401 spaces which equates to 0.97 spaces per unit – a 44% shortfall. Members are reminded that the standards quoted in in LPG16 are maximum standards. They are not intended to be used as a starting point or a minimum level of parking provision.

The development site is located within the town centre in a highly sustainable location. It is within reasonable walking distance to the both town centre railway stations and the bus station. It is also located within reasonable walking distance of the town centre and a range of retailing options as well as access to key employment opportunities within Wrexham i.e. hospital, Wrexham Tech Park and the Wrexham Industrial Estate.

PPW notes that 'car parking provision is a major influence on how people choose to travel and the pattern of development. Where and how cars are parked can in turn be a major factor in the quality of a place. A design-led approach to the provision of car parking should be taken, which ensures an appropriate level of car parking is integrated in a way which does not dominate the development. Parking provision should be informed by the local context, including public transport accessibility, urban design principles and

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the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Planning authorities must support schemes which keep parking levels down, especially off-street parking, when well designed.'

LPG16 also recognises the spirit of the policy contained in PPW. Where developments are close to local services and facilities and/or are in areas where people are able to walk or cycle to them or travel to them easily by public transport, it may be appropriate for less on site parking to be provided than for developments in remoter areas. In areas where people can easily travel to sites by means other than by car, reducing the amount of space dedicated to car parking could allow land to be used more efficiently by enabling a higher density development or to provide landscaping to enhance the appearance of an area.

In view of the Welsh Government's desires to promote a higher standard of development and to reduce reliance upon car usage, I can see no reason why this development should represent a need to provide a high level of car parking provision. This would apply with its own transport hierarchy which seeks to promote walking and cycling over the use of the car. Members are reminded that this scheme is in outline – whilst the layout is reserved for further approval, this near one space per unit is considered perfectly adequate in a town centre location. Firstly, this would account for the likelihood that not all occupiers are likely to own a vehicle, but also that these additional unoccupied spaces would act as an offset for those householders that perhaps have more than one vehicle.

In addition to the matter of parking demand and traffic generation, the site currently has a lawful use for the purposes of student accommodation. At present, the blocks to be removed account for 267 bed spaces. Rigidly applying the council's LPG16 maximum standards would mean that 134 parking spaces would be required with associated in and out traffic movements at the Plas Coch roundabout. It is important to consider that the current planning application is not introducing a wholly new development on undeveloped land. There is a current lawful use with its own traffic generation which must be considered when making a judgement on the likely impact upon the local highway network and parking demand.

I am satisfied that the proposal can occur without causing detriment to highway safety. I have no evidence before me to suggest that the development will result in a significant level of traffic movements that would hinder the safe movement of traffic on the nearby highway network. I am also satisfied that given the sustainable location, there can be a safe assumption that not all occupiers will rely on car ownership. This will naturally result in a reduced perceived number of vehicles access or leaving the site at peak hours and will not have a significant impact upon off site on street parking congestion. There are no sound reasons in planning terms to refuse this proposal on the grounds of highways safety.

Drainage:

Foul

Welsh Water have confirmed that they are unable to assess the impact of the development upon existing foul water infrastructure without knowing the number of bedrooms in the existing student accommodation.

I have sought to clarify this matter with the applicant and will report the findings of the information and nay recommendation of Welsh Water by way of the addendum report.

Surface water

The submitted Drainage Strategy gives a high level summary of what SuDS techniques may be suitable for the proposed development but does not provide any further detail. It would appear the intention is to discharge surface waters generated by the site to the public surface water sewer. The intention would always be to encourage alternative means of managing and disposing of surface waters prior to discharge to the surface water sewers to reduce pressure on the existing sewer and surface water networks. Welsh Water as sewerage undertaker would ultimately need to approve any discharge to this surface water sewer.

The council's LLFA officer has requested that a condition be included to ensure appropriate consideration is given to all sustainable drainage options prior to discharge to the public sewer. This would ultimately form part of an approval process with Welsh Water and the council's LLFA officer.

Ecology: The council's ecologist and NRW are satisfied that the surveying carried out has adequately demonstrated that the demolition of the buildings will not adversely impact upon bat populations in the locality. There are measures outlined in the submitted reports which identify measures which should be implemented during the demolition phase of the development and as part of the overall design phase of the scheme. On this basis I have no reason to believe that the proposal will be detrimental to protected species and their habitats.

The proposal will afford the opportunity to protect existing trees on the site of particular amenity merit. This would form part of the approval of layout and landscaping. Suitable conditions can be imposed to ensure trees of amenity value are protected and form part of a high quality development which accords with policies GDP1 and EC4 of the UDP.

Other matters: The developer has not provided any information to suggest that the financial viability of the site will negate the need to make the normal policy provision for affordable housing and open space provision. WCBC Education have not objected to the proposal and have confirmed that a contribution will be required to offset a shortfall in primary education infrastructure in the locality. These matters are secured through a planning obligation associated with any approval.

The development would normally require the provision of open space on the site in accordance with LPG10 requirements. Given the number of units to be provided and the scale of the site it would be inappropriate to demand a maximum on site provision of 0.4ha per 50 dwellings. This would be a significant proportion of the site and would compromise the quality and viability of the scheme. In addition, the character of the development comprising wholly of flats in an urban area, would not necessarily lend itself to a typical layout of open space provision. The likely layout of the site in blocks would lend itself better to the use of more formal separation areas providing the green spaces.

In view of this, the reserved matters application will ensure that adequate landscaping areas can be implemented as part of the overall design, including a condition requirements for an equipped play area. To offset the under provision of open space on site or play equipment, I would suggest that a financial contribution be negotiated to improve play provision elsewhere in close proximity to the site. This would form part of a planning obligation. This approach would be wholly consistent with other similar developments in the town centre.

Conclusion: The proposal represents a residential development in a sustainable location and form which would be assimilate well in a town centre location. It also forms part of a comprehensive redevelopment scheme for the university campus which would seek to secure its long term viability. The reuse of the land for this purpose would correspond with the Welsh Government's aims of redeveloping previously developed land in the most sustainable locations.

Whilst it is accepted that the increase in density of the site will inevitably result in some increase in traffic movements, I am not convinced that this will result in a detriment to highway safety, but more of an issue for minor inconvenience which will only occur in Wrexham regardless of this proposal as a result of natural population and development growth.

I therefore recommend accordingly.

RECOMMENDATION A

That the Council enters into an obligation under Section 106 of the Town and Country Planning Act requiring the following:

- The formation of a Management Company for the future maintenance by the applicant of all communal areas including driveways, parking areas, hard and soft landscaping, trees and planted features;
- A mechanism for an off site financial contribution in lieu of on site open space;
- Affordable Housing provision across the development in accordance with Local Planning Guidance No 28
- A contribution towards a shortfall in primary education infrastructure provision.

RECOMMENDATION B

That if the Obligation pursuant to Section 106 of the Town and Country Planning Act, as detailed above, is not completed within six months of the date of this Committee resolution, the Chief Officer Planning & Regulatory is given delegated authority to REFUSE planning permission for the following reasons:

- Lack of appropriate open space provision and Management Company;
- Lack of appropriate open space provision on site and provision off site;
- Lack of Affordable Housing provision across the development in accordance Local Planning Guidance No 28.
- Lack of contribution towards a shortfall in primary education infrastructure provision.

RECOMMENDATION C

Subject to the completion of the Section 106 Obligation, planning permission be GRANTED subject to the following conditions:

CONDITION(S)

1. Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
 - a. the layout of the building(s)
 - b. the scale of the building(s)

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c. the appearance of the building(s)

d. the landscaping of the site

2. Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.

3. The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.

4. The vehicular access to the site shall be implemented in accordance with the detail shown in approved plan AL-00-002 Rev P1.

5. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.

6. No part of the development shall commence until a noise survey in order to determine noise levels for both day and night has been carried out, and a detailed report of the survey findings together with a detailed scheme of noise attenuation and/or noise insulation measures has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented prior to the first occupation / use of the development.

7. No part of the development shall commence until an appropriate Dust Management Scheme has been submitted to and approved in writing by the Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase.

8. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

9. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

10. No part of the development hereby approved shall commence until a Car Parking Management Plan relating to the Wrexham Glyndwr University Plas Coch Campus has been submitted to and approved in writing by the local planning authority. The plan shall be implemented prior to the first occupation of the development hereby approved.

11. Prior to the first occupation of any part of the development hereby approved, carriageway alignment improvements shall be implemented at the junction of Crispin Lane and Mold Road in accordance with a scheme which has been submitted to and approved in writing by the local planning authority.

12. Prior to the installation of any external lighting (including street lighting) a light spillage assessment shall be submitted to and approved in writing by

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the local planning authority. Any external lighting shall be only be carried out in accordance with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK and the results and recommendations of the resulting assessment.

13. The development shall be carried out in accordance with the reasonable avoidance measures set out in the approved Bat Assessment Report of RPS reference no. ECO00246.

14. No development shall commence until a scheme of mitigation and compensation measures relating to Bats, in line with the recommendations set out in the approved approved Bat Assessment Report of RPS reference no. ECO00246 has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.

15. Prior to the first occupation of the development, an Ecological Compliance Audit shall be submitted to and approved in writing by the local planning authority. The audit shall provide confirmation that all measures as required by condition no 13 have been implemented.

16. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

- a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
- c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
- d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
- f) Method for protecting retained trees during demolition works;
- g) Details of all proposed tree works, including felling and pruning.

17. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

18. 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

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accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and demonstrating compliance with the Sustainable Drainage Systems Standards for Wales. 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.

19. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 25% of housing units;
- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider;
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

20. The development shall be limited to 410 units of accommodation.

21. No vehicular access, except for emergency service vehicle provision, shall be made from the existing access to the North Wales Tennis Centre.

22. As part of the detail reserved by condition no. 1 of this planning permission, provision shall be made for an area on site no smaller than 0.1ha for the purposes of providing an equipped play area. The play area shall be installed in accordance with a timescale to be agreed as part of the approved scheme.

REASON(S)

- 1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
- 2. To comply with Section 92 of the Town and Country Planning Act, 1990.

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3. To comply with Section 92 of the Town and Country Planning Act, 1990.
4. In order to define the terms of the planning permission and to ensure a safe means of access to the site in accordance with policy GDP1 of the Wrexham Unitary Development Plan.
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. In the interests of highway safety, ensuring that the university campus car parking provision is maintained for the purposes of the use of the site as an education establishment. This would ensure that the development accords with policy GDP1 of the Wrexham Unitary Development Plan.
11. In the interests of highway safety and to ensure compliance with policy GDP1 of the Wrexham Unitary Development Plan.
12. In order to ensure that the development will not cause harm to species which are protected through the planning system.
13. In order to ensure that the development will not cause harm to species which are protected through the planning system.
14. In order to ensure that the development will not cause harm to species which are protected through the planning system.
15. In order to ensure that the development will not cause harm to species which are protected through the planning system.
16. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
17. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
18. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
19. In order to ensure that the development provides for an adequate mix of housing type and tenure you cater for the needs of the locality and to ensure compliance with policy H7 of the Wrexham Unitary Development Plan.
20. In order to establish the parameters of the development.
21. In order that a safe form of access to the site is maintained to ensure the free flow of traffic in accordance with policy GDP1 of the Wrexham Unitary Development Plan.

22. In order to ensure that an adequate provision for outdoor space and play equipment is provided in the interests of the future occupiers of the site and to ensure compliance with policy CLF4 of the Wrexham Unitary Development Plan.

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APPLICATION NO:
P/2018 /0672

LOCATION:
LAND WEST OF CRISPIN LANE
WREXHAM
LL11 2HT

DATE RECEIVED:
10/08/2018

COMMUNITY:
Rhosddu

DESCRIPTION:
OUTLINE APPLICATION FOR
STUDENT ACCOMMODATION
FACILITY OF UP TO 197 BED
SPACES, PARKING AND
LANDSCAPING

CASE OFFICER:
PF

WARD:
Grosvenor

AGENT NAME:
NARVO ASSET
MANAGEMENT
MR ANDREW SMITH

APPLICANT(S) NAME:
GLYNDWR UNIVERSITY

THE SITE



PROPOSAL

Planning permission is sought in outline for the residential development of the site for the purposes of providing student accommodation of up to 197 bedrooms with associated hardstanding and parking facilities. All detailed matters are reserved for further approval.

HISTORY

CB00002 – Remodelling of existing stands, new stands with associated retail development, office development, replacement public house, hotel development and leisure development, bingo hall, cinema, ten pin bowling alley and swimming pool, multi storey car park, formation of new vehicular access and closure of existing accesses including built development exceeding 20m in height. Withdrawn

P/2006/0443 – Outline application for demolition of existing east stand and existing car showroom to facilitate a mixed use development comprising private residential apartments, student accommodation units, retail, site for new stand and associated works. Granted 05.06.2006

P/2007/0125 – Submission of reserved matters pursuant to outline planning permission ref no. P/2006/0443 providing for a mixed use development comprising private residential apartments, student accommodation units, retail, site for new stand and associated works. Pending

P/2008/0164 – Change of wording of condition no 15 of planning permission P/2006/0443 to state the following: no part of the development (except for the proposed student accommodation) shall be occupied until traffic signals have been installed and are operational at Crispin Lane/Maesgwyn Road/Mold Road junction and these co-ordinated with the signs at Mold Road/Regent Street. Pending.

P/2008/1296 – Erection of 521 student bedroom development/construction in two blocks, together with access road, parking and landscaping. Granted 06.04.2009

Neighbouring site

P/2018/1295 – outline application for erection of student bedroom development and access road, parking and landscaping and development east of stand/multi function arena. Granted 06.04.2009

PLANNING POLICY

The site is located within a defined settlement limit. Policies PS1, PS2, PS3, PS4, GDP1, GDP2, H2 and T8 are relevant. Guidance is also contained in Local Planning Guidance Notes 16 – Parking Standards.

Welsh Government policy and Guidance is contained in Planning Policy Wales (Edition 10) and Technical Advice Note 5 – Nature Conservation and Planning, 12 – Design and 18 – Transport.

APPLICANT SUBMISSION

This planning application forms part of a package submitted to facilitate a strategy called Campus 2025 Estates and Learning Environment Strategy which is now being pursued by Glyndwr University. Campus 2025 has assessed the University's existing estate and is based upon a recently undertaken extensive package of surveys of building condition, space utilisation, future academic requirements etc. The conclusion of this exercise is that the University's Estate does not fulfil the principles and objectives of Glyndwr University and therefore needs a significant package of investment and redevelopment for the University to sustain a viable position within the higher education sector.

Campus 2025 is a package of planning applications, which enables the ambitions of Campus 2025 to be realised. The applications are all linked through the pressing economic, social and environmental case for Glyndwr University to improve its overall estate. Once the development identified within Campus 2025 is delivered, then this will bring substantial benefits:

- a) in the delivery of academic courses at Glyndwr University;
- b) in the student accommodation offering within Wrexham and significant knock-on benefits to the town from a sustained and increased student population;
- c) in the sale of land assets which are not required by Glyndwr University and can make a more positive contribution via residential development to meet Wrexham's housing need;
- d) By enabling Glyndwr University to continue to attract new students and sustain a viable position in the higher education sector;
- e) ultimately via the retention of Glyndwr University, with its significant contribution of jobs, investment and profile within the Wrexham economy.

The package consists of a suite of submissions which cover a significant remodelling to the main Glyndwr Campus to create an improved learning gateway, along with significant improvements to the Regent Street Art college building to include the provision of student accommodation. To facilitate these on campus developments, the university is seeking to maximise the value of its property portfolio by obtaining planning consents for their development to feed these capital receipts back into the campus developments.

CONSULTATIONS

Community Council (Offa):

This seems to be in line with the original approved Wrexham Village proposals. However the impact of traffic generated on the Crispin Lane junction needs to be addressed – there is a need for the junction to be realigned and improved in line with previous proposals, and for the “no left turn” proposal to be avoided so as not to have an adverse impact on the road system within the town.

Local Member:

Requested that the application be referred to the Planning Committee for determination.

Site notice:

Expired 14.09.2019

Press notice:

Expired 22.09.2019

Public Protection:

No objection. Requests conditions and informatives in relation to noise impact and amenity nuisance and a ground contamination investigation.

Highways:

The following concerns are raised:

- Access onto Mold Road from Crispin Lane is poor and junction improvement required by the previous planning permission have not been implemented;
- It is assumed that the level of proposed parking provision will be in line with the

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	design shown on the extant planning permission;
	• Campus wide parking provision – the recently undertaken parking survey (2018) varies from the one undertaken in 2009. No parking management plan is on place for the campus which was required by a previous consent for the Creative Industries Building in 2010.
WCBC LLFA Officer:	No objection. Whilst there are areas at risk from localised surface water flooding the submitted flood risk and drainage strategy indicates that SuDS measures could be employed on the site. A requirement for a pre-commencement comprehensive drainage scheme should be imposed as a planning condition.
Welsh Water:	No objection. A planning condition should be imposed to approve further detail of the proposed drainage design to ensure that all sustainable means of surface water disposal are considered prior to reliance upon the existing sewer network.
NRW:	No objection. A condition requiring the submission of a Bio-security Risk Assessment will be required.
Welsh Government Trunk Road Agency:	No direction issued.
Neighbouring occupiers:	4 neighbouring occupiers notified. One representation received raising the following points of support: • The site is close to the University campus; • It forms a natural extension of the existing Wrexham Village student accommodation which apart from the change in design does in essence replicate an earlier approved planning consent; • Reduces the need to convert nearby residential terraced dwellings for use as student HMOs; and • Does not hinder access to any future development of the KOP end of the Racecourse stadium.

SPECIAL CONSIDERATIONS

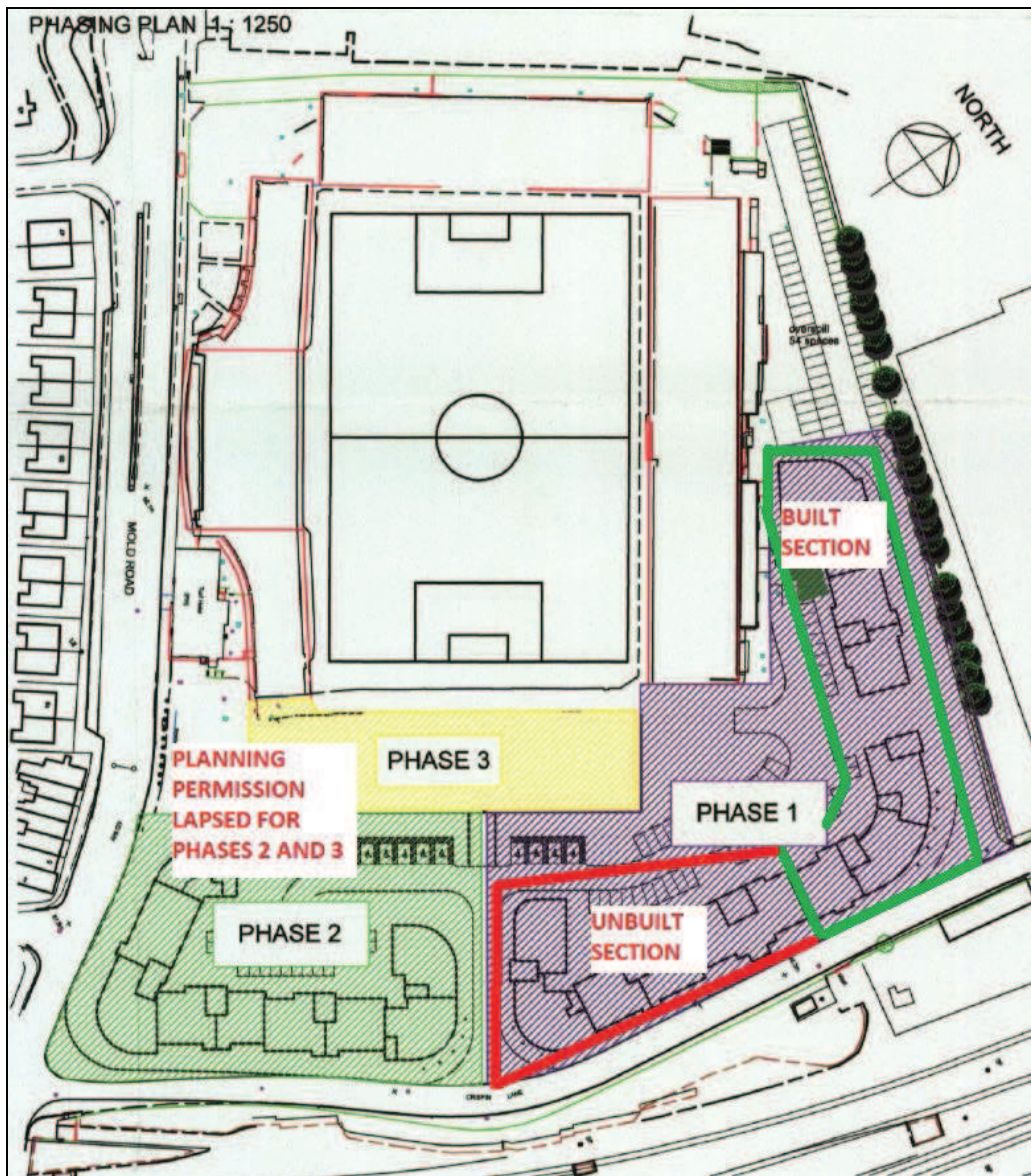
Background: Planning permission was granted in 2008 in various phases for the comprehensive redevelopment of the land to the southern (KOP end) of the Racecourse Ground. A combination of a full planning application covering ‘phase 1’ of the development and an outline application covering phases 2 and 3 were also granted. Phase 3 included the redevelopment of the KOP end of the football ground.

Whilst all planning applications were granted, no reserved matters application was submitted to satisfy the requirements of the outline planning permission. This

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effectively means that no planning permission is in place for the land immediately south west of the Racecourse ground for the anticipated phase 2 and 3 works.

The implemented planning permission for the proposed 521 student flats is in two blocks. The development was not completed in its entirety and out of the entire scheme, approximately 320 flats have been built. This effectively means that a further 200 flats can be built out without any restriction on their completion date. This is shown in the annotated plan below:



The planning application now before Members seeks outline planning permission for student accommodation on the unbuilt section for 197 student flats.

Policy: The application site is located wholly in the in the defined settlement limit of Wrexham. It does not have any specific site allocation in the Wrexham UDP and no proposed allocation in the emerging LDP. The principle of the development for the purposes of student accommodation has been established and planning consent

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remains in place for the density of development at the same scale. The proposal would accord with policies PS1 and GDP1 of the Wrexham UDP.

Design: All detailed matters are reserved for further approval. An indicative site plan has been provided which details the anticipated position of the new building block with access being made via the existing car park which serves the existing building. The building height parameter plan indicates that a building would be provided at an equivalent height to the existing block. I am satisfied that the proposed development would effectively result in a scheme equivalent to the extant planning permission and matters of suitable design can be considered at any subsequent reserved matters stage.

The impact upon the setting of the Grade II listed Wrexham General Station has effectively been established by the approval of the extant 2008 planning permission. At that time it was considered that because of the distance and the change in character and land levels between the two areas, the principle of a high rise development would not be objectionable. The proposals were considered to enhance the appearance of this part of the town centre, particularly on approach by rail. I have no reason to doubt this assessment in consideration of this new planning application. I am satisfied that the proposal will accord with policy EC9 of the Wrexham UDP.

Highways:

Access

As means of access is reserved for further approval, no specific design has been presented. In reality, access to the development will occur via the existing car park for the built out block. I have no objection to this. The indicative layout plan shows a logical site layout with movements around the site consistent with the extant planning permission.

Traffic generation

Matters of traffic generation, whilst a material planning consideration, are to some extent inconsequential. The site can be built out without any further control of the local planning authority to a density marginally higher than that now sought. However, Highways have raised valid points in relation to mitigation measures that were required as part of the 2008 permission which do not appear to have been complied with.

The additional traffic generation from the development and its impact upon the junction with Crispin Lane and Mold Road was considered serious enough to warrant junction improvements. These were required to be carried out prior to the occupation of the development. These works were not carried out and it is considered that the timescale for the enforcement of this condition has now expired. I am satisfied that sufficient justification exists in this instance to re-impose this condition. As part of the learning gateway application (P/2018/0666 refers), the applicant has provided a Traffic Assessment (TA). Within this TA, a scheme detailing this junction realignment is shown which would improve visibility. The works could occur within the land ownership of the university and within the highway boundary and effectively forms part of this planning application site. I see no reason why a planning condition cannot be imposed requiring these works to be carried out prior to the first occupation of the development. These works would result in a significant improvement not only for the safety of resulting occupiers of the development, but also existing highway users that encounter visibility difficulties at this junction at present.

Parking

The indicative site layout shows an intention to provide onsite parking provision. The extant planning permission was determined on the basis of a relaxed parking standard. Current LPG16 figures require a maximum of one space per 2 bed spaces in student accommodation. I do not consider it appropriate to entertain full parking provision on this site. The site is in a highly sustainable location within no more than a 5 minute walk from the railway station, 10 minutes to the bus station and also within walking distance to the town centre facilities. Given that the units are solely for the use of students, I see no reason why any occupier should, or would desire to have a motor vehicle during their occupancy.

In PPW the Welsh Government require local planning authorities to give serious consideration to reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. A sustainable transport hierarchy has been adopted into PPW at para. 4.1.11. It prioritises walking, cycling and public transport ahead of the private motor vehicles.

The built out development so far has provided approximately 24 spaces within an internal courtyard. The proposal seeks to lay the site out retaining this parking area and providing additional spaces. Student accommodation, because of the character of its users are generally car free, or almost car free developments. In comparison to other student accommodation developments in other parts of the country, I am satisfied that the existing facility in addition to the proposed parking areas will adequately cater for its parking demand and any perceived displacement of the end users of the site onto existing residential streets is unfounded. For this reason I would not wish to entertain refusal of this planning application on the basis of traffic generation and parking demand. Coupled with this is the fact that this proposal, to all intents and purposes, already has planning permission in different form, but with the same likely traffic impact.

Drainage: Whilst there are areas at risk from localised surface water flooding the submitted flood risk and drainage strategy indicates that SuDS measures could be employed on the site. A requirement for a pre-commencement comprehensive drainage scheme should be imposed as a planning condition. Welsh Water concur with the view of the council's LLFA officer with regards surface water. No objections are raised in relation to the foul water discharges from the site.

Other matters: The proposed development would involve no demolition and the site in its current state and local context has little habitat value. There are no trees on the site. Landscaping is a reserved matter and any subsequent submissions will include the developer's intentions for hard and soft landscaping.

Conclusion: The principle of residential development has already been accepted on this site. The proposed scheme represents an opportunity to continue the regeneration of the southern end of Crispin Lane. The proposal accords with planning policy at a local and national level. The proposal also forms part of a wider strategy, aiming to release funds to enable the university to make significant investment in its own campus to secure its long term future. In this regard I am satisfied that the planning application should be approved and I recommend accordingly.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
 - a. the layout of the building(s)
 - b. the scale of the building(s)
 - c. the appearance of the building(s)
 - d. the means of access to the site and building(s)
 - e. the landscaping of the site.
2. Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.
3. The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
4. The development hereby approved shall only be occupied by students in full time education and shall be limited to 197 bed spaces.
5. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.
6. No part of the development shall commence until a noise survey in order to determine noise levels for both day and night has been carried out, and a detailed report of the survey findings together with a detailed scheme of noise attenuation and/or noise insulation measures has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented prior to the first occupation / use of the development.
7. No part of the development shall commence until a Bio-Security Risk Assessment has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with any recommendations that may be forthcoming within the approved assessment.
8. 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 demonstrating compliance with the Sustainable Drainage Systems Standards for Wales. The results of the assessment shall be submitted in writing to the Local Planning

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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 the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
 - 2. To comply with Section 92 of the Town and Country Planning Act, 1990.
 - 3. To comply with Section 92 of the Town and Country Planning Act, 1990.
 - 4. To define the terms of the planning permission and to ensure that the development has been assessed adequately in terms of the impact upon the local highway infrastructure and parking provision. This will accord with the requirements of policies GDP1 and T8.
 - 5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 - 6. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 - 7. In order to ensure that the development will not cause harm to species which are protected through the planning system.
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APPLICATION NO:
P/2018 /0673

LOCATION:
LAND NORTH OF HOLT ROAD
WREXHAM
LL13 9EH

DATE RECEIVED:
10/08/2018

COMMUNITY:
Acton

DESCRIPTION:
OUTLINE APPLICATION FOR UP TO
74 DWELLINGS TOGETHER WITH
VEHICULAR / PEDESTRIAN ACCESS
FROM HOLT ROAD, OPEN SPACE
WHICH CAN BE USED WITH
ADJOINING LAND TO THE WEST TO
CREATE A FORMAL SPORTS PITCH,
SITE LANDSCAPING, SUSTAINABLE
DRAINAGE AND OTHER RELATED
INFRASTRUCTURE

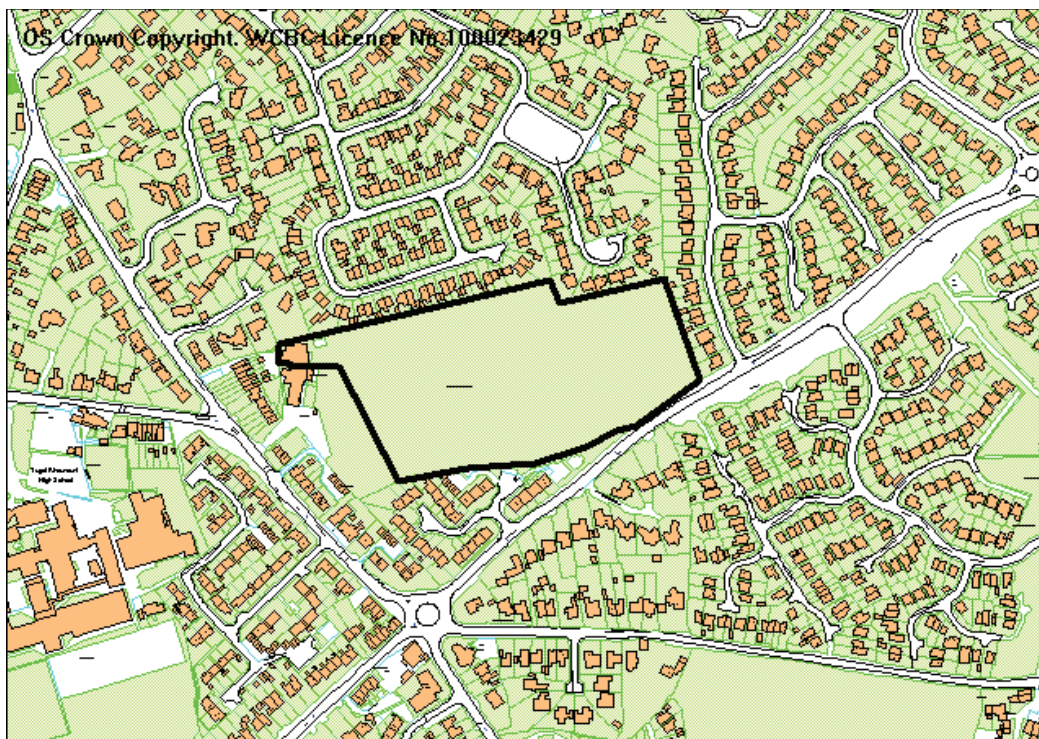
CASE OFFICER:
PF

WARD:
Rhosnesni

AGENT NAME:
NARVO ASSET
MANAGEMENT
MR ANDREW SMITH

APPLICANT(S) NAME:
GLYNDWR UNIVERSITY

THE SITE



PROPOSAL

Planning permission is sought in outline for residential development of up to 74 dwellings with all detailed matters reserved for further approval.

HISTORY

P/2018/0793 – Use of building as warehouse facility for Wrexham foodbank for the receiving and storing of non-perishable food donations. Granted 05.11.2018

PLANNING POLICY

The site is located with the Wrexham town settlement limit. Policies PS1, PS2, PS3, PS4, GDP1, GDP2, EC4, H2, H7, CLF5 and T8 are relevant. Guidance is also contained in Local Planning Guidance Notes 16 – Parking Standards, 17 – Trees and Development, 27 - Education Contributions, 28 - Affordable Housing and 30 - Residential Design Guide.

Welsh Government policy and Guidance is contained in Planning Policy Wales (Edition 10) and Technical Advice Note 5 – Nature Conservation and Planning, 12 – Design, 16 – Sport, Recreation and Open Space and 18 – Transport.

APPLICANT SUBMISSIONS

This planning application forms part of a package submitted to facilitate a strategy called Campus 2025 Estates and Learning Environment Strategy which is now being pursued by Glyndwr University. Campus 2025 has assessed the University's existing estate and is based upon a recently undertaken extensive package of surveys of building condition, space utilisation, future academic requirements etc. The conclusion of this exercise is that the University's Estate does not fulfil the principles and objectives of Glyndwr University and therefore needs a significant package of investment and redevelopment for the University to sustain a viable position within the higher education sector.

Campus 2025 is a package of planning applications, which enables the ambitions of Campus 2025 to be realised. The applications are all linked through the pressing economic, social and environmental case for Glyndwr University to improve its overall estate. Once the development identified within Campus 2025 is delivered, then this will bring substantial benefits:

- a) in the delivery of academic courses at Glyndwr University;
- b) in the student accommodation offering within Wrexham and significant knock-on benefits to the town from a sustained and increased student population;
- c) in the sale of land assets which are not required by Glyndwr University and can make a more positive contribution via residential development to meet Wrexham's housing need;
- d) By enabling Glyndwr University to continue to attract new students and sustain a viable position in the higher education sector;

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e) ultimately via the retention of Glyndwr University, with its significant contribution of jobs, investment and profile within the Wrexham economy.

The package consists of a suite of submissions which cover a significant remodelling to the main Glyndwr Campus to create an improved learning gateway, along with significant improvements to the Regent Street Art college building to include the provision of student accommodation. To facilitate these on campus developments, the university is seeking to maximise the value of its property portfolio by obtaining planning consents for their development to feed these capital receipts back into the campus developments.

CONSULTATIONS

Community Council:

Objects for the following reasons:

- The principle of developing this open space site is totally unacceptable and it strongly opposes the development;
- The Application site has been identified as a green open space in the 2009 Open Space survey and in the most recent assessment for the draft Local Development Plan. The Open Space survey identified a deficit of open space in the Community of Acton. To build on this land will result in loss of amenity and the well-used informal recreational green pitches that are a key part of Youth sport provision and will adversely affect the Health and Wellbeing of residents within the Acton Community and be contrary to National Guidelines and the requirements contained within the Well-being of Future Generations (Wales) Act 2015. The development of this open space land if permitted will result in more residents trying to access a further reduced provision of the current inadequate open space.
- The Residential development planned for this site will have a detrimental impact on:-
 - Highways – particularly by creating the main estate access onto the Holt Road which is recognised in the draft Local Development Plan as being at capacity until major improvements to the Greyhound Roundabout are completed. The proposed development will impact on pedestrian and vehicular safety;
 - Surface and flood Drainage at Holt Road – it is important to retain permeable landscape such as this green open space so as not to exacerbate existing localised flooding issues on the Holt Road, which are particularly evident during occurrences of severe and extreme weather storms where a large amount of rain falls in a very short time period.
 - Local infrastructure which is already at capacity; such infrastructure issues include

the lack of primary and secondary school places, provision of play areas for Young People in the community, capacity at existing GP Surgeries to meet any further demand from an increased population and provision of shopping and other amenity for residents.

Local Member:

Objects for the following reasons:

- Whilst the land is in the ownership of Glyndwr University, it has previously been in the ownership of a number of other organisations and accessible for all;
- It has previously been used for hockey and rugby;
- The general public use the land for dog walking and to take exercise;
- The proposed development would be contrary to policy CLF4 as the applicants wish to develop a large portion of the land and retain only a small open space provision, the facility is still in use regularly and there are no alternative sites in the vicinity;
- The proposal contravenes both local planning policy and that in Welsh government Planning Policy Wales and TAN 16;
- WCBCs Open Space assessment in 2009 identified a deficiency of open space in the Community and the latest evidence base for the emerging LDP identifies that the Rhosnesni Ward has a deficiency of open space against the council's standards per 1000 population;
- The site was considered unacceptable for allocation in the 2012 LPD1 process because it was identified as an area of open space and there would have been a conflict with the preferred strategy which required the council to consider brownfield land for development in the first instance;
- The applicant's submissions are misleading as there is more than one marked out pitch on site at present. It is not a poor facility and there are regularly football events and fetes held on the land. The applicant's intention to gift land to provide a new pitch is arguably not possible because the applicant has not approached the council to determine whether this is possible;
- The site is currently used as a cut through for school children to access Rhosnesni High School. Building on the site would

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	result in a long detour for these pupils in the region of 0.5 to 1 mile; • Holt Road is extremely busy at peak times. The development would mean additional traffic at the Holt Road roundabout • Infrastructure already struggles to cope – a recent heavy rainfall resulted in drains overflowing and manhole covers being blown off. Building on the land would result in increased water runoff; and • The local junior schools are already full. An extra 70 dwellings would leave the children nowhere to go.
Site notice:	Expired 18.09.2018
Press notice:	Expired 22.09.2018
Public Protection:	No objection. Conditions and informatives should be imposed to protect nearby occupiers from construction nuisance.
Highways:	Cannot support the application due to the existing and anticipated capacity issues at the Greyhound roundabout. This would result in an exacerbated situation in relation to congestion resulting in further queuing.
WCBC LLFA Officer:	The application should not approved until such time that soakaway testing has been carried out to determine whether surface water can be dealt with on site in accordance with SuDS techniques.
WCBC Education:	A contribution will be required for primary education infrastructure but not for secondary infrastructure.
WCBC Housing and Economy:	The application shows a proposed pitch which is, in part, on land owned by the Council and not Glyndwr University. The Council has not discussed the position of the pitch with Glyndwr (at application submission stage) and has not given any authority for its land to be used for such a purpose.
WCBC Parks and Rights of Way:	Concerns raised for the following reasons; • The proposal would result in the loss of open space provision which provides space for various football pitches at junior and senior level; • There is little available space elsewhere in the town which could accommodate this level of provision if lost; • There remains a strong demand for usage of pitches by local teams and is used by a local team; • If the site was lost it would leave only the public sports pitches at the following sites in the centre of Wrexham , Rhosnesni Sports

- pitches (2), Wats Dyke pitch (1), Brickfields (Court Rd) pitches (2), Queensway (2 pitches), Whitegate (1 pitch) and Bellevue Park (1). This isn't adequate to encourage the further development of outdoor sport and encourage young people to become fitter and healthier in the densely populated urban area of Wrexham;
- NRW:
- The proposal does not make provision for any area of play within the development site for young people. This is required given the lack of general provision in the town centre;
- A condition should be imposed to secure a Bio-security Risk Assessment. The Council's own LLFA Officer should be consulted regarding possible surface water flood risk on the site.
- Welsh Water:
- No objection. The proposed development should take account of a mains sewer crossing the site. Only foul water should be disposed of from the site into the public sewer system. Surface water should be disposed of by way of SuDS – a planning condition is required to agree a suitable drainage design prior to the commencement of development.
- Sports Wales:
- Objects for the following reasons:
- Reference is made to Planning Policy Wales which states that all playing fields whether owned by public, private or voluntary organisations, should be protected from development except where:
 - facilities can best be retained and enhanced through the redevelopment of a small part of the site;
 - alternative provision of equivalent community benefit is made available; or
 - there is an excess of such provision in the area.
 - The applicant provides no information justifying the loss of playing field area against the above and although it is privately owned Planning Policy Wales seeks to protect playing fields irrespective of ownership;
 - The applicant proposes donating sufficient area on the western part of the application site so that a sports pitch can be retained but Sport Wales has concerns about the viability of single pitch sites and whether the Council or another body will be able to take it on without associated funding; and

Neighbouring occupiers:

- Until adequate information can be provided addressing Planning Policy Wales or improved mitigation is proposed Sport Wales would like to object to the application.
- 101 neighbouring occupiers notified.
Representation received raising the following points:

75 objections

Principle

- Other similar developments have been rejected in the area. Allowing the proposal would set a precedent for other developments being allowed;
- The proposal is inappropriate in a Green Belt;
- The proposal will affect climate change;
- The proposed development will damage the natural environment;
- Glyndwr University are putting profit before people;
- The development would add to impact upon the area when considered against the proposal for 600 dwellings by Bloor Homes on the nearby edge of settlement;
- The land is contaminated with Japanese Knotweed. Are Glyndwr trying to dispose of the land in order to avoid dealing with this contamination?;
- There are bats in the vicinity of the site;
- TAN1 has been changed decreasing the weight that should be given to zero land supply;
- The land is not brownfield/previously developed land;
- The applicant should not use the argument that there is a deficiency of housing land supply. If this was the case, the site should form an allocation in the emerging LDP;
- The university are acting in a cavalier and anti-social manner given their aims to promote ethical, moral and environmental objectives to their students. The loss of the open space will go against these principles;
- Granting planning permission for this piecemeal development in advance of the LDP adoption would be premature;

Amenity

- The proposed development will have a negative impact upon the neighbouring occupiers of the site through overshadowing, loss of privacy, noise, dust, loss of daylight, vibration and late night disturbance;
- There will be a loss of view of the open space from neighbouring dwellings;
- The layout and density is inappropriate in this location;
- Property values will decrease;
- The proposed pitch provision is too close to the proposed dwellings and would cause a nuisance to those occupiers;

Loss of open space

- the development will lead to a large loss of green space which is used by locals especially when there are other areas on the town that are in need of redevelopment;
- the public use the site for exercising;
- The land has been open to public access for many years through various land ownership;
- There are covenants on the land to ensure that it is used for recreation and educational use – not to build houses;
- It has been used variously by the council, rugby club, hockey club and presently the home football pitch for Borrass Park Albion Junior teams;
- The proposal would not accord with UDP policy CLF4 as there is still a need for the open space, it could not be provided elsewhere and the redevelopment would only result in a small portion of a pitch being retained;
- Welsh Government TAN16 and PPW states that existing playing fields should be protected and only where there is no local deficiency should their loss be considered. There is a deficiency of open space in the Acton Community as per the 2009 WCBC Open Space survey of 21 acres. Dean Road was included in this survey and its loss would increase this deficiency to 31 acres.

- The WCBC Open Space Audit and Assessment notes that the land as Amenity Greenspace and there is a shortage of such space in the Rhosnesni Ward per 1000 population;
- The development would be contrary to the council's own conclusions set out in 2011 in relation to the allocation of sites for the preparation of the LDP. The site was open space in an area deficient of open space and that it acts as an urban green break within the settlement;
- The applicant cannot gift a new football pitch facility to the community as part of the land is within the control of WCBC who were not aware of the intention;
- The proposed location of this new gifted pitch would be near the existing houses resulting in complaints;
- There would be little space for people to exercise their dogs as dogs cannot be exercised on marked sports pitches;
- Grass roots football is struggling in Wales and using valuable areas such as this will only add to the problem;
- There is little information as to how any 'gifted' land would be managed in the future;
- Research by the charity Fields in Trust suggests that open spaces and green areas save the NHS £111m per annum because of the benefit they offer to people who would otherwise visit their GP;
- The area has been in use as open space in the 1950/60s;
- The proposed loss of the open space provision would place a greater strain upon existing retained facilities; and
- The KSS2 site is tasked with delivering the existing community and education facilities with recreational facilities. Any loss will simply place greater demands over their use and residents on the north side of Holt Road will have to travel further which is unsustainable and unnecessary.

Highways

- Building on this land would result in children having to make a longer detour to access Rhosnesni High School rather than walk through the site as at present;
- Additional cars would access onto Holt Road near the Greyhound Roundabout which is already at capacity;
- The proposal will cause additional congestion onto Holt Rod and nearby side roads;
- The proposed access is near a pedestrian crossing;
- The traffic report does not reflect the true traffic flow on Holt Road;
- A roundabout should be placed instead of a junction;
- The development will only add to the deterioration of the council's roads;
- Air pollution is a major issue;
- Increased traffic will result in congestion issues for emergency services on this main route into Wrexham;
- Works traffic will cause disturbance for neighbouring occupiers;
- There are many existing junctions on to Holt Road in close proximity to the proposed site access. It will become impossible for vehicles to access these junctions once the traffic flow from the proposed development becomes active;
- The applicant offers no mitigation measures to offset the increase in traffic movements;
- Has access from Dean Road been considered as it is a much quieter route;
- The completion of the Wrexham Industrial Estate Link Road has decreased traffic congestion but has increased the speed of vehicles travelling on to Holt Road;
- The recently approved petrol station by the golf club will further increase the traffic levels;
- The applicants have used the same highways consultants as WCBC for traffic modelling associated with highway modelling and strategic highways advice

for the emerging LDP – it is hoped that either party is comfortable with this position;

- It is curious as to why the applicant's highways consultant makes no reference to impact upon highway behaviour at the greyhound roundabout as a result of Key Strategic Sites (KSS) in the emerging LDP and the impact that this proposal may have;
- In isolation the proposed development would have little impact upon the local highway network. However, considered with KSS2, it would be premature to determine this application in advance of the consideration of the KSS2 site and in particular the conclusions of the modelling of the greyhound roundabout; and
- The applicant's Traffic Assessment should take into account the KSS2 allocation should it be found that measures are necessary to accommodate the planned growth in the LDP process and for proper mitigation to be made;

Infrastructure

- There will be an increase in rainfall running off the site. At present, the greenfield nature of the site prevents a significant increase in runoff;
- Local schools and doctor's surgeries are at breaking point with long timescales for appointments;
- Borrass Park junior school is currently unable to accept new pupils;
- Some pupils in the vicinity have to travel to Marchwiel;

1 in support

- Provided that there will be affordable housing and the sports pitch will remain.

A petition has been received with 541 signatories objecting on the following grounds:

- Loss of accessible open green space;
- The proposed access point on to Holt Road will cause increased congestion and traffic danger

SPECIAL CONSIDERATIONS

Policy: The site is located within the Wrexham Town settlement limit. In accordance with policies PS1 and H2 of the Wrexham UDP, the development of the site for residential purposes is acceptable in principle, subject to compliance with the council's general development principles (GDP1) and other site specific policies which may be applicable.

The current lawful use of the land in planning terms has policy implications. It is an area of open space sandwiched between houses to the north and west and fenced against Holt Road to south. The site is in the ownership of Wrexham Glyndwr University (the applicant) and is used for various purposes, but mainly for the purposes of amenity land for local residents i.e. dog walking and informal play and is also used by a local junior football team for training and matches. In this regard policy CLF4 is relevant and is discussed later in the report.

Loss of open space: There is no dispute that the site in its entirety has the characteristic of open space. It is accessed via a pedestrian gate on to Holt Road and access also achievable across the council land from a vehicular access which serves the former Dean Road family centre. It is important to note that there is no legal public right of access over the site or any known right to use the site for the purposes of sport or recreation.

National planning policy and guidance in PPW and TAN 16 is clear. PPW states at Para 4.5.4 that all playing fields whether owned by public, private or voluntary organisations, should be protected from development except where a) facilities can best be retained and enhanced through the redevelopment of a small part of the site; b) alternative provision of equivalent community benefit is made available locally, avoiding any temporary loss of provision; or c) there is an excess of such provision in the area. This spirit of this policy is effectively reiterated in policy CLF4 of the Wrexham UDP.

In proposing an alternative residential use for the land, the applicant has sought to mitigate the loss of the informal open space by the provision of a new football pitch on land which straddles its own land (approx. 2/3) and that of the council's (approx. 1/3). The intention being that the land would be gifted to the council or another entity to be managed in perpetuity for the purposes of provided a managed sports pitch.

In regular circumstances, a residential developer would be require to provide open space provision at a specific area per dwelling, currently set at 0.4ha per 50 dwellings. The adequacy of any open space would be considered as part of normal planning consideration in relation to the design of the layout. I am satisfied that were this proposed development considered in line with this normal policy requirement, a satisfactory layout could be achieved which would reflect the character and context of the surrounding area.

The applicant is wishing to rely upon the provision of a replacement football pitch for the purposes of overcoming the PPW and CLF4 policy objection.

The council undertook an Open Space Survey in 2009 which identified the land as playing field. It also concluded that there was a deficiency in open space provision in the community. However, an updated survey was undertaken in 2016 for the purposes of providing an evidence base for the emerging LDP. Although the LDP has not been through an examination in public, this document can be given weight in

the determination of planning applications at this stage. It concluded that the site is categorised as ‘amenity greenspace’, that being an area most commonly, but not exclusively in housing areas. It includes informal recreation spaces, roadside verges, green spaces in and around housing and other premises. For clarity, it has not been categorised as a ‘facility for outdoor sports’ simply by virtue of its quality and condition for the purposes of providing a facility for sports i.e. surface type, facilities and condition etc.

The 2016 study has made an assessment of open space provision in the Rhosnesni ward. It concludes that there is sufficient amenity greenspace provision in the ward per 1000 population and sufficient set against the council’s own standard. There are two main issues pertinent to this application. Firstly, whether the loss of the amenity greenspace would be detrimental to the amenity offered to the local community and secondly, if it is considered not to be the case, whether sufficient weight should be given to the retention of the area because of the fact that a local junior football team play on the site.

The study has assessed the site based on its ‘quality’ and ‘value’. Quality generally being its physical characteristics such as location, scale and site security with value being level of use, context in relation to other similar spaces, social inclusion and amenity benefits. The site has been categorised with a high enough quality and value score to warrant a recommendation for its retention. However its value score is relatively low in comparison to other sites in the Rhosnesni ward and other similar categorised sites in the neighbouring Acton ward where there is also a surplus of amenity greenspace. Other than the use of the site by a local junior football team, representations appear to show many residents appear to use the site either as a shortcut between Holt Road and Dean Road, for the purposes of dog walking and informal play. Other than its use as an informal ‘cut through’ unchallenged by the private landowners, I am satisfied that these other uses can be catered for in close proximity to the site, especially in the likes of Acton Park which covers a significant area of 20.16ha and serves as a multi-use area of open space.

The weight given to the use of the site also requires detailed consideration. Although not designated as a formal sports pitch, there is no doubt that the site is used for the football training and matches along with other associated events. Whilst PPW and TAN 16 do make it explicit that there should be a presumption in favour of retaining open spaces regardless of ownership or governance, it cannot be ignored that the application site and the neighbouring land is in private ownership or ownership where there is no specific right to use the land for the purposes of sport or recreation. Whilst land ownership is not a material planning consideration, it would be remiss to ignore the fact that the land in question is in private ownership and could be closed off from all public access at any time. Signage around the site appears to indicate this to be the case. I am not aware of any specific legal rights for any members of the public, local clubs or organisations to utilise the site.

The applicant has presented the application with a proposal to set aside land to be associated with the neighbouring council owned land for the purposes of providing a new sports pitch. The intention being to pass this pitch into council control or that of an alternative management entity. This element of the application has been subject to detail discussion between the applicant and council as landowner. There are concerns raised in relation to the suitability of such provision specifically in relation to its deliverability. The agreement of a third part would be required to provide the pitch based on the density of the housing numbers proposed. To accept the development

on the basis of this provision to overcome this policy objection would be unacceptable.

The negotiations between the applicant and a third party to facilitate the development is not a planning consideration. On this basis, I have sought to consider the application on the basis of normal Wrexham UDP open space provision. Policy CLF5 requires on site open space provision for developments over 10 units at a rate of 0.4ha per 50 dwellings. The provision of quality open space in this location would be of particular benefit to the site and in this wider location. In addition to informal open space, LPG10 also requires that play provision should be included. It is of particular note in the vicinity of the Rhosnesni and Acton wards that there is a deficiency of open space for the purposes of catering for children and young people i.e. play areas and play equipment. Such provision is currently limited to small play equipped areas to the south of Holt Road (off Augusta Drive) and in Acton Park, albeit they are of high quality and value scores. I am satisfied that the proposed development now presents the opportunity to provide for a higher quality level of open space provision of a type which is deficient in the immediate and wider locality.

In conclusion, taking on board the clear local and national planning policy steer and the conclusions of the 2016 open space study I consider that there are other material considerations that should be afforded greater weight in favour of the proposal. There is availability of other sites in the locality of the same type, especially on the northern side of Holt Road, of greater quality. The provision of a significant level of housing within a sustainable location, with the opportunity to introduce high quality and policy compliant open space provision, in the wider interest of the County Borough will ultimately reduce the pressure to accept sites outside of defined settlements. This should also carry significant weight. I am therefore satisfied that the proposed development should be considered acceptable.

Highways:

Traffic generation

A Traffic Assessment (TA) has been prepared for the proposed scheme assessing the likely traffic movements to and from the site based on TRICs data and how this may well affect the local highway network. Highways have questioned the TRICs data used to inform the assessment in that the level of movement appears to be low. In a review of their assessment the applicant used a trip generation figure which was obtained by the council's own highways survey of a nearby new housing development of the same characteristics.

Traffic generation will have a limited impact upon the roundabout to the north of the site i.e. Holt Rd / Birkdale Rd / St Mellion Crescent as it is considered that it will operate within its design capacity parameters.

The proposal will have an adverse impact upon the Greyhound public house roundabout in that it already operates beyond its design capacity. The assessment methodology takes into consideration current baseline data (2018) and then applies a baseline analysis plus the development in year 2025 and year 2035. Whilst Highways raise concern that the assessment shows the operating functionality of the roundabout will be worsened over time, there is no indication or assessment of the implications of this.

There can be no disputing that, through the passage of time, traffic numbers will increase. The Greyhound roundabout is a known pinch point on an arterial route into

the town centre and will inevitably be vulnerable to traffic level increases. However, these increases will inevitably be linked to natural growth in population and development up to year 2035. Whilst the provision of 74 dwellings is a significant figure in housing provision terms, it is not considered to be a strategically sensitive. As Highways have not made any direct reference to any particular highway safety impact associated with this proposal, other than a general increase in traffic movements, there can be no reasoned justification in planning terms to refuse the application on the grounds of highway impact. Such impacts must be accepted to facilitate sustainable development and growth within Wrexham.

Other developments

Reference has been made in representations to the traffic impact of the development in conjunction with the nearby Key Strategic Site (KSS) allocated for housing development in the emerging LDP. Concerns have been raised that the TA should have taken this proposed allocation into consideration and that to recommend approval of this proposal without such consideration of the cumulative impact upon the Greyhound may be premature and effectively prejudicial to this strategic allocation.

In response to this, I am satisfied that the consideration of this planning application can progress effectively in isolation to any assessment of impact from the KSS. It will have a negligible impact upon the highway network and would accord with the council's current location criteria in terms of siting new residential development. The application can therefore be considered on its own merits at this time. The KSS is a strategic allocation of some 1580 dwellings over the emerging LDP period. The impact of the development upon the local highway network will be considered in terms of the phasing of its delivery. Because of the relatively minor nature of the application, and on the basis of the assessment of impact discussed above, approving the application now before Members without a cumulative assessment would be not premature or undermining of the emerging LDP.

Access

Approval of the means of access to the site is sought for further approval. Because of the site context and land within the control of the applicant, access will realistically only be possible from Holt Road. This corresponds with the applicant's indicative layout plan.

Highways are satisfied that the a safe form of access can be achieved from the site onto Holt Road, providing sufficient separation between a point of access and the existing pedestrian light controlled crossing. Various comments have been made from highways pertaining to then need for additional detailed information regarding access widths, gradients and design spec. If not a matter for any approval process under the Highways Act 1980, these issues would be dealt with through any reserved matters application.

Pedestrian access across the site currently exists by way of a single pedestrian gate onto Holt Road and a vehicular access onto Dean Road from the former WCBC Family Centre (now used as a food bank). There is no definitive public right of way and no adopted footway. In reality, were both landowners mindful to close the gates to pedestrian access, no route across the site would exist. A recommendation by highways for a footway crossing the site would be an ideal scenario. However, there is no indication or certainty that WCBC as neighbouring landowner would wish to facilitate a public footpath onto its own land. Because of this, I would not wish to insist that this element of the scheme is provided at this stage. The evolution of a

layout at any reserved matters stage, along with neighbouring land owner negotiations could facilitate such provision in the future.

I am satisfied that the proposal would not be detrimental to highway safety.

Design: Layout, scale and appearance are all detailed matters reserved for further approval. I have no concerns regarding the detail that has been presented. Architectural styling in the immediate locality and the character of the townscape would not be vulnerable to a housing scheme of this type. I have no reason to believe that built development would be detrimental to the amenity of the neighbouring occupiers by way of loss of privacy, natural daylight or would be overbearing subject to compliance with council guidance relating to space around dwellings.

Drainage:

Foul

Welsh Water do not object to the proposed development. The foul sewer system is capable of taking foul water discharge from the site.

A public sewer crosses the site and the developer will be required to ensure that an easement is maintained either side of the sewer or it is alternatively diverted. This matter would be dealt with as part of the reserved matters submission.

Surface water

Due to the location of the development, a stipulation has been made that no surface water enter the existing sewer network. The applicant has submitted a drainage strategy which identifies that the site could deal with surface water by attenuation on site following assessment of the ground conditions. I am satisfied that measures can be imposed to ensure management of the surface water drainage infrastructure in perpetuity to protect the integrity of the site and to prevent unnecessary inundation of existing offsite areas from surface water pooling. I am satisfied that the proposal accords with policy EC13 in this regard.

Trees and ecology: I see no reason why the proposed development of the site would have a detrimental impact upon the existing tree coverage subject to the imposition of conditions to afford their protection. I am satisfied that the proposal would accord with policy EC4.

The council's ecologist and NRW raise no concerns in relation to the ecological impact of the development.

Planning obligations: The developer has not provided any information to suggest that the financial viability of the site will negate the need to make the normal policy provision for affordable housing and open space provision. WCBC Education have not objected to the proposal and have confirmed that a contribution will be required to offset a shortfall in primary education infrastructure in the locality. These matters are secured through a planning obligation associated with any approval.

Matters relating to a shortfall in health care provision appear anecdotal and no evidence has been provided to suggest that there are planning reasons to refuse the application on the grounds of a lack of healthcare provision. The Local Health Board are not a statutory consultee on the application, but any comments would be taken

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into consideration. No observations have been received concerning the impact of the development on local healthcare provision.

Other matters: Concerns have been raised that the development will give rise to reduced property value in the locality. Property values are not a material planning consideration and these issues cannot be taken in to consideration.

Land ownership and restrictive covenants are not a material planning consideration. The granting of a planning application does not override land ownership rights or the content of a restrictive covenant.

Conclusion: It is acknowledged that there are complex planning policy matters relating to the future development of this site. However, I am satisfied that the proposal represents a sustainable form of development in an area that would reduce pressure to develop land on sites which have not necessarily been considered strategically as part of a plan making process i.e. outside any defined settlement.

I am also satisfied that whilst the area of open space would be built upon, its benefit can be easily offset to other facilities nearby without having a detrimental impact upon amenity and long term well being objectives for communities.

I have no substantial evidence before me to suggest that allowing the development in this location would have a detrimental impact upon highway safety.

I am satisfied that there are material considerations which weigh heavily in favour of recommending planning permission be granted for the development proposed. This is reflected in my recommendation as follows.

RECOMMENDATION A

That the Council enters into an obligation under Section 106 of the Town and Country Planning Act requiring the following:

- The formation of a Management Company for the future maintenance by the applicant of all communal areas including driveways, parking areas, hard and soft landscaping, trees and planted features;
- Affordable Housing provision across the development in accordance with the Welsh Government definition; and
- A contribution towards a shortfall in primary education infrastructure provision.

RECOMMENDATION B

That if the Obligation pursuant to Section 106 of the Town and Country Planning Act, as detailed above, is not completed within six months of the date of this Committee resolution, the Chief Officer Planning & Regulatory is given delegated authority to REFUSE planning permission for the following reasons:

- Lack of appropriate open space provision and Management Company;
- Lack of Affordable Housing provision across the development in accordance with the Welsh Government definition; and
- Lack of contribution towards a shortfall in primary and secondary education infrastructure provision.

RECOMMENDATION C

Subject to the completion of the Section 106 Obligation, planning permission be GRANTED subject to the following conditions:

CONDITION(S)

1. Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
 - a. the layout of the building(s)
 - b. the scale of the building(s)
 - c. the appearance of the building(s)
 - d. the means of access to the site and building(s)
 - e. the landscaping of the site.
2. Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.
3. The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
4. The development hereby approved shall be limited to 74 dwellings.
5. The landscaping and layout reserved matter to be submitted for the approved development pursuant to the requirements of condition 1 above shall include a scheme for all areas of open space and green space to be provided within the development site, including public amenity space and equipped children's play areas. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the dwellings.
6. Vehicular access to the site shall only be made from Holt Road (A534).
7. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.
8. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
 - a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction

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Exclusion Zone, including any related sections and method for avoiding damage to retained trees;

d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;

e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;

f) Method for protecting retained trees during demolition works;

g) Details of all proposed tree works, including felling and pruning.

9. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

10. No part of the development shall commence until a Bio-Security Risk Assessment has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with any recommendations that may be forthcoming within the approved assessment.

11. 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 demonstrating compliance with the Sustainable Drainage Systems Standards for Wales. 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.

12. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:

i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 25% of housing units;

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- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider;
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

REASON(S)

- 1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
- 2. To comply with Section 92 of the Town and Country Planning Act, 1990.
- 3. To comply with Section 92 of the Town and Country Planning Act, 1990.
- 4. To define the terms of the planning permission and to ensure that the development has been assessed adequately in terms of the impact upon the local highway infrastructure. This will accord with the requirements of policies GDP1 and T8.
- 5. In the interests of providing for a high standard of development for the future amenity of the occupiers of the site in accordance with policies GDP1 and CLF4 of the Wrexham Unitary Development Plan.
- 6. To ensure that the development makes provision for a safe and convenient access to the site in accordance with policy GDP1 of the Wrexham Unitary Development Plan.
- 7. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
- 8. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
- 9. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
- 10. In order to ensure that the development will not cause harm to species which are protected through the planning system in accordance with policy GDP1 of the Wrexham Unitary Development Plan.
- 11. To ensure satisfactory drainage of the site and to avoid flooding in compliance with policy EC13 of the Wrexham Unitary Development Plan.
- 12. In order to ensure that the development provides for an adequate mix of housing type and tenure you cater for the needs of the locality and to ensure compliance with policy H7 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

The proposed development site is crossed by a 1300mm diameter combined gravity public sewer with its approximate position being marked on the

attached Statutory Public Sewer Record. Under Section 159 of the Water Industry Act 1991, Dwr Cymru Welsh Water has rights of access to its apparatus at all times, and as such would require an easement of 6.5m either side of the centreline of the 1300mm pipe. Should the proposed development be located within the protection zones of the sewers crossings, there would be a requirement to divert the public sewers, which can be applied for under Section 185 of the Water Industry Act 1991. The site layout takes into account the location of the assets crossing the site.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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APPLICATION NO:

P/2018 /0674

LOCATION:

LAND NORTH OF GATEWEN ROAD
NEW BROUGHTON WREXHAM LL11
6YA

DATE RECEIVED:

10/08/2018

COMMUNITY:

Broughton

DESCRIPTION:

OUTLINE APPLICATION FOR
RESIDENTIAL DEVELOPMENT, UP
TO 112 DWELLINGS TOGETHER
WITH VEHICULAR / PEDESTRIAN
ACCESS FROM GATEWEN ROAD,
OPEN SPACE, LANDSCAPING,
SUSTAINABLE DRAINAGE AND
OTHER RELATED
INFRASTRUCTURE

CASE OFFICER:

PF

WARD:

New Broughton

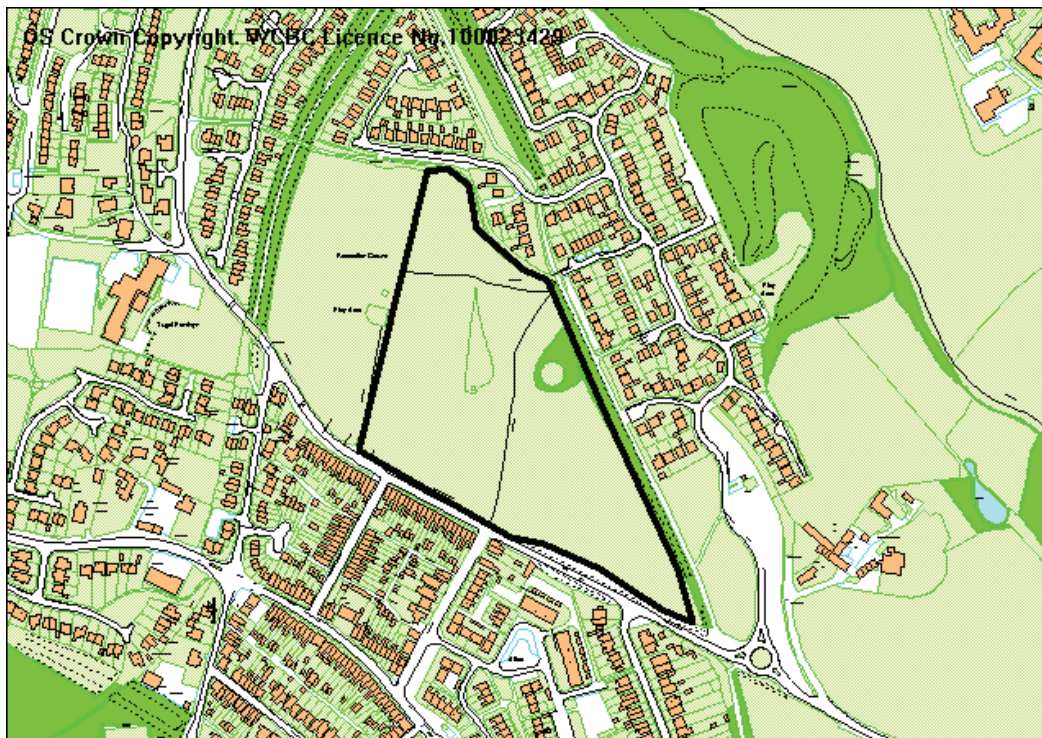
AGENT NAME:

NARVO ASSET
MANAGEMENT
MR ANDREW SMITH

APPLICANT(S) NAME:

GLYNDWR UNIVERSITY

THE SITE



PROPOSAL

Planning permission is sought in outline for the residential development of the land for up to 112 dwellings. All detailed matters, save for the means of access, are reserved for further approval.

An extract of the indicative layout plan submitted with the application is shown below.

None.

PLANNING POLICY

The site is located outside any defined settlement limit. Policies PS1, PS2, PS3, PS4, GDP1, GDP2, EC1, EC4, EC13, H5 and T8 are relevant. Guidance is contained in Local Planning Guidance Notes 16 – Parking Standards, 17 – Trees and Development and 21 – Space Around Dwellings.

Policy and guidance is also contained in Welsh Government Planning Policy Wales (Edition 10) and Technical Advice Notes (TAN) 1 - Joint Housing Land Availability Studies, 5 – Nature Conservation and Planning, 12 – Design and 18 – Transport.

APPLICANT SUBMISSIONS

This planning application forms part of a package submitted to facilitate a strategy called Campus 2025 Estates and Learning Environment Strategy which is now being pursued by Glyndwr University. Campus 2025 has assessed the University's existing estate and is based upon a recently undertaken extensive package of surveys of building condition, space utilisation, future academic requirements etc. The conclusion of this exercise is that the University's Estate does not fulfil the principles and objectives of Glyndwr University and therefore needs a significant package of investment and redevelopment for the University to sustain a viable position within the higher education sector.

Campus 2025 is a package of planning applications, which enables the ambitions of Campus 2025 to be realised. The applications are all linked through the pressing economic, social and environmental case for Glyndwr University to improve its overall estate. Once the development identified within Campus 2025 is delivered, then this will bring substantial benefits:

- a) in the delivery of academic courses at Glyndwr University;
- b) in the student accommodation offering within Wrexham and significant knock-on benefits to the town from a sustained and increased student population;
- c) in the sale of land assets which are not required by Glyndwr University and can make a more positive contribution via residential development to meet Wrexham's housing need;
- d) By enabling Glyndwr University to continue to attract new students and sustain a viable position in the higher education sector;
- e) ultimately via the retention of Glyndwr University, with its significant contribution of jobs, investment and profile within the Wrexham economy.

The package consists of a suite of submissions which cover a significant remodelling to the main Glyndwr Campus to create an improved learning gateway, along with significant improvements to the Regent Street Art college building to include the provision of student accommodation. To facilitate these on campus developments, the university is seeking to maximise the value of its property portfolio by obtaining planning consents for their development to feed these capital receipts back into the campus developments.

CONSULTATIONS

Community Council:

Objects for the following reasons:

- The site is outside the settlement limit;
- Various highway issues including access to and from the site plus congestion caused by the additional traffic;
- The effect on services in the area. The local primary school is already at capacity and there are existing issues with sewerage and drainage in the area;
- The Community Council has been informed by Members that there may be existing covenants on the site restricting any development to educational use - although no evidence of this has been seen.

Local Member:

Objects for the following reasons:

- The proposed entrance would be unsuitable coming out onto a road that the applicants agree is made into a one side road only by cars parked in front of the terrace houses opposite. To get a clear splay for coming out of the entrance it would mean cutting down trees which are not on the applicant's land. These trees and also the ones on the Gatewen Village side of the development are home to many birds who use them for nesting and roosting;
- The council's Tree Officer agrees with me this development would put these trees at risk;
- When the Gatewen development was first put forward by Morstons they asked for 400 houses the highways department said that was too many and the number was reduced to 250, along with assurances that there would be an improvement to the junction at the bottom of Gatewen Road. This we are still waiting for. Even then highways were concerned that the traffic generated from the site would have a detrimental impact on the Gatewen/Berse Road junction, but I did support the revised plans for 250 houses as it was on a brownfield site, a site which was just being left derelict. Now to have over another hundred houses would be totally against what we agreed several years ago. In that time the main difference is that there has been more traffic generated. Myself and two community councillors carried out a survey of traffic at the Gatewen/Berse Road junction between 0800 and 0900 on a Monday. Over 1500 vehicles passed the junction with over 350 coming down Gatewen Road and on more than forty occasions there were queues of 5 cars or more trying to get on to Berse Road.
- There is a problem with the Gatewen development with drainage which also has an effect on

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surrounding houses not just on Gatewen but in Hall View.

- A further development in this area would also put an unbearable strain on the local school and GP services which are at breaking point;
- This development is still in Green Belt area and out of settlement and even though officers might say it is a candidate site for a new LDP to my knowledge we do not have a LDP yet;
- In conclusion, the only thing in my opinion I see going for this site is it will fetch more money into the University's coffers helping them pay for a new campus. I don not believe that to be a planning consideration for granting the application.

Site notice:

Expired 14.09.2019

Press notice:

Expired 22.09.2018

Public Protection:

No objection. A condition requiring a phased ground investigation of the site should be imposed due to the historic land use. Construction nuisance controls should also be imposed.

Highways:

Recommends the application is refused for the following reason:

- The traffic generated by the development is shown to cause significant queuing issues at Gatewen Road junction with Berse Road;
- The use of the site access resulting from the proposed development would be likely to increase conflict of traffic movements opposite a junction with restricted visibility for vehicles emerging causing inconvenience to road users;
- Inadequate information has been submitted to satisfy the LPA that the proposal is acceptable in terms of access.

WCBC LLFA Officer:

Recommends refusal for the following reasons:

- The outline drainage strategy indicates that surface waters will be managed by infiltration, but if this is not feasible due to local ground conditions then an attenuated discharge to a remote watercourse will be used. The strategy also suggests that due to the undulating nature of the site then pumping will be required. No connection to any existing surface water sewer is possible from the site;
- Concerns are raised that pumping of surface water will be relied upon and no investigations have been carried out to determine whether soakaways will be

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	feasible and access can be gained to a nearby remote watercourse; and
	• Prior to determination additional information should be submitted to demonstrate that there is a sustainable solution to surface water management on the site.
WCBC Education:	Contributions will be required towards primary and secondary education infrastructure provision.
Welsh Government Trunk Road Agency:	No direction issued.
NRW:	No objection. The proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of bat.
Welsh Water:	No objection. The following observations are made: • There is a public sewer crossing the site. All future development should maintain an easement for this sewer or the sewer should be diverted; • There is insufficient capacity within the nearest foul sewer connection point. A connection to the mains sewer at another appropriate position is stipulated unless a hydraulic modelling assessment is undertaken; • No surface water shall be permitted to enter the public sewer system; and • No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.
Ancient Monuments Society:	Consulted 04.09.2018
CPAT:	No objections. There are no recorded archaeological sites within the development area and the submitted documentation notes low archaeological potential for the site and no significant impact upon the setting of Gatewen Hall.
Neighbouring occupiers:	93 neighbouring occupiers notified. 27 representations received raising the following points: <i>Principle</i> • New Broughton cannot sustain additional pollution, traffic congestion, lack of green space, pressure on schools, health care and environmental damage; • The proposal fails to support the future generation wales legislation; • The development will impact upon existing property value; • There is no need for this type of market housing in the village – New Broughton

already has more than a 5 year supply of housing to meet local plan policy needs;

- No infrastructure improvements have been carried out locally to facilitate the site's allocation in the emerging LDP;

Amenity

- The development will infringe upon the views of existing occupiers close by the to the site;
- There will be a loss of privacy, natural daylight and will result in overshadowing;
- There will be an unacceptable density of new development and will be overbearing in comparison to the rest of the village;
- Disturbance caused by the construction phase in terms of noise, heavy vehicles and site security;
- There will be a loss of habitat for wildlife on the site and in the local area;
- The development may result in the loss of existing hedgerows and trees resulting in a loss of sound protection;
- The proposal will result in the loss of open space for children and dog walkers;
- There will be increased gatherings of youths in the park as there are no facilities in the locality;

Highways

- Traffic between the site and the A483/hospital is already bad at peak times;
- The junctions of Gatewen/Berse Roads and B&Q/Sainsburys roundabout will be affected by the additional traffic;
- The existing Gatewen Village has increased traffic capacity;
- The proposal point of access is dangerous in close proximity to other dangerous access points onto Gatewen Road;
- Concerns regarding pedestrians being able to cross Gatewen Road, including children accessing the local school;
- There are major businesses on the Technology park, the Ramada Hotel, Moneypenny and the hospital which cause major traffic congestion as do events that occur in the town centre;
- The traffic survey carried out was done during school holidays times not giving an accurate representation of the situation in terms of traffic congestion;
- To promote the proposal on the basis of existing bus capacity and cycle network is

not acceptable and the buses are at capacity at peak times and the cycle path has vehicles parked over it;

Infrastructure

- Local GP surgeries are already struggling and there are problems with hospital A&E and ambulance waiting times;
- School capacity cannot cope;
- The mains sewer cannot cope with additional development;
- The loss of green space will reduce areas of open space for surface water infiltration resulting in higher instances of flooding; and
- There is a pressure gas outlet on the site which vents the methane from Gatewen Colliery – this should be taken into consideration.

SPECIAL CONSIDERATIONS

Policy: The site is located outside any defined settlement limit and in an area of land designated as Green Barrier. The proposal does not represent any circumstance where residential development would be acceptable outside a defined settlement limit and is inappropriate development by definition in a Green Barrier. Policies PS1, EC1 and H5 refer.

Applications for planning permission must be determined in accordance with the adopted development plan for the area i.e. the Wrexham UDP, unless material considerations indicate otherwise. Material considerations could include current circumstances, policies in an emerging development plan, and planning policies of the Welsh Government.

Wrexham LDP – 2013 – 2028

The site is allocated in the Wrexham Local Development Plan (LDP) which has been submitted to the Welsh Government for examination in public. It is shown with an indicative development threshold of up to 127 dwellings. The plan has been submitted to the Welsh Government and the Planning Inspectorate for examination following agreement to do so by full council in November 2018. The timetable for its Examination in Public has been set and is due to take place in September 2019. If adopted, the LDP will replace the current Wrexham UDP and will be used as a basis for making land use planning decisions.

Welsh Government guidance states that the weight to be attached to an emerging LDP will in general depend on the stage it has reached, but does not simply increase as the plan progresses towards adoption. Certainty regarding the content of the plan will only be achieved when the Inspector delivers the binding report. In considering what weight to give to the specific policies in an emerging LDP that apply to a particular proposal, LPAs will need to consider carefully the underlying evidence and background to the policies.

Housing Land Supply: Planning Policy Wales (paragraph 4.2.15) requires that Planning Authorities must ensure that sufficient land is genuinely

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available or will become available to provide a 5 year supply of land for housing.

Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies advises that where a local planning authority does not have an adopted Local Development Plan or where an adopted UDP is outside of the plan period, they will not be able to produce a JHLAS and therefore will not be able to demonstrate whether they have a 5 year housing land supply or not.

The UDP plan period expired in 2011 meaning Wrexham is now unable to demonstrate whether it has a 5 year housing land supply. The housing land supply in Wrexham is therefore judged to be zero.

In July 2018 the Welsh Government temporarily dis-applied paragraph 6.2 of TAN1 which advised that that considerable weight should be attached to the need to increase housing land supply where local planning authorities were unable to demonstrate a 5 year housing land supply. It is now a matter for decision maker to determine the weight to be afforded to this matter.

The weight to be attached is dependent on the magnitude of the shortfall, how long the shortfall will persist, what the local planning authority is doing to reduce it and how much will the development contribute to meeting the shortfall.

The LDP housing requirements are set out below:

LDP Housing Components	
LDP Housing Requirement (Policy SP1)	7750
10% Flexibility allowance	775
LDP Housing Provision (Policy SP1)	8525
Completions (2013 – 2017)	977
Committed Housing Supply (April 2017)	1994
Sites Pending Section 106 (April 2017)	33
Windfall Estimate (small and large sites, 195 p/a)	2145
Allocations required (Policy H1)	3376

Table 5.1

To fulfil the requirements the LDP includes proposals to allocate 19 sites in total: 2 key strategic sites and 17 non-strategic sites. The application site is one of the non-strategic allocations – indeed it is the 5th largest in terms of unit numbers.

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The housing completion rate over the past 5 years is set out below:

Year	Completions	LDP requirement
2013-2014	215	517
2014-2015	235	517
2015-2016	199	517
2016-2017	328	517
2017-2018	222	517
Average	240	517

To meet the LDP housing requirement, an average completion rate of 517 is required per annum over the 2013-2028 period. The table above demonstrates that the delivery of new houses has on average been less than half the required figure.

LDP Background Paper 08: Housing Supply and Delivery sets out the following projections for completions from LDP allocation sites alongside the total rate of completions required over the 2018-2028 in order to meet the LDP requirements.

Year	Completions from LDP Allocations	Total Completions
2018-2019	22	484
2019-2020	145	571
2020-2021	420	781
2021-2022	505	803
2022-2023	453	841
2023-2024	411	820
2024-2025	374	748
2025-2026	347	717
2026-2027	426	761
2027-2028	416	751

The collection of data required to determine the number of completions for 2018-2019 has only just been completed therefore I am not able to confirm the figure, however no completions took place on any of the LDP allocations in that year. The only LDP allocated sites likely to have dwellings completed on over the 2019-2020 period are land at Jacques Way (former Jacques Scrapyard) and Home Farm, Gresford Road, Llay. Based on information provided to Officers, these sites taken together are likely to deliver 55 units over the coming 12 months. This is considerably below the 145 set out in BP08 and is insufficient to compensate for an under delivery of housing in previous years. The shortfall in the supply of land available for housing in the County Borough is therefore significant. This situation has persisted since 2011 and can only be addressed if more land is brought forward for development.

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The Council has submitted the LDP for Examination in Public, however the EiP is not scheduled to start until the beginning of September. It is therefore unlikely that the LDP will be adopted until the spring of 2020 at the very earliest. Unless land is brought forward for development there is significant risk that the housing requirements cannot be met. It is therefore essential that sites are brought forward for development (and therefore granted planning permission), including LDP allocated sites where appropriate. The proposed development will deliver up to 112 dwellings thus making a considerable contribution towards the supply of land available for housing.

It is my opinion that the above factors demonstrate that housing land supply is a material consideration that should be afforded **significant weight**.

Weight afforded to Wrexham UDP policy PS1: The existing settlement limits reflect the housing requirements identified in the UDP that were informed by migration led projections using trends from 1996. The LDP housing requirements are informed by far more up to date information. The majority of the remaining LDP housing requirement will be met on land outside of existing settlement limits. The existing settlement limits are therefore a considerable constraint to meeting these requirements, thus rendering Policy PS1 outdated. It should therefore be afforded only limited weight in the determination of planning applications.

Green Barrier/Wedge: PPW advises that inappropriate development should not be permitted within Green Wedges (hereinafter the replacement name for Green Barriers). The construction of new buildings within Green Wedges is inappropriate development unless it is for one of a list of specified purposes. These purposes include: justified rural enterprise needs; essential facilities for outdoor sport and recreation, cemeteries and other uses of land which maintain openness and do not conflict with the purposes of including land within the Green Wedge; limited extension, alteration or replacement of existing dwellings; limited infilling and affordable housing for local needs; or small scale diversification within farms.

Green Wedge designations are in place to ensure openness is maintained, to prevent coalescence of settlements and promote urban regeneration. Development may be acceptable where it can be demonstrated that these aims are maintained or where very exceptional circumstances can be demonstrated.

Following the preparation of a Green Wedge review, an evidence base document to inform the preparation of the Wrexham LDP, it is proposed to remove the site's Green Wedge allocation and hence strengthen its case for a residential development allocation in accordance with the preferred development strategy.

Notwithstanding the policies and site allocations in the emerging LDP, there are other very exceptional circumstances that carry significant weight. The site is almost entirely surrounded on all boundaries by existing built development, the majority of which forms part of an existing settlement boundary. Whilst the application site is a substantial plot of land, its character is one of enclosure when viewing its southern and western aspect. To the north east, a band of mature trees exist but only as retained vegetation in front of a large scale modern housing development. Whilst the openness of the site would be lost to any development, I do not consider that its current designation as Green Barrier is preventing the coalescence of independent settlements. I consider that the development would represent a logical extension to

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the settlement. It is in a sustainable location being well related to local services and facilities and accessible by sustainable means of transport. The proposal provides a realistic opportunity to accommodate residential growth in a sustainable location that can be provided in a reasonably short timeframe with limited issues relating to deliverability. In addition, as discussed above, the delivery of 112 homes (28 of which would be affordable) on an unconstrained site will make a significant contribution to the council's housing need. I am therefore satisfied that there are exceptional circumstances which should carry **significant weight** in favour of the development proposal.

Agricultural Land: The Welsh Government's Predictive Agricultural Land Classification (ALC) map confirms that the site is Grade 2 agricultural land – i.e. contains Best and Most Versatile (BMV) land. As such planning policy EC2 and Planning Policy Wales paragraph 3.55 are applicable. The latter advises:

When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade

Given the housing requirements identified earlier in the report it is clear that therefore is an overriding need for the development. Given that the vast majority of the housing will be delivered on greenfield sites, it is also clear that the housing requirements of the Borough cannot be met without the loss of BMV land. Of the 14 sites proposed for allocation in the emerging LDP that are located outside of existing UDP settlement limits all contain at least some BMV land. Taking these factors into consideration, the proposals do not conflict with the above advice in this instance.

Design: The application has been submitted with an indicative parameters plan in accordance with the requirements of legislation. This plan indicates how the applicant anticipates the site to be developed taking into consideration density, building masses, open space provision and movement around the site. This plan is purely indicative at this outline stage and the granting of outline planning permission would not compel the developer to build in accordance with the detail on the indicative plan.

I am satisfied that the site can be developed in manner that reflects the character and context of the surrounding village. The site is bounded by, or is seen in the same context on all sides by residential properties of varying architectural styles and ages. Those to the north and east of the site are relatively modern housing developments and the proposed development would result in a similar scheme consisting of one and two storey dwellings.

The outline planning proposal now before members is seeking to reserve all detailed matters for further approval (i.e. a reserved matters application) at a later date apart

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from means of access. The merits of the proposed access are considered later in this report. Matters of layout, scale and landscaping would form part of the reserved matters application and are not considered at this stage. However, I am satisfied that the topography of the site and its relationship with the neighbouring built development will allow for a high standard of development without resulting in a loss of privacy, natural daylight and outlook for those nearby occupiers.

Highways:

Access

The means of vehicular access to the site is limited to the site frontage on to Gatewen Road because of site characteristics, orientation and land ownership. Where there is an interface with Gatewen Road, again the position of the access is limited because of land ownership and availability of a connection to land within the applicants control and the adopted highway.

Highways are satisfied that adequate visibility splays can be achieved in accordance with Welsh Government standards. Concerns have been raised in relation to the impact that this may have upon the existing tree and hedge coverage at the site frontage. This is not a highway matter, but is discussed later in the report.

Concern has been raised regarding the position of the vehicular access directly opposite the New Road junction and its potential to increase the likelihood of vehicular conflict. No specific detail of the nature of a conflict or the implications of that conflict have been provided. However, I consider that any conflict that may occur as a result of turning vehicles into either junction is likely to be extremely limited. New Road is an unmade and unadopted track. Whilst it leads to other residential roads, in reality, access to these is likely to be made from Windsor Road to the south because of the better condition of the carriageway. Nevertheless, I'm not convinced by any evidence or justifications before me that any instances of vehicles seeking to turn at this junction would result in danger to highway users. The road is subject to a 30mph speed limit and forward visibility at the junction has not been questioned. Limited weight should be given to this matter.

Pedestrians

Again, approval of the means of pedestrian access to the site is sought at this outline stage. The site plans show that pedestrian access would be made via the main vehicular site entrance as well as links through to the existing footway and cycle path on the Gatewen Village development (eastern boundary) and to the existing play area and open space on the western boundary.

Highways have recommended that a footway should be provided along the entire site frontage of the development site and also linking the existing Gatewen Village development. This would be achievable to the west of the proposed vehicular access but would not be achievable to the east due to the dense tree coverage subject to a Tree Preservation Order (TPO). I am satisfied that a pedestrian access could be provided within the development site to link it to the Gatewen Village development and details of this could be dealt with by way of the reserved matters application.

Traffic generation

The applicant has carried out a Traffic Assessment (TA) to accompany the planning application. This has primarily assessed the impact of the development based on anticipated AM and PM peak hour movements and how this would have a bearing upon the capacity of key nearby junctions along with future growth projections up to year 2035. These junctions are discussed below:

1. Development access onto Gatewen Road

There are no anticipated capacity issues at the development site junction on to Gatewen Road. Therefore the access from the development site is considered acceptable.

2. Gatewen Rd B5433/Berse Road (B5101) priority junction

It is anticipated that the junction will operate over capacity with a queuing time of 2 minute and 4 seconds for vehicles attempting to turn left (towards town centre) and 1 minute 15 seconds to the right (towards Caego) based on current baseline data plus the development. In year 2035, it is anticipated that these times will increase from 206 seconds (baseline) to 443 seconds for vehicles turning left – an additional 4 minutes. Highways raise concern that the developer has shown no intention to mitigate the queuing issues at this junction and therefore it is deemed unacceptable.

Highways have not raised any issues of safety in assessing the impact of the development on the junction. Their concern relates solely to matters of inconvenience. It has to be accepted that all new development will result in an increase in traffic to an existing network and ultimately matters of inconvenience as a result. Firstly, this inconvenience does not result in a detriment to highway safety and as such I cannot deem this additional 4 minute delay by year 2035 as being a reason to undermine granting planning permission.

3. Berse Road (N) B5101 / Rhyd Broughton Lane / Berse Road (W) roundabout.

The applicant's TA concludes that the development would result in an increase in queuing time at the roundabout junction from 26 seconds to 55 seconds.

Highways have raised concerns with the results of the TA in that the values used in the analysis at the roundabout do not appear to represent a true representation of general observations of this roundabout. To rely on this information would not be acceptable and would not represent a true representation of the situation.

The methodology used in the TA also assumes that the roundabout operates with a free flow of traffic leaving the roundabout. However, it is known that there are traffic congestion issues at the B&Q roundabout at peak hours which interfere with the surveyed roundabout and this will no doubt increase queuing time if factored into the calculation. Without any form of mitigation highways consider that the additional traffic generation will cause significant detrimental impact on the highway network

I have concerns that the council as local planning authority have no evidence to the contrary to counter the data provided in the applicant's TA. Members will no doubt be aware of observations of traffic levels in the vicinity of the Berse Road / Rhyd Broughton roundabout. However the LPA must have robust evidence before it to counter submissions from professional consultants i.e. its own survey data if it wishes to justify a reason for refusal on this basis. I have no reason to question, other than anecdotal observations, that the roundabout queuing characteristics have not been accurately monitored. That said, I do not dispute that the development, like any other form of development in the vicinity that relies upon this part of the local highway network, will not add to the capacity. The question remains as to whether this level of traffic generated represents a levels that would be detrimental to highway safety, rather than resulting in a matter of inconvenience. No specific link can be shown

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that, by allowing the proposed development, it would result in a specific issue of highway safety detriment. It is only a matter of inconvenience and an additional 30 seconds at this roundabout is considered negligible. I therefore cannot recommend refusal of planning permission on this basis.

In general, across the two junctions assessed, consideration must be given to the timescales used in assessing inconvenience up to 2035. This effectively goes well beyond the current emerging LDP plan period. It must be acknowledged that the council are actively seeking the progression of infrastructure improvements at junction 4 of the A483 in order to relieve pressure at this substandard junction and to aid future commercial and residential growth in the southwest of the Wrexham town centre. In this 15 years period, these junction improvements are highly likely to come forward given the council's allocation of housing land in the south west of Wrexham and this will inevitably lead to capacity improvements at these localised junctions in the town centre as traffic movements from employers such as the Hospital, Wrexham Technology Park and Moneypenny are redistributed to this improved junction.

On the basis of the above arguments I do not consider that there are sufficient grounds to refuse the application on the basis of adverse traffic generation.

Matters in relation to construction phase traffic nuisance can be dealt with through the provision of a construction phase traffic management plan. This is an accepted and effective method for dealing with potential nuisance. However, perceived nuisance from a development construction phase cannot be a reason for refusal in planning terms.

Drainage:

Foul

Welsh Water do not object to the proposed development but do make specific stipulations in relation to the suitability of the foul sewers in the locality. There are known capacity issues with the foul sewer and without a hydraulic modelling assessment, a specific connection point has been stipulated south of the application site. In reality, this connection point is some distance from the application site and a hydraulic modelling assessment of existing capacity is likely to a developers preferred option. This issue can form part of a condition on any approval.

Surface water

Due to the network capacity matters identified, Welsh Water have requested a condition that no surface water enters the existing sewer network. The applicant has submitted a drainage strategy which identifies that the site could deal with surface water by attenuation on site. There are constraints identified in the strategy, primarily because of the site topography. Techniques such as surface water pumping may be required in places. Whilst not an ideal scenario, I am satisfied that measures can be imposed to ensure management of these facilities in perpetuity to protect the integrity of the site and to prevent unnecessary inundation of existing offsite areas from surface water pooling. I am satisfied that the proposal accords with policy EC13 in this regard.

A public sewer crosses the site and the developer will be required to ensure that an easement is maintained either side of the sewer or it is alternatively diverted. This matter would be dealt with as part of the reserved matters submission.

Trees and ecology: The proposed development site is surrounded by mature tree coverage on the north eastern and part southern boundaries. Since the submission

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of the application, a significant proportion of this coverage has been designated with a Tree Preservation Order. There is no doubt that the tree coverage in this location has amenity value, with the majority of the site trees categorised 'B'.

I see no reason why the proposed development of the site would have a detrimental impact upon the existing tree coverage subject to the imposition of conditions to afford their protection. As alluded to above, the provision of the access to the site is likely to result in the need to remove a small proportion of this tree coverage to facilitate visibility splays. Relative to the remainder of the tree coverage across the remainder of the site, I am satisfied that this tree loss would be deemed acceptable and would accord with policy EC4.

The council's arboricultural and ecological officers have raised concerns regarding the lack of provision of green space and open infrastructure within the indicative layout. Whilst I have sympathy with these views, the plan submitted is an indicative layout. Any developer will be required to provide open space and landscaping in accordance with adopted policy CLF5 and LPG10. Consideration of an appropriate layout will be set aside for a future reserved matters submission.

The council's ecologist and NRW raise no concerns in relation to the ecological impact of the development. An additional protected species report was presented which provided information in relation to the presence of bats. In this instance it is accepted that there will be minimal impact in relation to their conservation status. I am also satisfied that the development can occur whilst maintaining adequate habitat for other species.

Planning obligations: The developer has not provided any information to suggest that the financial viability of the site will negate the need to make the normal policy provision for affordable housing, and open space provision. WCBC Education have not objected to the proposal and have confirmed that a contributions will be required to offset a shortfall in primary and secondary education infrastructure in the locality. These matters are secured through a planning obligation associated with any approval.

Matters relating to a shortfall in health care provision appear anecdotal and no evidence has been provided to suggest that there are planning reasons to refuse the application on the grounds of a lack of healthcare provision. The Local Health Board are not a statutory consultee on the application, but any comments would be taken into consideration. No observations have been received concerning the impact of the development on local healthcare provision.

Other matters: Concerns have been raised that the development will give rise to reduced property value in the locality. Property values are not a material planning consideration and these issues cannot be taken into consideration.

Land ownership and restrictive covenants are not a material planning consideration. The granting of a planning application does not override land ownership rights or the content of a restrictive covenant.

Conclusion: Whilst this proposal represents a departure from the current adopted Wrexham UDP and policies in PPW which seek to protect designated Green Wedges from inappropriate development, I am satisfied that there are material planning considerations which should be afforded significant weight in this instance.

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The site forms an allocation in the council's emerging LDP. Although no certainty of this allocation can be assumed until the Planning Inspectorate have confirmed that it is sound, the council have effectively accepted its soundness by resolving to present the plan for EiP. To seek to refuse the application on the basis of principle or strategic matters such as traffic generation would be undesirable.

I have no substantial evidence before me to suggest that allowing the development in this location would have a detrimental impact upon highway safety.

I am satisfied that there are material considerations which weigh heavily in favour of recommending planning permission be granted for the development proposed. This is reflected in my recommendation as follows.

RECOMMENDATION A

That the Council enters into an obligation under Section 106 of the Town and Country Planning Act requiring the following:

- The formation of a Management Company for the future maintenance by the applicant of all communal areas including driveways, parking areas, hard and soft landscaping, trees and planted features;
- Affordable Housing provision across the development in accordance Local Planning Guidance Note 28
- A contribution towards a shortfall in primary and secondary education infrastructure provision.

RECOMMENDATION B

That if the Obligation pursuant to Section 106 of the Town and Country Planning Act, as detailed above, is not completed within six months of the date of this Committee resolution, the Chief Officer Planning & Regulatory is given delegated authority to REFUSE planning permission for the following reasons:

- Lack of appropriate open space provision and Management Company;
- Lack of Affordable Housing provision across the development in accordance with Local Planning Guidance Note 28
- Lack of contribution towards a shortfall in primary and secondary education infrastructure provision.

RECOMMENDATION C

Subject to the completion of the Section 106 Obligation, planning permission be GRANTED subject to the following conditions:

CONDITION(S)

1. Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:

- 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

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2. Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.
3. The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
4. The access hereby approved shall be laid out in accordance with the details shown on approved plan DWG-2627-401 Rev C.
5. The development hereby approved shall be limited to 112 dwellings.
6. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.
7. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.
8. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
9. Prior to the first occupation of the development hereby approved, a footway shall be provided along the site frontage from a point west of the vehicular access in accordance with details which have been submitted to and approved in writing by the local planning authority.
10. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
 - a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
 - d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
 - e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;

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f) Method for protecting retained trees during demolition works;

g) Details of all proposed tree works, including felling and pruning.

11. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

12. 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 demonstrating compliance with the Sustainable Drainage Systems Standards for Wales. 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.

13. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the Local Planning Authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

14. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 13 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.

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15. No part of the development shall commence until a sewerage scheme to satisfactorily accommodate the foul water discharges from the development has been submitted to and approved in writing by the local planning authority. The scheme shall include details of and be informed by a Hydraulic Assessment. No part of the development shall be occupied until the foul water system has been fully implemented and brought into use in accordance with the approved scheme.

16. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 25% of housing units;
- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider;
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

17. The landscaping and layout reserved matter to be submitted for the approved development pursuant to the requirements of condition 1 above shall include a scheme for all areas of open space and green space to be provided within the development site, including public amenity space and equipped children's play areas. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the dwellings.

REASON(S)

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
2. To comply with Section 92 of the Town and Country Planning Act, 1990.
3. To comply with Section 92 of the Town and Country Planning Act, 1990.
4. To define the terms of the planning permission and in the interests of highway safety to ensure compliance with policy GDP1 of the Wrexham Unitary Development Plan.
5. To define the terms of the planning permission and to ensure that the development has been assessed adequately in terms of the impact upon the local highway infrastructure. This will accord with the requirements of policies GDP1 and T8.
6. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

7. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 8. In the interests of highway safety to ensure compliance with policy GDP1 of the Wrexham Unitary Development Plan.
 9. In the interests of pedestrian safety to ensure compliance with policy GDP1 of the Wrexham Unitary Development Plan.
 10. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
 11. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
 12. To ensure satisfactory drainage of the site and to avoid flooding in compliance with policy EC13 of the Wrexham Unitary Development Plan.
 13. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 14. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 15. To ensure that the development does not cause a detrimental overload to the public sewerage system in compliance with policy GDP1 of the Wrexham Unitary Development Plan.
 16. In order to ensure that the development provides for an adequate mix of housing type and tenure you cater for the needs of the locality and to ensure compliance with policy H7 of the Wrexham Unitary Development Plan.
 17. In the interests of providing for a high standard of development for the future amenity of the occupiers of the site in accordance with policies GDP1 and CLF4 of the Wrexham Unitary Development Plan.
-

Item 4j

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

APPLICATION NO:

P/2018 /0861

LOCATION:

LAND ADJACENT TO PARK ROAD
COEDPOETH WREXHAM LL11 3TD

DATE RECEIVED:

09/10/2018

COMMUNITY:

Coedpoeth

DESCRIPTION:

ERECTION OF 1 NO. THREE
BEDROOM DWELLING AND NEW
ACCESS

CASE OFFICER:

KH

WARD:

Coedpoeth

APPLICANT(S) NAME:

MR JASON ELLIS

AGENT NAME:

CULLIS
ARCHITECTURAL
DESIGN
MR SPENCER CULLIS

THE SITE

Land lying adjacent to Park Road, Coedpoeth, Wrexham. There are existing properties on all sides of the site.



Block Plan

PROPOSAL / BACKGROUND

The original application (Planning Ref No. P/2009/0247) was submitted in March 2009 and refused in May 2009. The refusal was the subject of a planning appeal which was dismissed in January 2010. This current

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

application is a re-submission which takes account of all the issues raised when the original application was determined and considered at appeal.

The site total 6585 sq.m of vacant land in the ownership of the applicant and is located off Park Road, Coedpoeth. The proposal is to develop the site with a single dwelling and use of materials to be appropriate for this part of the village.

Pre-application discussions in 2018 with the Planning Department to discuss revised plans were considered a substantial improvement to those originally submitted.

HISTORY

P/2009/0247 Erection of 1 No. three bed house.
Refused. Subsequent appeal dismissed January 2010.

DEVELOPMENT PLAN

Wrexham Unitary Development Plan Policies GDP1 and PS2 refer and Local Planning Guidance Note 21 - Space Around Buildings apply.

CONSULTATIONS

Community Council:	Welcome additional property. Addressed all the issues previously raised – property well designed.
Local Members:	Cll M Dixon – No concerns at this stage Cll K Childs – Notified 10.10.2019
Highways:	No objections subject to planning conditions
Public Protection:	No observations.
Welsh Water:	Drainage arrangements acceptable. Conditions required.
Other representations:	5 letters of objection received on the following grounds:-
	• Pollution increased from cars • No demand for another dwelling • Potential for a number of vehicles waiting to proceed as well as vehicles using the lane – potential conflict • Over-development • May be a legal issue in relation to the right of the applicants to use the lane for the proposed purpose. • Overlooking, loss of daylight, loss of privacy.

SPECIAL CONSIDERATIONS

Design: Scale and Appearance and Amenity – The Appeal Inspector's consideration of amenity and any loss of privacy in the original planning application is very similar to that of the current proposal and he was of the

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

opinion that the proposal would respect the distance between dwellings and the Standards of Local Planning Guidance Note 21 and ensure that there would be no material loss of privacy or natural lighting to habitable rooms of neighbouring dwellings having windows in facing elevations.

The Inspector finally concluded : I am satisfied that the proposal would not be harmful for the living conditions of neighbouring occupiers of the character and appearance of the surrounding residential area and concurred the proposal did not conflict with Wrexham Unitary Development Plan Policies GDP1 and PS2.

The revised dwelling now totals 166.36 sq.m which is a 31% reduction compared to the original 2009 dwelling which totalled 242.57 sq.m. Additionally the internal accommodation is more modest with 2 bedrooms only compared to the original four. The reduction in scale will ensure that the property better respects the amenity of existing nearby properties is not unduly affected.

Highways: Highways have raised no objections to the proposal subject to a number of planning conditions.

The development site is located off an unadopted road which itself has access on to a classified road with a 30 mph speed limit and consider it possible to achieve visibility splays measured 2.4m x 18m to the north and 2.4m x 33m to the south.

The Welsh Government Inspector raised no concerns over visibility at the previous appeal on site. Whilst the Inspector raised some concerns over the width of the access stating it could result in vehicles entering the access and having to reverse back on to Park Road.

In recent years the Council has supported the use of similar width accesses to serve more than one dwelling.

Park Road is not considered to be a busy road which vehicular speeds low. The development will generate approximately one additional vehicle every two hours and the risk of vehicular conflict is therefore minimal.

Conclusion: I have considered the previous proposal which was determined at appeal and the proposal dismissed. The current application is a re-submission and has taken in to consideration previous concerns.

Highways have raised no objections and on the basis of a number of attached planning conditions.

The amenity considerations have addressed concerns regarding impact on existing residential residents.

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. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
3. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
4. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 18 metres to the North and 2.4 metres x 33 metres to the South measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
5. The vehicular parking and turning areas as shown on approved drawing(s) No(s). proposed site plan - Drg H/02 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
6. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.
7. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
8. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered
 - Proposed Floor Plan - Drg H/03
 - Site Entrance Site Lines - Drg H/02
 - Proposed Elevations - Drg H/04
 - Proposed Site Plan - Drg H/02and as contained within the application documentation.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

3. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 4. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 5. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
 6. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 7. 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.
 8. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
-

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

APPLICATION NO:
P/2019 /0054

LOCATION:
SCALLYWAGS DAY NURSERY
BRIDGE ROAD WREXHAM
INDUSTRIAL ESTATE WREXHAM
LL13 9FZ

DATE RECEIVED:
23/01/2019

COMMUNITY:
Abenbury

CASE OFFICER:
MR

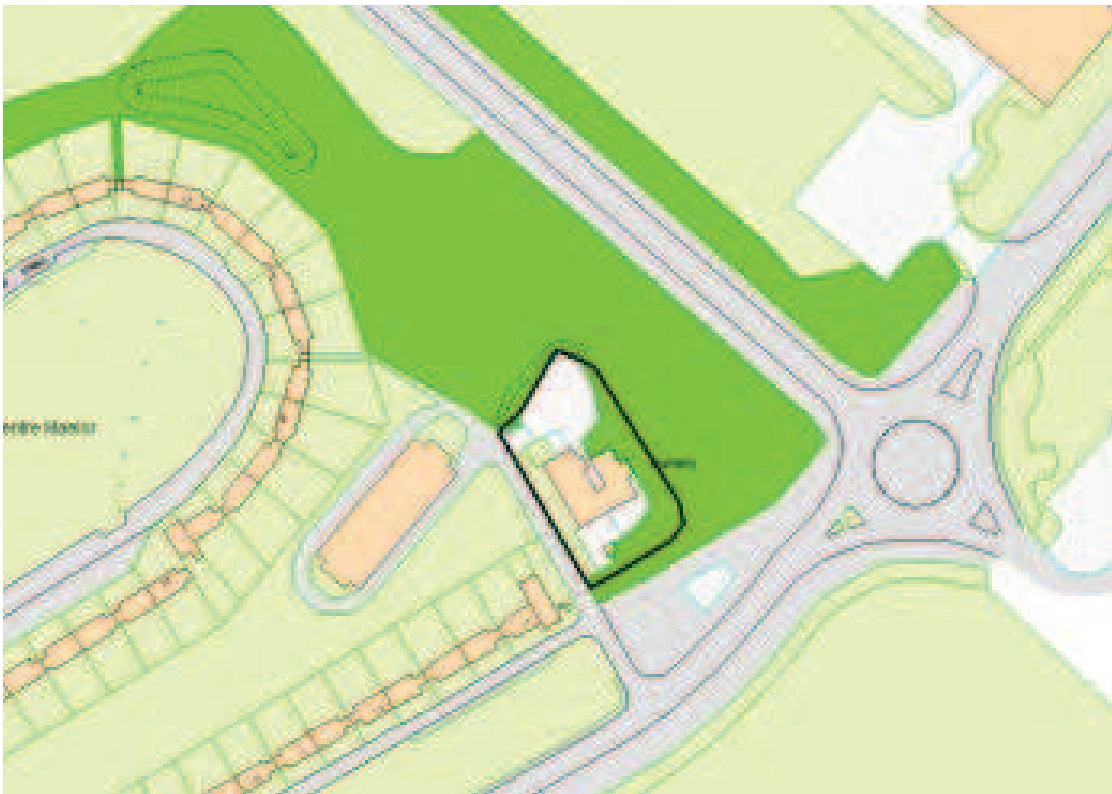
WARD:
Holt

DESCRIPTION:
DEMOLITION OF EXISTING DAY
NURSERY AND OUTLINE
APPLICATION FOR RESIDENTIAL
DEVELOPMENT FOR 6 NO
DWELLING UNITS

AGENT NAME:
BLUEPRINT LTD
MR DAFYDD EDWARDS

APPLICANT(S) NAME:
MR KEITH WEST

THE SITE



PROPOSAL

The application seeks outline planning permission with all matters reserved for the construction of 6 no. dwellings.

HISTORY

P/2018/0854 Demolition of existing day nursery and outline application for residential development for 7 no. dwelling units. Refused 21/11/2018.

DEVELOPMENT PLAN

Within Wrexham Industrial Estate Settlement Limit. UDP policies PS1, H2, GDP1, EC4, EC6, EC17 and T8 apply.

LPG 16 – Parking Standards, LPG 21 – Space Around Dwellings, LPG 27 – Developer Contributions to Schools.

CONSULTATIONS

Community Council:	Object to the application on the basis of traffic conflict, road safety and access to a narrow road used regularly for the Post Office.
Local Member:	Notified 25.01.2019.
NRW:	On the basis of the original submitted information, further information required in regards to impact of the proposal on Great Crested Newts. Further information submitted which is sufficient to withdraw the NRW objection and recommend conditions.
HSE:	No objection, the applicant is advised to contact HSE direct during construction works.
Highway Authority:	Visibility splays are adequate. The existing post office/shop has no on-site parking provision with cars parking on the road directly opposite the application site. This would result in vehicles preventing the occupants from accessing their properties by the private driveways proposed. Consideration should be given to a shared access in approximately the same location as the existing day nursery access, providing either a communal car park for the proposed dwellings or an access road to the rear of the properties with driveways to the rear.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

Turning provision should be provided for a medium sized bin lorry.

Footway link along the site frontage should be provided.

The existing day nursery is likely would generate significant number of daily vehicle movements to and from the site, which would exceed the likely movements from 6 no. dwellings.

Parking provision would be adequate for plots 3 – 6. Plots 1 – 2 would have a shared driveway and would not be supported given access would be direct onto the carriageway.

No objection raised in principle provided issues raised are addressed.

Flood:	The indicative scheme appears to be compliant with the SAB requirements.
Welsh Water:	No objection subject to a condition to secure means of drainage from the site.
Public Protection:	An updated Noise Survey in accordance with TAN 11 was required to be submitted prior to determination. The Public Protection Officer raises no objection on the basis of the submitted Survey, subject to conditions to secure the required glazing/ventilation and the acoustic barrier.
Contaminated Land:	Conditions recommended.
Education:	No contribution required given the number of pupils likely to be generated as a result of the proposal (given 4 x 2 bed and 2 x 3 bed) is low.
Ecology:	Originally objected given no information had been provided to assess the impact of the development on Great Crested Newts and no mitigation put forward as a result. Based on the additional information in the updated Ecology Report received by the case officer from the agent on 02nd May, no objection is raised subject to conditions.
Trees:	No objection subject to conditions.
Site Notice:	Expired 25.02.2019.

Neighbours: No representations received.

SPECIAL CONSIDERATIONS

Principle of development:

Within Settlement Limit

The application site lies within Wrexham Industrial Estate Settlement Limit as identified on Policy Map 2 INSET 3.

Policy H2 of the Wrexham UDP presumes in favour of residential development on unallocated land within settlement limits, to which this application relates.

Sustainable Development

The site comprises an existing building (former day nursery) and associated curtilage which would be classed as previously developed land, which PPW states that wherever possible, should be used in preference to greenfield sites. The policy goes on to state that previously developed land in and around settlements may be considered suitable for development.

The site lies opposite a post office/shop. Bus stops are located approximately 200m north and 200m south along Bridge Road. Its location within the Industrial Estate means relative ease of access by foot, bicycle or bus to employment opportunities for proposed occupants. Overall, facilities and services within walking distance are considered to be limited, however bus stops nearby would help to promote the use of public transport wider afield.

Some weight can also be attached to the economic dimension of sustainable development by virtue of the construction of the dwellings and through the associated supply chain.

The proposal is considered to be fairly sustainable.

Housing Land Supply

Planning Policy Wales requires Local Planning Authorities to ensure that sufficient land is genuinely available or will become available to provide a 5 year housing land supply.

Wrexham Borough Council is unable to demonstrate that it has a 5 year housing land supply. The Council recognises that where this is the case, the need to increase supply should be given weight when dealing with planning applications provided that the development would otherwise accord with both national and local planning policy.

The application site is located within Settlement Limit where there is a policy presumption in favour of development. The proposal would help to boost the Council's 5 YHLS and would broadly accord with local and national planning policy having regard to this element of the scheme.

Compatibility

The site lies just outside the Pentre Maelor Buffer Zone, where Policy EC17 requires that the land included within the buffer zone is safeguarded for landscaping and remains free of built development.

Given the presumption against any built development within the buffer zone and its safeguarding requirement for a landscape buffer, the proposed development is not considered would give rise to compatibility issues in terms of the proximity of the proposed development to neighbouring commercial/industrial uses.

The size and location of this buffer zone has been previously established as acceptable for the purposes of protecting residential amenities of the occupants of the Pentre Maelor development.

The existing D1 use class of the day nursery means that there is no reason why the D1 use class couldn't continue and in particular the day nursery could be re-established and the building re-used for this purpose.

On this basis, it is assumed that the operational hours of the day nursery would be largely throughout the majority of the day (approximately 8am to 6pm), which is when the commercial uses within the Industrial Estate would also largely operate. To this effect, a C3 use class on the site is not considered would be so dissimilar to the principle of a D1 use class on the site.

Furthermore, the Public Protection Officer raises no objection to the scheme having regard to noise impacts to new residents, provided conditions are attached to ensure windows are glazed/ventilated accordingly and provision of an acoustic barrier.

On the basis of the above, the proposal is considered would be broadly compatible with surrounding land uses.

Site Characteristics

The application site forms a small strip of land between the existing properties at Pentre Maelor and the buffer zone. The location of the buffer zone prevents any further development outside this site, therefore resulting in a natural rounding off of the Pentre Maelor development.

In this context, residential development of this site is not considered would appear discordant or out of place given there is already built form further to

the west and along Bridge Road. This also affords weight in favour of the scheme.

Local Development Plan

The site would be located just outside the Pentre Maelor Residential Buffer as shown on the WIE Proposals Map for the draft LDP.

The buffer for Pentre Maelor has been extended to lie around the perimeter of the properties within Pentre Maelor itself, as opposed to lying to the east and north of the properties in the current plan.

Whilst there is no policy objection to the location of the proposed development within the draft LDP, limited weight is attached to this element of the scheme given the plan has not yet reached examination stage.

Planning Balance

For the reasons set out above, the proposal is considered to broadly accord with national and local plan policy. The principle of development is acceptable.

Design and Layout: Whilst the application is made in outline with all matters reserved, the indicative layout, showing dwellings fronting the road and car parking set to the rear and side, is considered to be acceptable, avoiding a car dominated layout.

Residential Amenity: Relevant spacing standards should be adhered to as part of the final proposed site layout, as should private amenity space.

Windows should be inserted into relevant elevations to ensure overlooking of parking areas, driveways and the main access into the site.

Adequate private amenity space should be provided with each property.

Access and Car Parking: Visibility splays are adequate.

The existing post office/shop has no on-site parking provision with cars parking on the road directly opposite the application site. This would result in vehicles preventing the occupants from accessing their properties via the proposed shared driveway for Plots 1 and 2, which the Highway Authority state would not be supported.

However, the application is made in outline, therefore the layout of the proposal and resultant access could be subject to change at reserved matters stage.

Even if the layout was to remain as proposed, a Traffic Regulation Order could be imposed along the stretch of highway fronting the application site to prevent vehicles from parking on this side of the road.

Consideration should also be given to the fact that the road to the rear of the post office can accommodate a number of parked vehicles, without having to rely on space for parking directly opposite the driveway for plots 1 and 2.

Furthermore, vehicle parking associated with the post office is not likely to be for an extended period of time given its limited scale and nature of its use. Whatsmore, most customers are likely would comprise residents from Pentre Maelor, who are within walking distance and would not require vehicular access to the site.

It is also reasonable to assume that the majority of drivers would not park directly outside a vehicular access onto a highway, thus preventing occupants from either exiting or accessing their driveway.

For the reasons set out above, it is not considered reasonable not considered reasonable to request the omission of the shared driveway for plots 1 and 2, particularly given the application is made in outline at this stage.

A turning head for refuse vehicles within the curtilage of the site is not considered necessary given the limited scale of development, which would result in an over engineered layout.

A footway link along the entire site frontage is considered reasonable, linking the development to the existing footway to the junction of Bridge Road.

Traffic generation is likely would be less than what could be generated from the existing day nursery.

Condition to secure Construction Traffic Management Plan is considered reasonable.

Drainage: Welsh Water raises no objection subject to a condition to secure means of drainage from the site.

The Flood Officer has confirmed that the site layout and drainage scheme as proposed would comply with the SAB legislation, required after any grant of planning permission.

Should the layout change in any way during reserved matters stage, this may affect whether the proposal is able to meet the SAB legislation. The onus is on the applicant to ensure any submitted reserved matters scheme can comply with the requirements of the SAB.

Trees: Any reserved matters scheme should ensure that the proposed dwellings as well as any boundary treatments do not encroach into the RPA of

trees identified for protection. Conditions to secure retention of trees, submission of AMS and arboricultural supervision would be attached to any grant of planning permission.

Contaminated Land: The area is historically military land, which could result in ground contamination. Conditions recommended.

Ecology: Wrexham Ecology raises no objection on the basis of the revised submitted Ecology Report. Conditions recommended relating to demolition of the existing building and that the Method Statement regarding Great Crested Newts is adhered to in full.

NRW raise no objection subject to conditions to secure RAMS for Great Crested Newts, submission and implementation of measures to offset the loss of amphibian habitats, measures designed to prevent accidental capture/killing of newts post construction, submission of Biosecurity Risk Assessment and Ecological Compliance Audit.

The condition for measures designed to prevent accidental capture/killing of newts post construction is not required given this could be subject to change if a reserved matters with a new design and layout is submitted. The condition to secure measures to offset the loss of GCN would be covered under the submission of the RAMS.

Education: On the basis that 4 x 2 bed and 2 x 3 bed dwellings are proposed, as well as the limited size of the site, no contribution is required.

CONCLUSION

The principle of development is considered to be acceptable and a development of the type proposed is considered could sit comfortably in this location without detriment to visual or residential amenities. Resultant impacts to highway safety, ecology, trees are considered to be acceptable subject to conditions. The proposal would comply with UDP Policies GDP1, H2, EC4 EC6 and EC17.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
 - a. the layout of the building(s)
 - b. the scale of the building(s)
 - c. the appearance of the building(s)
 - d. the means of access to the site and building(s)
 - e. the landscaping of the site.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

2. Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.
3. The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
4. The plans to which this permission relates are:-
 - Dwg No. W142/002
 - Dwg No. W142/003 Rev F
 - 7266/SK02 Rev A
5. The existing trees, shrubs and hedges shown on Drawing(s) No(s). W142/002 to be permanently retained shall not be cut down, grubbed out, lopped or uprooted. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.
6. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
 - a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
 - d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
 - e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
 - f) Method for protecting retained trees during demolition works;
 - g) Details of all proposed tree works, including felling and pruning.
7. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.
8. There shall be no demolition of the existing building within the bird nesting season (March - August inclusive), without the building first being checked by a qualified ecologist and the Local Planning Authority informed of the findings.
9. Should demolition of the building not occur within 12 months of the date of this decision, updated bat surveys will be required to be submitted to and

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

approved in writing by the Local Planning Authority. Work shall only commence following written approval from the Local Planning Authority.

10. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Susan Worsfoled and dated 06th March 2019 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

11. Prior to first occupation of the development hereby approved, Schwegler 7FF bas boxes shall be fitted externally to the south facing gable of each property and thereafter retained for the lifetime of the development.

12. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

13. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the Local Planning Authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

14. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 13 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.

15. No part of the development shall commence until an appropriate Dust Management Scheme has been submitted to and approved in writing by the Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase.

16. The proposed noise mitigation measures for glazing / ventilation as specified in the submitted Noise Survey carried out by AB Acoustics and amended February 2019 shall be carried out to World Health Organisation recommended levels for living rooms and bedrooms and thereafter retained for the lifetime of the development.

17. The proposed acoustic barrier, as specified in the submitted Noise Survey carried out by AB Acoustics and amended February 2019 shall reduce external noise to a level within the World Health Organisation upper limit guideline of 55 db LAeq T and shall thereafter be retained for the lifetime of the development.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

18. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

REASON(S)

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
2. To comply with Section 92 of the Town and Country Planning Act, 1990.
3. To comply with Section 92 of the Town and Country Planning Act, 1990.
4. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
5. To ensure the amenity afforded by the trees is continued into the future in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
6. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
7. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
The scheme of arboricultural supervision required in connection with condition no. 6 above shall make provision for a pre-commencement site meeting between the Local Planning Authority's Arboriculturist, the Developer/ Applicant/ Agent and their appointed Arboricultural Supervisor to agree matters of detail. It shall specify the frequency of arboricultural monitoring and reporting to the Local Planning Authority on the status of all tree protection measures throughout the course of the development and make provision for the submission and approval of a satisfactory arboricultural completion statement
8. In the interest of protecting bats which may otherwise be lost by the development hereby permitted.
9. In the interest of protecting bats which may otherwise be lost by the development hereby permitted.
10. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
11. To protect bats which would otherwise be lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
12. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

13. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
14. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
15. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
16. In the interest of safeguarding the residential amenities of proposed occupants.
17. In the interest of safeguarding the residential amenities of neighbouring occupiers.
18. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
19. To protect Great Crested Newts which would otherwise be damaged by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

Further advice on compliance with condition no. 13 may be obtained by contacting the Council's Environmental Protection Team on 01978 315733. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Housing and Public Protection Department prior to commencement of works on site.

Applicants are advised that compliance with condition no. 5 does not provide an exemption from the statutory nuisance provisions of the Environmental Protection Act 1990. Under the Act dust from any type of activity can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that the 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 in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.

Following 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-application advice service and the application for approval process can be found on Wrexham County Borough Council's SAB web page:
http://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

APPLICATION NO:

P/2019 /0141

LOCATION:

LAND ON NORTH SIDE OF STATION
AVENUE CHIRK WREXHAM LL14
5NA

DATE RECEIVED:

22/02/2019

COMMUNITY:

Chirk

DESCRIPTION:

RESIDENTIAL DEVELOPMENT FOR
THE ERECTION OF 24 DETACHED
DWELLINGS, ACCESS AND
ASSOCIATED WORKS

CASE OFFICER:

SEH

WARD:

Chirk South

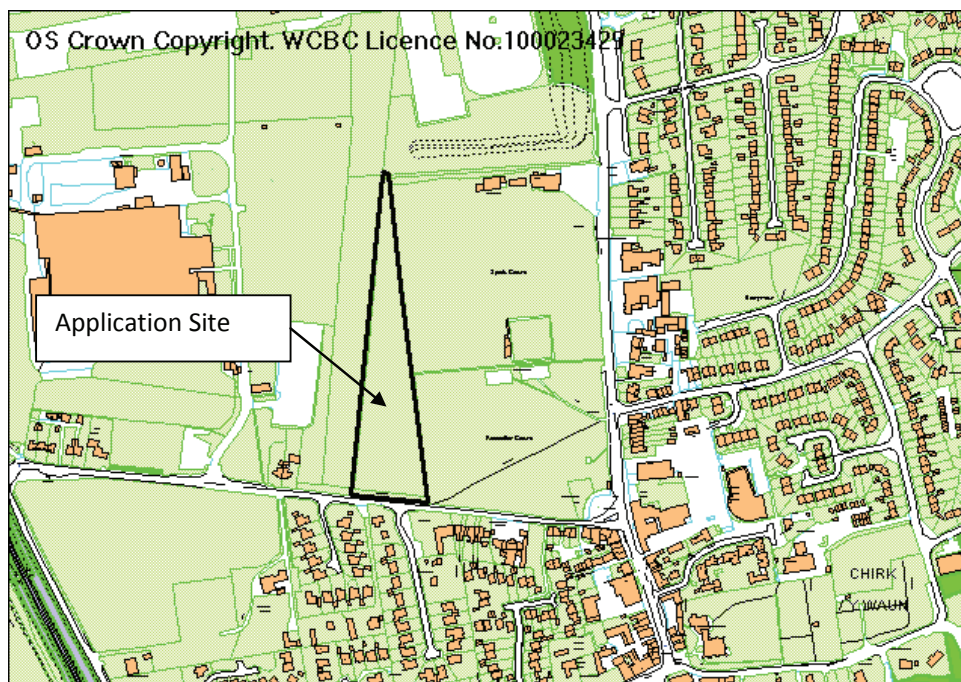
AGENT NAME:

DS JONES AND CO
MR STEVE JONES

APPLICANT(S) NAME:

MR N EDWARDS
EDWARDS HOMES LIMITED

THE SITE



PROPOSAL

As above

PLANNING HISTORY

P/2017/0350 TPO Application for Works to the Lime Tree.
Withdrawn 14/07/2017

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

P/2016/0695 Outline application for residential development of up to 22 no. units and associated works with all matters reserved except for access.

Refused 11/08/2017 – Appeal ref: H6955/A/18/3194493 –
Allowed 03/07/2018

DEVELOPMENT PLAN

Inside settlement and partly within the Chirk conservation area. Policies PS1, PS2, PS3, PS4, PS11, GDP1, GDP2, H2, EC4, EC6, EC7, EC12, EC13, T8 and T9 of the Wrexham UDP are relevant. Local Planning Guidance Notes Nos. 16 – Parking Standards, 17 – Trees and Development, 21 – Space around Dwellings, 27 – Developer Contributions to Schools and 32 – Biodiversity and Development are also relevant.

CONSULTATIONS

Community Council:

The maximum 22 units should be adhered to and not increased by 2 to 24 units. Our suggestion made at the pre-application consultation stage has been overlooked. This was to consider a local demand for purpose built homes designed for persons confined to a wheelchair. While construction is underway some highways conditions should be imposed to minimise disruption on an already congested Station Avenue. No HGV's should present to the site when nearby factories are on shift change over. In addition there should be no parking on nearby roads by vehicles linked to the construction site – Castle Crescent and Oakcroft as well as all along Station Avenue especially adjacent to the railway station which is already oversubscribed by vehicles and related rail travellers.

Local Members:

Notified 26/02/2019

Highways:

No objection subject to recommended conditions (see special considerations section below).

Public Protection:

No objection subject to the imposition of a condition to restrict hours of construction works and advisory notes in relation to dust management. A scheme of noise

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

	attenuation measure should also be submitted (to be secured by planning condition).
Education:	There is sufficient capacity in local schools (Min y Ddol and Ysgol Ruabon) and no contributions are required.
Welsh Water:	No objection subject to the imposition of a condition securing a drainage scheme for the site.
HSE:	Does not advise against the development on safety grounds.
NRW:	No objection to the development.
Senior Flood Officer:	No objection to the development provided that a condition is attached to the permission to secure SuDS (sustainable drainage) at the site.
Ramblers:	This is near footpath Chirk 42 which should not be diverted or blocked by the development, nor during its construction.
Press Notice:	Expired 30/03/2019
Site Notice:	Expired 22/01/2019
Neighbours:	1 letter received expressing the following: • What road access will there be to the development from Station Avenue and where will this access be located in connection to the junction of Castle Crescent and Station Avenue. I am concerned about the impact on the road when leaving for work in the morning, and more generally. It is already a dangerous exit with very limited visibility in either direction on Station Avenue and I can see this making matters worse; • What disruption will there be to accessing my property and for what period and what proposals are there for ensuring any disruption is kept to a minimum.

SPECIAL CONSIDERATIONS

Background: Outline planning permission for the residential development of this site has previously been granted on Appeal (P/2016/0665) for 22 no. dwellings. This application is now made in full to increase the number of dwellings to 24 no. which has been achieved by amended the site layout and by reducing the number of larger 4 bedroom dwellings and increasing the

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

number of 3 bedroom units of smaller footprints. The application site is within the defined settlement limit and residential development is therefore acceptable in principle subject to compliance with UDP Policy GDP1. The relevant matters for consideration are the impact of the development upon highway safety, local residential amenity, ecological concerns, impact upon the TPO trees, and impact upon the visual amenities of the area and upon the character and appearance of the conservation area.

Scale, Design and Site Layout: The application is accompanied by a detailed Design and Access Statement which fully outlines the rationale behind the site layout in responding to the site constraints. The site layout plan demonstrates a functional development that sits comfortably within the landscape setting which has been satisfactorily mitigated in landscape terms and makes a positive contribution to the character and appearance of the area. The properties are located a sufficient distance from the existing dwellings opposite the site on Station Avenue, the closest dwelling being far in excess of 22 metres away (the minimum separation standard required by LPGN 21). As such there would be no significant loss of privacy or daylight to these properties and the proposal accords with UDP Policies H2, GDP1 and PS2.



Figure 1. Indicative site layout



Figure 2. Proposed Street Scene Facing Station Road

Conservation Area: One of the key considerations here is the acceptability of removing two of the frontage trees, one lime tree and one sycamore tree, to make way for the vehicular access. The importance of the lime trees along Station Avenue is not questioned and this is confirmed by their TPO status within the designated Chirk Conservation Area. The adopted Conservation

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

Area Character Assessment and Management Plan makes several references to the important contribution made by the trees to the special character and appearance of the area, having a strong presence within the street-scene, adding to the sense of place and enhancing the linear street pattern by creating enclosure whilst channelling views along the avenue.

This special character derives from the cumulative impact of trees and the continuity along the avenue which should be strengthened and maintained not diminished through incremental loss. The trees form such a valuable feature of the Town and of the conservation area, as well as the approach to the World Heritage Site, that the removal of these trees could not be supported without their replacement. It is proposed therefore that the two trees to be removed will be replaced with two trees of suitable size and quality so that in the medium to long term the character of this part of the conservation area will not be unduly harmed, and the character of the conservation area would be preserved. Figures 2, 3, 4, 5 and 6 below demonstrate the negligible impact that the removal of the two trees will have upon the street scene.



Figure 2. Trees to be removed (marked in red) - Easterly



Figure 3. Existing Street Scene (Easterly)



Figure 4. Proposed Street Scene (Easterly)



Figure 5. Trees to be removed (marked in red) - Westerly



Figure 6. Existing Street Scene (Westerly)



Figure 7. Proposed Street Scene (Westerly)

Trees and Landscaping: The site is immediately adjacent to the existing Public Open Space (POS). As this POS is easily accessible there is no requirement for the open space on site to be equipped. The informal open space area (IOS) proposed for the north of the site provides a good opportunity for increasing both biodiversity and increasing canopy cover in accordance with Policy EC4, the Tree & Woodland Strategy (objective 1(9)) and LPGN No. 17 'Trees & Development'. The proposed tree planting within the IOS should be improved upon with additional planting of trees with potential large stature such as *Tilia* spp, *Quercus* spp, *Pinus* spp, *Acer* spp; large tree species capable of providing a significant visual 'back-drop' to the development whilst increasing canopy cover.

Proposed tree planting within residential garden areas should also be increased with a greater mix of small ornamental tree species to improve plant diversity across the site. A detailed landscaping scheme will be required by condition for further approval. The overall plot layout is acceptable with appropriate protection afforded to the existing hedgerow to the eastern boundary through well considered design. The hedgerow itself requires maintenance and rejuvenation in parts and a hedgerow management plan should be submitted to address this as part of the landscaping scheme.

The primary arboricultural issue with this application is the proposed removal of the two protected trees adjacent to Station Avenue in order to provide a suitable vehicular access point into the development. Of the two trees to be removed, one is a multi-stemmed, mature sycamore (T5) set back from the highway and subject to Conservation Area protection. The second is a mature lime tree subject to TPO WCBC 59 (T14) identified as T6.

The sycamore (T5) is considered to have reduced amenity value due to its poor form and suppression by adjacent and dominant trees, the removal of the tree would be considered acceptable providing its contribution to the overall canopy cover along Station Avenue is mitigated through replacement

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

planting in a location as near to as practicable to the location of the sycamore itself.

The removal of the lime tree (T6) is more contentious due to both the elevated protective status of the tree and its amenity contribution within the significant tree-lined feature present along Station Avenue. Whilst the tree has been identified within the survey as a category 'B' feature, my own assessment reduced the retention value of the tree to a category 'C' due to the level of die-back and dead material present within the upper crown, the tree is also considered to be of a reduced stature compared to similar adjacent lime trees in Station Avenue.

Despite the reduced values of both trees, their removal should be mitigated through appropriate replacement planting. T6 must be replaced on a 'like for like' basis and be located approximately 2.0m from the original location and of a size and form capable of providing instant amenity (see figure 3 above). The tree to replace T5 must also be a suitable species to be planted within the site boundary and again, adjacent to Station Avenue. The specific planting details will be considered as part of the detailed landscaping scheme.

Highways: The development site is located on a classified highway subject to a 30mph speed limit. As part of the previous Outline planning application, the applicant undertook a vehicular speed survey over a single day in July 2016 with determined 85th percentile speeds of 28.28mph westbound and 30.41 mph eastbound. A second survey was commissioned over the course of a week in December 2016 which determined speeds of 28mph westbound and 28.7 mph eastbound. The Welsh Government guideline TAN 18 recommends visibility splays measuring 2.4 x 40m for the higher of the measured speeds and the applicant has demonstrated that it is possible to achieve these splays from the proposed site access.

The plans make it clear that the location of the existing trees to be retained (particularly tree T4) do not obstruct visibility from the site access. Similarly the proposed new feature tree (replacement T6) at the site access will not obstruct visibility. The proposed scheme of future maintenance for hedges / trees etc. in this location would be of benefit to a currently unmanaged area and will ensure visibility is maintained in perpetuity.

A proposed road width of 5.5m with associated footway provision meets with current highway design standards. A swept path analysis has demonstrated that the proposed access is capable of catering for an 11.2m long refuse wagon. Traffic generated from a development of 24 dwellings is likely to be no more than 20 movements at peak hours. This equates to an average of just one additional vehicle every 3 minutes.

There are some significant traffic generators already served by Station Avenue (Chirk Castle, Canal Wood Industrial estate and the Caravan Park). However, the level of traffic likely to be generated by this proposal is so low that it is considered unlikely to have any detrimental impact on the highway.

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The site layout in acceptable and refuse and service vehicles will be able to properly manoeuvre within the site. On-site parking for each dwelling accords with LPGN 16. However this depends upon parking within the proposed garages and so it will be necessary to attach a planning condition to prevent the conversion of the garages and ensure that they remain available for the parking of motor vehicles. A construction traffic management plan (CTMP) is required and this will be secured by planning condition.

Noise: The application site is in close proximity to two existing industrial uses; Kronospan and Mondelez (formerly known as Cadburys). Noise mitigation measures must accord with WHO recommended noise levels (both internal and external). There are no objections to the development on the grounds of compatibility of uses. The industrial uses will not impact significantly upon the residential amenities of the occupiers of the proposed development and there is no reason to believe that the dwellings will encroach upon these uses. The noise attenuation/mitigation measures proposed as part of this application (double glazing and trickle vents) will be secured by way of planning condition.

Ecology: Sufficient bat surveys have been carried out on site to adequately assess the impact the development may have on the species, including any potential for bat roosts in the trees to be removed from the site frontage. The site as a whole has potential to be used by foraging and commuting species and so submission of a bat friendly lighting scheme is required by planning condition.

CONCLUSION

As the site is within the settlement limit and Outline planning permission has already been granted on the site, there can be no objection in principle to its residential development. Whilst providing much needed housing in a sustainable location, this proposal offers the opportunity to regenerate and visually enhance the area in accordance with planning policies H2, GDP (a), EC7 and PS2 which seek to ensure that development does not harm the appearance of the townscape, and that it positively contributes to the appearance of the nearby locality and preserves the character of the conservation area.

On-site parking provision is acceptable for this sustainable location and a safe and satisfactory vehicular access has been proposed. Further, the proposed soft landscaping and replacement tree planting will be of benefit not only to the visual amenities within the development, but to the appearance of the locality as a whole. I have considered the impact of the development upon the residential amenities of the occupiers of the existing adjacent properties and concluded that there will be no significant detrimental impact, and I recommend accordingly.

RECOMMENDATION A

That the Council enters into an obligation under Section 106 of the Town and Country Planning Act 1990 requiring:-

- Management Company for the future maintenance by the applicant of all communal areas including the driveways, parking areas, hard and soft landscaped areas and planted features.

The final form and amount shall be determined by the Head of Environment and Planning.

RECOMMENDATION B

That if the Obligation pursuant to Section 106 of the Town and Country Planning Act 1990, as detailed above, is not completed within six months of the date of the Committee resolution, the Head of Environment and Planning is given delegated authority to **REFUSE** planning permission for the following reasons:-

- Lack of appropriate maintenance by the applicant of all communal areas including the parking areas, hard and soft landscaped areas and planted features.

That the Head of Environment and Planning is given delegated authority to determine the final form and content of reasons for refusal.

RECOMMENDATION C

Subject to the completion of the S106 obligation, planning permission be GRANTED subject to the following conditions:-

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 -
 - 10349.03G.dsj,
 - 10349.Gar01.dsj,
 - 10349.War.01.dsj,
 - 10349.Ling.01.dsj,
 - 10349.Kemp.01.dsjand as contained within the application documentation.
3. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

4. 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.

5. No part of the development shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with condition no. 4. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the agreed management and maintenance plan.

6. Prior to first use of the development hereby approved all windows in external elevations shall be double glazed and incorporate trickle ventilation as detailed within Report ref: NIA/6847/19/6813/v4/Chirk dated January 2019, approved as part of this application.

7. The noise level associated with the pumping station shall not exceed the background noise level at the nearest existing / proposed residential dwelling as detailed within Report ref: NIA/6847/19/6813/v4/Chirk dated January 2019, approved as part of this application.

8. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.

9. No part of the development shall commence until an appropriate Dust Management Scheme has been submitted to and approved in writing by the Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase.

10. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 40 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

11. Prior to first use of the development hereby approved, the vehicular access shall be laid out in strict accordance with approved plan ref: 10349.03G.dsj.
12. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 10349.03G.dsj shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
13. No part of the development shall commence until a scheme detailing the layout, lighting, design, drainage and construction of the internal estate road and footways has been submitted to and approved in writing by the Local Planning Authority. The scheme as is approved shall be fully implemented prior to first use of the development.
14. No part of the development shall commence until an external bat friendly lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to first use / occupation of the development.
15. With the exception of the hedgerow removal and Tree refs: T5 and T6 required to form the vehicular and pedestrian access, all other existing trees, shrubs and hedges shown on drawing refs: 10349.03G.dsj shall be permanently retained and shall not be cut down, grubbed out, lopped or uprooted. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased shall be replaced with trees, shrubs or hedging plants of an appropriate size and species all within a timescale to be approved in writing by the local planning authority.
16. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
 - a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
 - d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
 - e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
 - f) Method for protecting retained trees during demolition works;
 - g) Details of all proposed tree works, including felling and pruning.
17. No part of the development shall commence until full details for any hard surfaced areas within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan, have been

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

submitted to and approved in writing by the Local Planning Authority. The details shall include existing and proposed levels, a specification for hard surfaces, and a method statement detailing the construction process. The works shall be carried out in strict accordance with the details as are approved.

18. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

19. No part of the development shall commence until full details of both hard and soft landscape works, to include some native planting has been submitted to and approved in writing by the Local Planning Authority. The plan shall include a timescale for the implementation of works, and shall provide for ecological improvement / habitat creation and enhancement in the soft landscape areas for the benefit of biodiversity conservation specifically tailored to the landscape features.

20. The landscaping scheme submitted and approved in connection with condition no. 19 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

21. The planting scheme implemented in connection with condition no. 20 shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

22. Within three months of commencement of development a landscaping Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall be managed and maintained in strict accordance with these details as are approved.

23. The landscaping plan to be submitted in connection with condition no.20 shall include replacement planting in respect of trees nos. T5 and T6 within the development frontage.

24. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the building.

25. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

26. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

27. No part of the development shall commence until a boundary treatment scheme within and around the site, to include the pumping stations, has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment as may be approved shall be completed in all respects prior to first use / occupation of the development and shall thereafter be permanently retained.

28. Any garage erected under this permission shall be used only for a purpose incidental to the use of the dwelling as a single dwelling house provided that such use shall not preclude the garaging of a private motor car.

29. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) and with the exception of those shown on the approved plans, no gate, fence, wall or other means of enclosure shall be erected on the site.

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. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
5. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
6. To protect the amenities of the future occupiers of the development in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To protect the amenities of the existing occupiers and future occupiers of the development in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. This is a non-standard reason
11. This is a non-standard reason
12. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
13. This is a non-standard reason
14. This is a non-standard reason
15. This is a non-standard reason

16. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
17. To ensure that hard surfacing does not cause harm to retained trees in the interests of visual amenity in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
18. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
19. 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.
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23. 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.
24. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
25. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
26. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
27. 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.
To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
28. To ensure that facilities for the garaging of a car remain available at this address at all times in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.
29. 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.

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.

Applicants are advised that compliance with condition no. 9 does not provide an exemption from the statutory nuisance provisions of the Environmental Protection Act 1990. Under the Act dust from any type of activity can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that the 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.

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.

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

The scheme of arboricultural supervision required in connection with condition no. 18 above shall make provision for a pre-commencement site meeting between the Local Planning Authority's Arboriculturist, the Developer/ Applicant/ Agent and their appointed Arboricultural Supervisor to agree matters of detail. It shall specify the frequency of arboricultural monitoring and reporting to the Local Planning Authority on the status of all tree protection measures throughout the course of the development and make provision for the submission and approval of a satisfactory arboricultural completion statement

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of an estate road intended for adoption by the Council under the Highways Act 1980. It is

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essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences. Please contact the Highway Authority on telephone no. 01978 729690 for further guidance.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption""- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The applicant is advised that compliance with condition no. 8 does not provide an exemption from the statutory noise nuisance provisions of the Environmental Protection Act 1990. Any complaints received relating to noise from the development during the permitted hours may still be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints and legal action may be taken where appropriate.

You must comply with your duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties in that section include the following:

*** Notice of initiation of development**

Before beginning any development to which this planning permission relates, notice must be given to the Local Planning Authority in the form set out in Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The forms set out the details that must be given to the Local Planning Authority to comply with this duty.

*** Display of notice**

The person carrying out development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B of the Town and Country

Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details that the person carrying out development must display to comply with this duty.

The person carrying out development must ensure that the notice is:

- a) Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
- b) Legible and easily visible to the public without having to enter the site; and
- c) Printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.

This site is close to footpath Chirk 42 which should not be diverted or blocked by the development, nor during its construction.

Item 4m

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APPLICATION NO:
P/2019 /0246

LOCATION:
GAMFORD HOUSE GAMFORD LANE
ROSSETT WREXHAM
LL12 0EW

DATE RECEIVED:
25/03/2019

COMMUNITY:
Rossett

DESCRIPTION:
CHANGE OF USE, CONVERSION
AND REPLACEMENT
AGRICULTURAL BARN AND
FARMHOUSE TO FORM 8. NO
DETACHED DWELLING HOUSES
INCLUDING REMOVAL OF
DERELICT STRUCTURES ACROSS
THE SITE

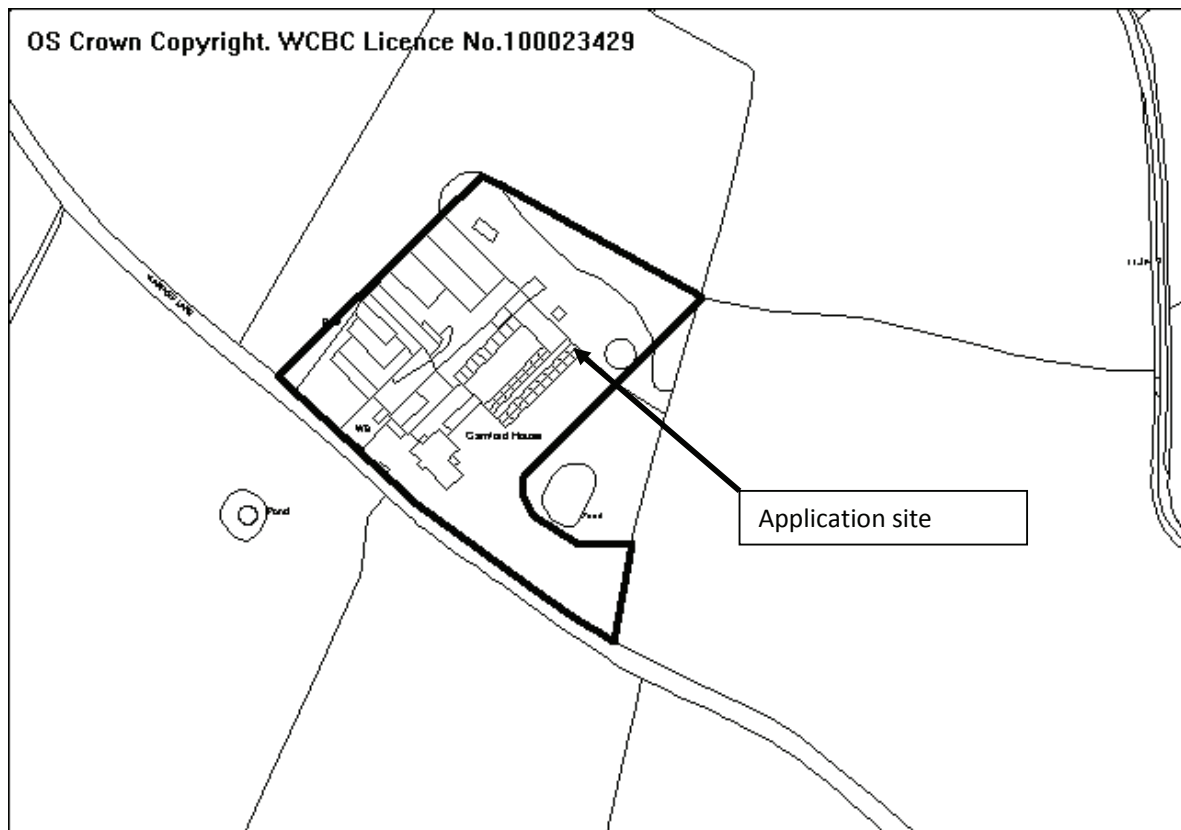
CASE OFFICER:
MP

WARD:
Rossett

AGENT NAME:
HARDIE BRACK
PEKIN BUILDING

APPLICANT(S) NAME:
URBAN DEVELOPMENT LTD

THE SITE



PROPOSAL

Change of use, conversion and replacement agricultural barns and farmhouse to form 8 no. detached dwelling houses including removal of derelict structures across the site.

HISTORY

- 6/0036 Erection of pig unit, grain store and storage tank.
 Granted 25.4.74
- 6/1856 Proposed extension to existing farm office.
 Granted 29.1.76
- 6/0122 Alterations and extension to dwelling and improvements to
 existing vehicular access.
 Granted 23.5.74
- 6/1432 Proposed extension to dwelling to provide additional lounge, and
 construction of new vehicular access.
 Granted 5.9.75
- CB1060 Redevelopment of site with 18 dwellings and associated
 garages, including conversion of existing buildings and alteration
 to existing vehicular and pedestrian access.
 Refused 16.5.97. Appeal dismissed 19.11.97
- P/2016/0384 CHANGE OF USE AND CONVERSION OF BARNs TO
 FORM 6 NO. RESIDENTIAL UNITS, CONSTRUCTION OF 2
 NO. SEMI-DETACHED DWELLING HOUSES (REPLACEMENT
 OF EXISTING FARM HOUSE) AND DEMOLITION OF
 REMINING STRUCTURES ACROSS THE SITE. Granted
 7.11.2016

NATIONAL PLANNING POLICY

Planning Policy Wales Edition 10

Technical Advice Note 1: Joint Housing Land Availability Studies
Technical Advice Note 5: Nature Conservation and Planning
Technical Advice Note 12: Design
Technical Advice Note 18: Transport
Technical Advice Note 23: Economic Development

DEVELOPMENT PLAN

Outside of settlement limit, within Green Barrier and Special Landscape Area.
Policies GDP1, EC1, EC5, EC6, H3, H10 and T8 apply.

CONSULTATIONS

- Community Council: The Community Council are keen for this site to undergo work as it is deemed an eyesore in its current state. Whilst they have no objection regarding the development of the house and within the footprint of the current agricultural buildings they do not feel this permission should be extended to the pond and orchard area. It was also noted that there should be an immediate instruction/condition to make this site secure as it is proving to be a health and safety risk as children are known to be entering the site.
- Local Member: I cannot agree to it being dealt with under delegated powers and would wish the Committee to consider it. I am in favour of the development as I feel that this is exactly the type of small development needed on an appropriate site as opposed to taking massive swathes of green barrier
- Highways: Have made the following comments:
- Visibility splays of 2.4 x 56m required in both directions;
 - Access to plots 3-7 is 6m wide which is considered adequate for a shared access.
 - Access to plot 3 appears to be 4m wide which is considered adequate.
 - Access to plot 1 appears to be 7m wide which is considered adequate;
 - Recommend no gates be erected across the accesses, that they are surfaced with hard bound materials for a minimum of 5m behind the adjoining highway and an Aco drain or similar installed to intercept private surface water run-off;
 - Given the relatively remote/unsustainable location of the site, I would recommend that provision is provided with LPG16;
 - Suitable turning provision required for plots 1 and 2;
 - A turning head to accommodate the movements of a medium sized delivery vehicle for plots 3-7. The proposed turning area is considered inadequate;
 - It is important that any proposed bin store/compound is suitably located to serve such a development in close proximity to the highway.
 - Gamford Lane has no footway or street lighting provision. Pedestrians would therefore have to

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	walk a significant distance along an unlit rural lane. I would therefore not consider this site to be a sustainable location to support any significant residential development; • I would recommend any proposed development is limited to previous traffic generation levels; • The information submitted appears to indicate that the farm previously generated a particularly high number of daily movements. Based on the information submitted the development is likely to generate fewer vehicular movements; • Recommend the current speed limit is reduced to 30mph in the interest of pedestrian safety; • Recommend the applicant funds street lighting along Gamford Lane.
Public Protection:	Condition regarding construction/working times and advisory notes in respect of minimising impacts during development and contaminated land recommended.
Education:	Contributions to secondary provision required.
Welsh Water:	Conditions recommended.
NRW:	Consulted 2.4.2019
CPAT:	Information held within the regional Historic Environment Record indicates that although the development appears to have limited archaeological implications, the proposals will affect a former group of brick barns and a farmhouse which appear on the first edition OS mapping and are at least 130 years old. The buildings are of local architectural and historical interest and it would be unfortunate if these buildings were now altered or demolished without some form of record of their current architectural style and present form being made. The applicant should be required to carry out a Photographic Survey before development commences, in order to preserve a record of these buildings. To facilitate this request an appropriate planning condition is attached to any permission granted.
Site Notice:	Expired 25.4.19
Press Notice:	Expired 4.5.19
Alyn Family Doctors:	Strongly object for the following reasons: - Our practice is at serious risk of closure; - As a practice we are already overstretched and cannot cope with current workload; - Any other developments in our area are unmanageable;

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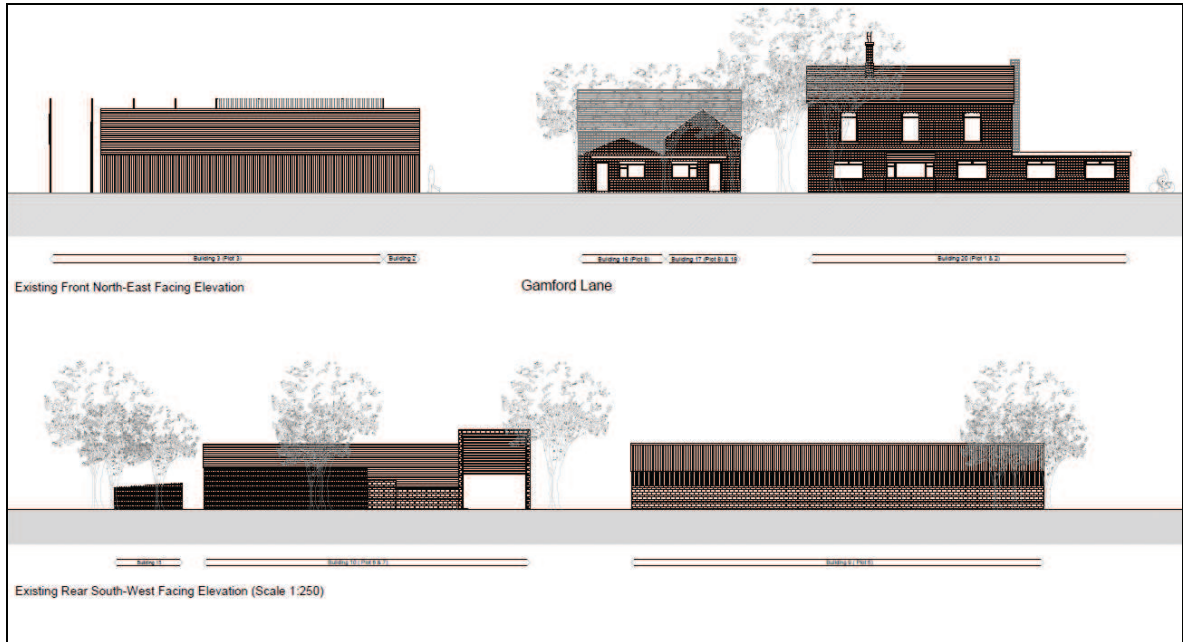
- Numerous developments have already occurred in our practice area. We cannot continue to absorb the pressure;
- The Health Board have stated they are liaising with the practice regarding increasing our practice. This is not correct. There are no plans to expand our premises. Even if there was we cannot cope with demand;
- We are looking to close one of our practice sites as we cannot safely staff it;
- The gradual increase in houses in the Alyn Family Doctors area of Llay, Gresford, Marford and Rossett has reached the stage where we must place on record our objection;
- Our inability to increase our service to any of these new houses seriously threatens the provision we can give to existing patients;
- Developer contributions will not cure these inherent overload problems.

SPECIAL CONSIDERATIONS

Policy: Policy H5 is applicable generally, but also specifically to a new build dwelling identified on the submitted plans as plot 3. Policy H10 is applicable to the proposals to demolish the existing farmhouse and erect 2 detached properties – identified as plots 1 and 2. Policy H3 is applicable to existing buildings that subject to proposals for conversion, identified as plots 4, 5, 6, 7 and 8.

In addition to the above proposals, a number of other buildings will be demolished with the resulting space used to provide the curtilages to individual plots, along with parking. New garage buildings will also be erected. These aspects will be considered in light of appearance of the development as a whole in light of policies GDP1, EC1 and EC5.

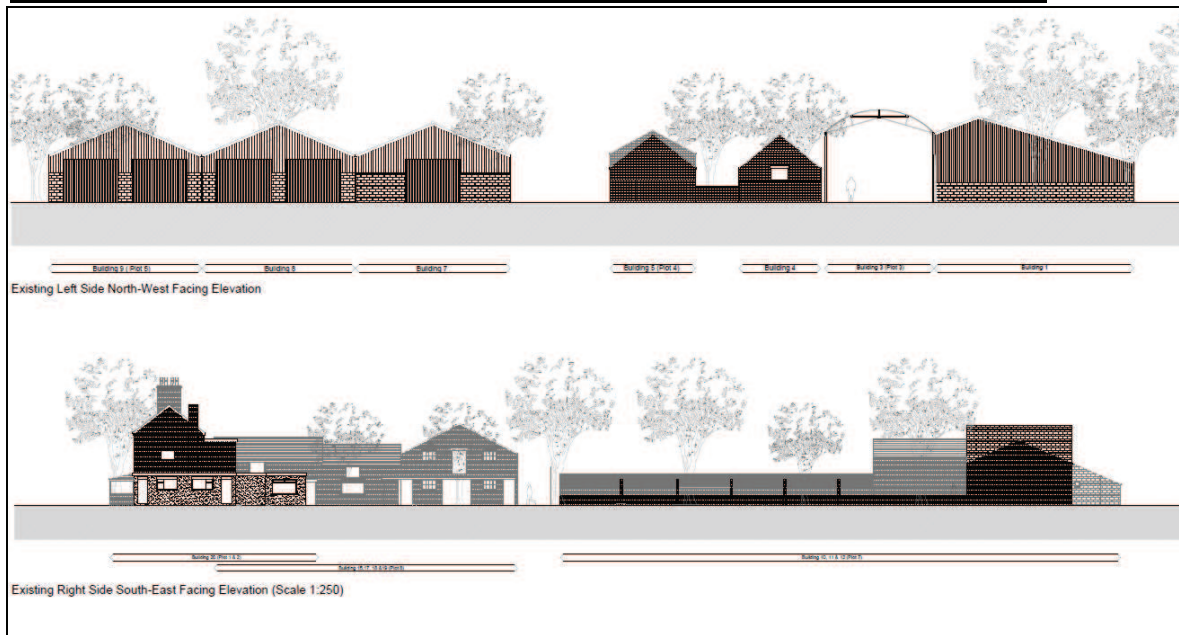
The existing and proposed street scene elevations are included below:



Front and rear site elevations: Existing



Front and rear site elevations: Proposed



Side site elevations: Existing



Side site elevations: Proposed

Replacement of existing farm house with 2 dwellings: Plots 1 and 2

Policy H10 of the UDP allows for the erection of replacement dwellings where:

- a) the existing dwelling is habitable or capable of being made habitable without substantial reconstruction or substantial increases in floor area.*
- b) the existing dwelling is not of architectural or historic interest, or is a prefabricated or temporary structure.*

c) the proposed dwelling:

- i) is located on the site of the original dwelling; or*
- ii) is exceptionally, where a planning constraint can be overcome, located within the curtilage of the existing building; and*
- iii) reflects the floor area, form, bulk, and character of the original dwelling; and*
- iv) satisfies Policy GDP1*

The principle of replacing the extant farmhouse with 2 dwellings has been established via the existing planning permission reference P/2016/0384 however those proposals represented relatively modest increase in the overall floor area compared to the extant structure. Furthermore the proposals were supported due to the specific design put forward –two semi-detached properties designed to look like a single farmhouse that had been incrementally extended and subdivided. The proposals complemented concurrent proposals for the conversion of the adjacent buildings and respected the rural character of the site and its wider surroundings. See below:



Dwellings to replace farmhouse approved under P/2016/0384

When the previous permission was granted the existing dwelling was vacant but remained in a reasonable state of repair. Since then the building has been extensively damaged and is currently not in a habitable condition. Whilst it is clear that a significant amount of repair work would now be required to return the dwelling to condition suitable for occupation I do not consider it to be such that proposals for its replacement would conflict with part a) of the policy.

Notwithstanding the above, the proposed plots 1 and 2 cumulatively are larger than both the existing dwelling and the replacement dwellings previously granted permission, although it is acknowledged that a large part of the increase is a result of the provision of attic rooms.

Being two detached and therefore distinctly separate dwellings, they in no way reflect the general form or bulk of the existing single farm house. Furthermore, their general form and appearance cannot be viewed in isolation from the development as a whole, which will be discussed in more detail below. Overall I find that the proposals conflict with policy H10.

Erection of a new dwelling: Plot 3

Plot 3 is to be erected on the site of an existing dilapidated Dutch barn. The proposed dwelling seeks to replicate the general form scale of the existing building. However neither UDP nor Planning Policy Wales allow for the replacement of existing non-residential buildings in the countryside with dwellings.

Policy H5 only allows for small scale housing developments to take place outside of settlement limits through the conversion of suitable buildings, the subdivision of an existing dwelling, up to two dwellings on an infill plot, small scale affordable housing schemes on sites adjacent to a settlement limit and key rural worker housing.

Whilst the proposal sits within a complex of existing buildings it cannot be considered an infill plot. The existing site has the character typical of that of a farm – i.e. that a farm dwelling and associated outbuildings. It does not constitute a well developed build frontage nor does the location to be occupied by plot 3 represent a small gap within such a frontage. Even if the applicants sought to retain some of the existing structure, as with plot 5 (see below), the provision of a dwelling would still involve extensive reconstruction/new build works tantamount to the erection of a new dwelling in the countryside. Therefore regardless of how the dwelling is presented it represents a clear departure from both policies H3 and H5.

Conversion proposals: Plots 4, 5, 6, 7 and 8

Policy H3 allows for the conversion of buildings in the countryside to dwellings subject to the following criteria being met:

- a) in the case of agricultural buildings, there is no longer an agricultural need and alternative non-residential uses have proved inappropriate; and*
- b) the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new dwelling; and*
- c) any inherent characteristics of merit in the building are retained; and*
- d) the proposed dwelling and the resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost; and*

e) the floor plan of the existing building is sufficient to create a habitable dwelling.

In granting planning permission in 2016 the Council has accepted that there is no conflict with part a) of the policy. There have been no material changes in circumstance since that would suggest a different conclusion is now warranted in respect of that part of the policy. I will comment on plots 4, 5, 6, 7 and 8 in light of the other criteria individually:

Plot 4

The existing buildings appear to remain in a reasonable condition and therefore capable of conversion without significant reconstruction. However the proposed development involves the partial demolition, an (albeit modest 0.5m) increase in height, ground and first floor extensions. The ground floor extensions account for just over 40% of the resulting footprint and 35% of total floor area – a significant proportion of the resulting dwelling.

Local Planning Guidance Note 3 advises that the emphasis in any conversion scheme must be upon demonstrating that the building in its present form is suitable for the proposed new use. There is thus a presumption against large extensions to the building itself.

The proposals represent a significant reconstruction, alteration and enlargement of the building and would result in a dwelling that retains little of the relatively simple brick built agricultural character of the existing building. Accordingly the proposals for the building represent a clear conflict with policies H3 and H5.

Plot 5

Local Planning Guidance Note No. 3 advises that some buildings are unsuitable for conversion due to their size or form of construction, or if the proposals would involve rebuilding more than 10% of the walls if the roof structure needs to be rebuilt, or 20% of the walls if the roof structure is to be retained. At national level, Technical Advice Note 23: Economic Development (TAN 23) supports the re-use of rural buildings but advises that where a building is unsuitable for conversion without extensive alteration or rebuilding, the same considerations relating to new house building in the open countryside will apply.

Plot 5 is a modern steel frame farm building. In order to provide the proposed dwelling unit the development will involve extensive reconstruction/new build works – indeed other than the steel frame, the majority of the fabric of the building will be entirely new. This would be tantamount to the erection of a new dwelling in the countryside, thus representing a clear conflict with policies H3 and H5.

Plots 6 and 7

It is accepted that the existing building is of little merit. It is also acknowledged that the extant permission is generous in terms of the alterations permitted to convert it to a dwelling, including increasing the ridge height by 2m and the introduction of new openings to create windows and door openings. However unlike the current proposals the scheme did broadly retain the general form of the building.

The current proposals involve extensive reconstruction and alteration of the existing building, including new extensions – around 18% of the floor area plot 6 and around 26% of the floor area of plot 7 will be derived from extensions. A central section of the existing building will also be removed and replaced by a glazed link in order to create what will be effectively two detached dwellings. Cumulatively the alterations and extension represent extensive reconstruction of the existing buildings that are tantamount to the erection of two new dwelling in the countryside, thus representing a clear departure from policy H3 and H5.

Plot 8

The plot is currently occupied by a pair of two storey buildings of differing age and construction as well as three single storey structures. The proposed plans involve the removal of the single storey structures and the partial removal of one of the two storey buildings together with a modest increase in height of the remaining section, the erection of a modest lean-to extension within the footprint of the buildings to be demolished and the installation of a glazed roof extension between the two structures.

Whilst the removal of the existing structures represents a significant alteration, the remaining structures are capable of conversion without extensive re-building. The form and appearance of the remaining structures is largely retained and is not compromised by the modest extensions/additions. On balance I find that the proposals for the building would be in accordance with policy H3.

Impact upon the character of the area: The site is located within a UDP Special Landscape Area (SLA). The application site is not subject to a SLA designation in the LDP, however paragraph 9.4.8 of the Development Management Manual advises that certainty regarding the content of the plan will only be achieved when the Inspector delivers their binding report – which will only take place post-Examination in Public. Whilst the Council has submitted the LDP for Examination and therefore must consider it to be sound, only limited weight can be afforded to the proposed removal of SLA status from the site and its surroundings at this time.

Other than where proposals comply with policies H3, H5 or H10, which is not the case here, residential development within SLAs represents a conflict with policy EC5. Furthermore planning policies locally and nationally seek to

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protect rural landscapes irrespective of whether they are subject to a specific local or national designation.

It is accepted that the proposals will result in the removal of a number of other buildings to the extent that there is a net reduction in the overall amount of built development on the site. The proposed curtilages would also sit within the existing site boundaries and would therefore not intrude into the rural landscape.

Notwithstanding the above the existing character of the site is agricultural and it is viewed in the context of a wholly agricultural landscape. The proposed development would bring about a fundamental change to that appearance. A rural agricultural character would be replaced by a development that, when considered as a whole, is effectively a new-build housing development of urban character completely out of keeping with and detracting from the rural surroundings of the site. This represents a clear conflict with policy GDP1(a).

Housing Land Supply: On 18 July 2018 the Welsh Government issued a Ministerial letter confirming the temporarily dis-applied paragraph 6.2 of TAN1 which had advised that that considerable weight should be attached to the need to increase housing land supply where local planning authorities were unable to demonstrate a 5 year housing land supply. The Ministerial letter confirms is now a matter for decision maker to determine the weight to be afforded to this matter.

The County Borough does not currently have a 5 year housing land supply, as required by Planning Policy Wales. Indeed because it does not have an up to date development plan, the UDP plan period expired in 2011, Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies advises that the housing land supply in the County Borough is judged to be zero. It is acknowledged that there has been a significant under delivery of housing since 2013 when measured against the housing requirements identified in the forthcoming LDP. In light of this, housing land supply is an important material consideration when dealing with proposals for residential development. However it must be taken into account in the context of the significance of the contribution individual proposals make to the supply of housing as well as how they perform in light of other local and national planning policies must also be taken into account.

I have already commented on the proposals in light of the UDP policies that deal with housing in the countryside and will discuss other relevant policies below.

Green Barrier: The UDP designation of Green Barriers is consistent with the Green Wedges referred to in Planning Policy Wales. Planning Policy Wales (paragraph 3.70) advises that inappropriate development should not be permitted within Green Wedges except in very exceptional circumstances where other considerations clearly outweigh the harm it would do to the Green Wedge. Paragraph 3.71 of PPW advises that the construction of new buildings is inappropriate development unless it is for the following purposes:

- justified rural enterprise needs;
- essential facilities for outdoor sport and outdoor recreation, cemeteries, and other uses of land which maintain the openness of the green wedge and which do not conflict with the purpose of including land within it;
- limited extension, alteration or replacement of existing dwellings; or
- small scale diversification within farm complexes where this is run as part of the farm business.

Green Barriers/Wedges do not have the permanence of a Green Belt (there being no Green Belts in Wrexham) and should be reviewed as part of the development plan process. The existing Green Barrier designations have been reviewed (Strategic Green Wedge Review October 2017) as part of the process of preparing Wrexham's Local Development Plan. The Deposit LDP proposes that site will **not** sit within one of the LDP Green Wedges.

Nevertheless as discussed above in respect of SLAs, only limited weight can be afforded to the proposed removal of Green Wedge status from the site and its surroundings at this time.

PPW does not provide for off-setting whereby the demolition of some buildings enables new buildings to be erected or for a greater flexibility in applying rural conversion policies. It should also be noted that PPW only allows for the erection of replacement of existing dwellings. It does not allow for the erection of new dwellings in place of non-residential buildings. On the basis of my comments earlier about regarding the proposals for the majority of the site being effectively tantamount to a new-building housing development then I find that it constitutes inappropriate development within the Green Barrier and as such conflicts with policy EC1.

Previously Developed Land: The site is described in the supporting statement as having been used as a pig farm then as a workshop for commercial vehicle repairs. The majority of the buildings on the site are agricultural in appearance and would appear to have been erected with the intention of being used for that purpose. The extant structure described as Building 10 (existing)/plots 6 and 7 (proposed) is the only one with a more commercial/industrial character.

There is no extant planning permission for the operation of a vehicle repair business nor has the applicant or any previous owner sought a certificate of lawfulness. Whilst I understand that the past use of the site did generate significant haulage traffic reference is made by the Inspector in the appeal decision for application reference CB1060 that this was predominately in connection with the agricultural use of the site. I have not been provided with any substantive evidence to suggest that any haulage or vehicle repair activities were carried out at the site in a manner that would constitute lawful uses in their own right as opposed to being ancillary activities to the agricultural use of the site.

Previously developed land is defined in Planning Policy Wales as land that is or was occupied by a permanent structure and associated surface structure. However agricultural or forestry buildings are excluded from that definition. The majority of the site would therefore appear to not fall within the definition of previously developed land.

Even if it is accepted that the haulage and vehicular repair activities resulted in the site being considered partly or indeed predominately previously developed land, there remains a clear conflict with planning policy.

Planning Policy Wales and UDP policy PS3 are supportive of previously developed land being re-used but it does not automatically follow that proposals to redevelopment such sites will be acceptable. Indeed Planning Policy Wales (paragraph 3.51) recognises that not all previously developed land is suitable for development. Furthermore individual parts of PPW or UDP policies cannot be read in isolation from other advice/policies.

PPW paragraph 3.35 advises that:

In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole.

PPW paragraph 3.39 advises on the search sequence that should be used when identifying sites for development. Planning authorities should consider previously developed land and/or underutilised sites located within existing settlements in the first instance with sites on the **edge** of settlements considered at the next stage. This advice is also repeated in paragraph 4.2.16 specifically in respect of housing sites. The site lies in open countryside approximately 330 metres from the UDP settlement limit for Rossett and approximately 290 metres from the settlement limit for Rossett proposed in the forthcoming LDP. In either case, the site cannot be described as lying on the edge of Rossett. It is clearly divorced from the village. The site would therefore not accord with the PPW search sequence.

PPW does **not** promote the re-use of previously developed land in the open countryside for housing development. Where there is no previously developed land or underutilised sites within or on the edge of settlements paragraph 3.40 of PPW advises that consideration should then be given to suitable and sustainable greenfield sites within and then on the edge of settlements. Paragraph 3.56 also confirms that development in the countryside should be located within and adjoining those settlements where it can be best accommodated in terms of infrastructure, access, habitat and landscape conservation. It advises that new building in the open countryside must continue to be strictly controlled.

I am aware that UDP policy EC15 states that action will be taken to protect and enhance general amenity through the reclamation and restoration of derelict sites and through the improvement of dilapidated buildings and other

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eyesores, particularly in sensitive locations. However I do not consider the policy applicable in this case. The applicant site extends to nearly 1.5 hectares in area so cannot be described as small. In any case, as already discussed above, individual policies cannot be read in isolation. EC15 does not override policies at local or national level in respect of development in the countryside. Furthermore there is no suggestion in the policy that the enhancement to general amenity necessarily involves bringing a vacant or dilapidated site back into use in every case. Enhancement of some sites may well simply involve the removal of structures likely to pose a safety risk due to their condition together with other remedial works such as landscaping.

Weight afforded to policies PS1, H3 and H5: The existing settlement limits reflect the housing requirements identified in the UDP that were informed by migration led projecting, using mitigation trends from 1996. The LDP housing requirements are informed by far more up to date information. It will not be possible to meet the County Borough's future housing requirements without the release of sites located outside of existing settlement limits and in light of this, policy PS1 is now outdated and therefore afforded less weight in the determination of planning applications.

Policies H3 and H5 are considered to be consistent with the paragraphs of PPW referenced in the previous section above, in particular the advice in paragraph 3.56. The limited number of circumstances whereby which new dwellings in the open countryside may be permitted identified in the policies are in general conformity PPW and therefore can be afforded significant weight in this instance.

Viability: In support of the development the applicant has put forward a Development Cost Appraisals that suggests the extant planning permission would not provide a sufficient rate of return to a developer and is therefore unviable. The extant permission would deliver a 5.8% return compared to 23.5% for the proposed development should no investment financing be required or 18.5% if it is.

Viability can be a material consideration in the determination of planning applications. This is however usually in the case of schemes where there is no objection to the principle of development but where the financial or other contributions that may be required to comply with specific planning policies that might render an otherwise beneficial proposal unviable. In my opinion it is not relevant to cases where there are clear policy objections to the principle of development, as is the case here. Indeed if the applicant's case were accepted here then it would fundamentally undermine local and national planning policies that seek to strictly control development in the countryside. Other developers would be encouraged to propose schemes to extensively reconstruct or replace rural buildings on the grounds that it is more profitable to do so than to convert them within the limitations set out in policy H3 and LPG3.

It is accepted that conversion schemes present challenges due to the constraints imposed by planning policy and guidance. However there is

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nothing in Planning Policy Wales to suggest that a more relaxed approach to housing in the countryside should be taken where a conversion scheme may not be viable. Members are therefore advised to give the applicant's viability appraisal very little weight in the consideration of this application.

Condition of the site: I note the comments made by the Community Council. Whilst I acknowledge that the site is in an increasingly dilapidated state, this does not provide a valid reason to support a development that represents a clear conflict with a number of UDP policies. If the significant weight was given to the existing condition of the site in the determination of the application then there is a significant risk it would encourage other landowners to allow sites to fall into states of disrepair in the hope of obtaining planning permission for otherwise inappropriate development. This would significantly undermine the objective of both local and national planning policy to strictly control development in rural areas.

Overall Balance: Whilst acknowledging that the need to increase the supply of land available for housing is a material consideration of significant weight, as I have also outlined above there are significant departures from a number of relevant planning policies. Given the policy conflicts (irrespective of the weight given to the Green Barrier and SLA designations in light of the forthcoming LDP) and the resulting harm that would occur were the development permitted, the modest contribution to the supply of housing made by the proposals is not significant enough in this instance to overcome the objections to the development and in order to warrant granting planning permission.

Highways: Plot 1 will be served by a new access, plot 2 by the access that serves the existing farmhouse and plots 3 to 8 by the existing access to the farm buildings. Adequate visibility splays can be provided for all 3 subject to the removal or reduction in height of existing obstructions. The visibility splays can be secured by condition.

Each plot has 4 bedrooms therefore in accordance with LPG16 a maximum of 3 parking spaces each would be permitted. Given the fact that the site is relatively remote from the centre of Rossett and public transport it is likely that future occupiers will be dependent upon private cars for most journeys. Accordingly on-site provision should accord with the LPG16 maximum in this case. In response to the comments made by Highways the plans have been amended to show adequate parking provision for each plot. The amended plans also now demonstrate adequate provision for turning for all plots.

Whilst noting the comments made by Highways that reducing the speed limit and introducing street lighting along Gamford Lane would be of benefit to pedestrian safety, the proposed development will generate significantly less traffic than the previous use. I understand that the site previously generated in excess of 100 vehicular movements per day, including HGVs. 8 dwellings are likely to generate fewer movements and with the exception of refuse collection vehicles, it is also far less likely to be visited by large vehicles than the previous agricultural use.

I have not been provided with any evidence to demonstrate that the suggested improvements, whilst desirable, are necessary to make the development acceptable in planning terms and as such I do not consider a condition to require them would be Circular 06/2014: The Use of Planning Conditions for Development Management. It should also be noted that the principle of there being 8 dwellings on the site is already established, albeit by the previous and very different conversion scheme. Despite the significant differences between the two schemes in a number of other respects, the generation of vehicular or pedestrian traffic is likely to be comparable.

Ecology: The application is accompanied by an ecology report. This has identified that there are 6 buildings with bat roost potential – 5 having moderate potential and one having low potential. The report recommends that bat activity surveys are required to determine which buildings are being used, identity the species, abundance, roost locations and flight lines. Such works are necessary to enable the impact of the development to be properly assessed and in turn inform the nature and scope of the ecological mitigation that may be required. The additional surveys and a scheme of mitigation would be required before planning permission could be granted.

The same report has identified two ponds in the vicinity of the site that are considered to be of moderate/high value in respect of Great Crested Newts. The report recommends further survey works be carried in respect of GCN. As with bats, these surveys are required to determine the likely impact of the development and the nature and scope of any mitigation.

The application is accompanied by a separate report which recommends that further survey work is required in respect of badger activity.

By themselves the reports submitted with the application do not provide sufficient information to demonstrate that the development can take place without adverse impact upon statutorily protected species. The applicant has commissioned and submitted additional survey work and I have sought comments regarding them from Natural Resources Wales and the Council's Ecologist. I will update Members about this matter via the addendum.

Other Matters: I note the objections of Alyn Family Doctors, however their objection does not identify any evidence of a specific harm that would arise from the development. They have also provided no evidence to demonstrate whether the pressures they face are as a result of the capacity of physical infrastructure (i.e. surgeries) or staffing shortages.

The UDP does not contain any specific policies regarding developer contributions towards healthcare provision, however in general terms where developer contributions are sought to mitigate impacts arising from specific proposals they are normally to fund specific enhancements to physical infrastructure. So if contributions towards healthcare were justified it would be to fund enhancements to surgery premises to offset the impact arising from the development. Healthcare staff shortages are not unique to Wrexham,

however in my opinion it is not an issue for the Local Planning Authority to seek to mitigate. It is the responsibility of the Health Boards and the Welsh Government to ensure that healthcare services are provided with adequate levels of staff.

CONCLUSION

The development lies in open countryside, represents inappropriate development within the Green Barrier and will have a harmful urbanising effect on the site, the rural character of the locality and Special Landscape Area. It therefore does not accord with policies PS1, EC1, EC5, H5, H10 and GDP1 or advice contained in Planning Policy Wales regarding the location of new development in the countryside.

With regards to ecology, the development will comply with policy EC6 if NRW and the Council's ecologist confirm that the additional information recently submitted is sufficient information to demonstrate that the development can take place without harm to statutorily protected species. If not, the proposals will be in conflict with that policy also.

RECOMMENDATION: That the Chief Officer Planning and Regulatory Services be given delegated authority to **REFUSE** planning permission upon receipt of the outstanding consultations subject to the reasons set out below. Reason no.3 will be omitted if the consultation responses confirm that the development can take place without adverse impact upon statutorily protected species.

REASON(S)

1. The site lies outside of a settlement limit in open countryside and will have a detrimental impact upon the rural character of the site, its surroundings and the Special Landscape Area. The proposals therefore conflict with policies PS1, GDP1, EC5, H3, H5 and H10 of the Wrexham Unitary Development Plan.
 2. The proposals represent inappropriate development for sites within Green Barriers and therefore conflict with policy EC1 of the Wrexham Unitary Development Plan.
 3. Insufficient information has been submitted to demonstrate that the development can take place without harm to statutorily protected species. In the absence of this information the proposals conflict with policy EC6 of the Wrexham Unitary Development Plan.
-

Item 4n

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

APPLICATION NO:

P/2019 /0254

LOCATION:

18 HEULFAN WAY GWERSYLLT
WREXHAM
LL11 4HX

DATE RECEIVED:

26/03/2019

COMMUNITY:

Gwersyllt

DESCRIPTION:

SINGLE-STOREY REAR EXTENSION

CASE OFFICER:

KH

WARD:

Gwersyllt North

APPLICANT(S) NAME:

MR TARIG MOHAMMED

AGENT NAME:

MR TARIG MOHAMMED

THE SITE

18 Heulfan Way, Gwersyllt, Wrexham. Gwersyllt Community Centre is located to the rear of the proposed extension with residential properties either side of the application property.



PROPOSAL

Single-storey rear extension with a 5m projection in to the garden and a width of 7.4m which is the width of the existing house.

HISTORY

None.

DEVELOPMENT PLAN

Within the settlement limit. Policies PS1, PS2 of the Wrexham Unitary Development Plan refer.

CONSULTATIONS

Community Council:	No objections.
Local Member:	No comments.
Contaminated Land:	During the development of the houses (Planning Ref P/2003/0676) the site investigation undertaken at the time found ground gas risk sufficient to warrant gas protection measures therefore it is prudent to ensure the gas protection measure are put in place within y extensions to the property. Planning condition required.
Other Representations:	Following comments received – • The property is being used as a multiple occupancy rented property and not a family home • Individuals come for several weeks and then are gone again • The property is currently a 4 bed house but the neighbour understand a living room to the front of the property is also used as a bedroom • Already parking problems in the area • Proposal indicated an additional downstairs toilet with 3 upstairs already, unless the extension is to be used as an additional bedroom with en-suite • Not understanding why a household with no children would ever need a playroom. • Uncomfortable with increasing the number of residents in that is the intent.

SPECIAL CONSIDERATIONS

Proposals: Modest rear extension to provide an extended kitchen and playroom. Given the limited scale of the extension and intervening fences and other structures, I would not anticipate any impact on the adjoining properties in terms of privacy or overlooking. The neighbours have not raised concerns

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

regarding the structure itself, and I am satisfied it will not compromise residential amenity.

Comments have been raised by neighbours with regard to the potential use of the extension with concern that two additional rooms will be rented out which would also increase traffic and an increased requirement for parking. The applicant has responded to comments by the neighbours and re-iterated that he has a vast circle of friends, relatives and family including his children and that the property is a family home.

The internal layout of a property is dictated by the individual occupants and is something I can have no control over. I have no evidence to suggest that the property is used as a House in Multiple Occupation (HMO) and a number of the issues raised are not planning related matters.

Parking: I would not anticipate any additional parking issues.

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. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
3. The development shall only be carried out in strict accordance with the proposed site plan and proposed floor plan and elevation plan and within the application documentation.
4. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
5. 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.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. 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.
3. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

4. 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.

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.

NOTE(S) TO APPLICANT

You may wish to contact the Building Regulations Section of the Council with regard to Gas Protection Measures.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

APPLICATION NO:

P/2019 /0263

LOCATION:

NANT SILYN PONT WEN CAIA PARK
WREXHAM LL13 8SQ

DATE RECEIVED:

27/03/2019

COMMUNITY:

Caia Park

DESCRIPTION:

ERECTION OF 14 NO. DWELLINGS
COMPRISING 8 NO. ONE BED
APARTMENTS, 4 NO. TWO BED
HOUSES, 1 NO. TWO BED
BUNGALOW AND 1 NO. ONE BED
BUNGALOW AND ALL ASSOCIATED
CAR PARKING, LANDSCAPING AND
HIGHWAY WORKS

CASE OFFICER:

SEH

WARD:

Smithfield

AGENT NAME:

MISS RACHEL TAYLOR
JENNINGS DESIGN
ASSOCIATES

APPLICANT(S) NAME:

WREXHAM COUNTY BOROUGH
COUNCIL

THE SITE



PROPOSAL

As above

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019
PLANNING HISTORY

None relevant

DEVELOPMENT PLAN

Inside of settlement limit. Policies PS1, PS2, PS3, PS4, GDP1, GDP2, H2, EC4, EC6, EC12, EC13, T8 and T9 of the Wrexham UDP are relevant. Local Planning Guidance Notes Nos. 16 – Parking Standards, 17 – Trees and Development, 21 – Space around Dwellings, 27 – Developer Contributions to Schools and 32 – Biodiversity and Development are also relevant.

CONSULTATIONS

Community Council:	No objection
Local Member:	Notified 05/04/2019
Highways:	No objection subject to recommended conditions (see special considerations section below).
Public Protection:	No objection subject to the imposition of conditions to limit the impact of development in terms of noise and dust nuisance etc. and notes in relation to dust management.
Education:	There is sufficient capacity in local schools (Gwenfro, Bodhyfryd and Rhosnesni) and no contributions are required.
Welsh Water:	No objection subject to the imposition of a condition securing a drainage scheme for the site.
NRW:	No objection to the development subject to drainage conditions.
Senior Flood Officer:	No objection to the development provided that a condition is attached to the permission to secure SuDS (sustainable drainage) at the site.
Press Notice:	Expired 04/05/2019
Site Notice:	Expired 26/04/2019
Neighbours:	1 letter received expressing the following concerns: • Worries are mainly about the traffic and parking problems this will cause, no objections to the construction of the properties; • Observed and experienced the parking problems that occurred in the past and there is sure to be an increase with the construction

- of fourteen private dwellings as proposed by the Council;
- At present, the condition of the road to the estate is in dire need of attention and repair. It has not had any attention for a considerable amount of time resulting in the disappearance of the top surface. The constant flow of heavy machinery and vehicles necessary to begin and complete the proposed work on the site will undoubtedly worsen the already existing rough surface. The development will therefore also have a detrimental impact upon the present occupants of Pont Wen estate and possibly result in damage to vehicles;
- Parking facilities on the estate at present are already stretched. Availability of parking space to present tenants is already totally inadequate. Fourteen new dwellings will add many more vehicles to the area causing a great increase these problems if no steps are taken to address the problem,
- Allowing two parking spaces per property will not alleviate the problem as these days families own more than two cars. Both parents and children in late teens will each have a car. Plus there is no consideration for the vehicle parking of any visitors to the properties. This will again compound the gross inadequate parking situation in Pont Wen.

SPECIAL CONSIDERATIONS

Background: This application is made in full and is for the erection of 14 no. dwellings and associated alterations to the vehicular access off Pont Wen. The site previously housed the Nant Silyn Residential Care Home which has now been demolished and the site cleared. The application site is within the defined settlement limit and residential redevelopment is therefore acceptable in principle subject to compliance with UDP Policy GDP1. The main issues to

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

consider relate to the impact of the development upon highway safety, residential amenity and upon the character and appearance of the area.

Design and Residential Amenity: The regeneration of this Brownfield site will visually enhance the general appearance of the area, in accordance with UDP Policies GDP1 (a), PS2 and PS3. The application is accompanied by a detailed Design and Access Statement which fully outlines the rationale behind the site layout which responds to the site constraints and opportunities.

The site is considered large enough to accommodate the 6 no. dwellings and apartment block proposed together with outdoor space of adequate size, in accordance with LPGN No.21 'Space around Dwellings'. The dwellings are of traditional design and materials of construction common to the area and consist of one block of 8 apartments, 4 semi-detached houses, and 2 detached bungalows. The dwellings are set in a line following the original building line of the former care home, which will create a cohesive street frontage. The proposed site layout demonstrates that it is possible to achieve a functional development that sits comfortably in its landscape setting which can be satisfactorily mitigated in landscape terms and make a positive contribution to the character and appearance of the area. I have included below a perspective sketch of the proposed street scene when viewed from Pont Wen.



Figure 1. Proposed Street Scene

There would be no issues of overlooking or loss of light to the existing nearby dwellings. The site layout has been carefully designed to meet the separation distances recommended in LPGN No.21 to ensure that the occupiers of the proposed dwellings will enjoy private outdoor spaces and habitable rooms which will also have the benefit of a good level of natural daylight in the interests of the residential amenities of the future occupiers of the development. The proposal therefore accords with UDP Policies GDP1, H2 and PS2.

Trees and Landscape: The Council's Arboricultural officer agrees with the findings and categorisation of the trees on site as stated within the submitted report. As previously considered and agreed in principle, it will be necessary to remove the stand of birch trees (T11, 12, 13, 14, 15 and 16) to facilitate the adjacent new bungalow. On-site mitigation for the loss of these trees, as well as the adjacent groups identified as G6, G7 and G8, is shown along the site frontage.

Hedgerow management of the cypress trees (G1) is required and details of this work and all other pruning / felling works should be detailed within an arboricultural method statement (AMS) which will be secured by planning

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condition. Further planting of trees and large shrubs will be required to the frontage of the development with all grassed verges exploited to maximise mitigation, enhancement and climate resilience potential. This will also be secured by way of conditions requiring submission of a detailed planting and landscaping scheme for further approval.

Given the abundance of Public Open Space (POS) immediately adjacent to the site and the play areas and sport centres close by, there is no requirement for POS to be provided on site.

Ecology: The Council's biodiversity officer raises no objection to the development of this site. A scheme of Reasonable Avoidance Measures (RAMs) is required in respect of the protection of the otters recorded to be using the River Gwenfro, and this scheme will be secured by planning condition for further approval. A condition regarding lighting is also required which should be low level and not encroach onto the river corridor. Prior to commencement of development, an invasive non-native species protocol shall be submitted which details containment, control and removal of any Japanese knotweed on site.

Highways: The proposed site layout, access and access road are acceptable (see site layout at figure 2 below). A street-lighting scheme will be required by condition. On-site parking for the dwellings is in accordance with LPGN 16 (2 spaces per dwelling). 10 spaces are proposed for the apartment block which is 2 spaces short of the 12 required by LPGN 16. Whilst this is a slight shortfall from the maximum parking standard, given the sustainable location of the site close to the town centre and local amenities we would be unjustified in insisting upon provision of the maximum standard in this location. The former care home had just 7 parking spaces within the curtilage of the site, and the proposed should reduce parking demand when balanced against the former use of the site. The implementation and retention of the parking areas will be secured by way of condition.

A construction traffic management plan (CTMP) is required and this will be secured by planning condition.



Figure 2. Site Layout

Drainage: There are no objections to the scheme from Welsh Water, Natural Resources Wales (NRW) or the Council's flood water management officer.. The required 3 metre buffer zones around the public sewers which cross the site have been provided, and a comprehensive drainage scheme will be required by planning condition.

Conclusion: The proposed development is acceptable in terms of scale and design, and adequate onsite parking has been provided together with safe and satisfactory vehicular and pedestrian access. The residential development of the site would not be detrimental to local residential or visual amenity and I recommend accordingly.

RECOMMENDATION

That Wrexham County Borough Council Resolves in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992 that planning permission be Granted subject to any conditions specified below:

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:
 - 1044 A 203 Rev A,
 - 1044 A 201 Rev D,
 - 1044 A 200 Rev E,
 - 1044 A 600 Rev A,
 - 1044 A 100 Rev N,and as contained within the application documentation.
3. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A, B, C, D, E, F or G of Schedule 2 Part 1, other than the development hereby granted permission.
5. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 1044A 100 Rev N shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
6. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.
7. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.
8. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.
9. 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

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

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.

10. No part of the development shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with condition no. 9. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the agreed management and maintenance plan.

11. No development shall take place within 3 metres either side of the public sewer which crosses the site.

12. No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

1) Detailed layout, design, drainage and construction of the proposed new 108 metre wide footway either side of the proposed access.

The scheme as is approved shall be fully implemented prior to first use of the development.

13. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;

b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;

c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;

d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;

e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;

f) Method for protecting retained trees during demolition works;

g) Details of all proposed tree works, including felling and pruning.

14. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

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15. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a five year Maintenance Plan and timescales for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

16. The landscaping scheme submitted and approved in connection with condition no. 16 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

17. The planting scheme implemented in connection with condition no. 16 shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

18. No part of the development shall commence until a method statement for the construction of the SUDs pond, car parking spaces, services and all other construction or excavation works proposed within the wayleave/stand-off strip has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the method statement as may be approved.

19. Prior to first use of the development, an external lighting scheme compliant with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- a) identify those areas and features on site that are particularly sensitive for wildlife and that are likely to cause disturbance in or around their foraging or commuting routes; and
- b) indicate where external lighting will be installed and the type of lighting to be used.

The scheme as is approved shall be fully implemented in strict accordance with the details as are approved and no other external lighting shall be installed on any part of the site.

20. No part of the development shall commence until an invasive non-native species protocol has been submitted to, and approved by, the Local Planning Authority. The protocol shall detail the proposed measures of containment, control and removal of Japanese knotweed on site. These measures as are approved shall be fully implemented on site.

21. The development shall be carried out in strict accordance with the Otter RAMs contained within the Survey dated 10 January 2019 and prepared by Marches Ecology, submitted and approved as part of this application.

22. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the building.

23. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday,

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and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.

24. No part of the development shall commence until an appropriate Dust Management Scheme has been submitted to and approved in writing by the Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase.

25. The scheme of bin / refuse storage as shown on approved plan ref: 1044 A 600 Rev A shall be fully implemented prior to first use of the development, and bins / refuse / recycling shall not otherwise be stored on any other part of the site.

27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) and with the exception of those shown on the approved plans, no gate, fence, wall or other means of enclosure shall be erected on the site.

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. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
5. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
6. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
9. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
10. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

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11. To protect the integrity of the public sewer and avoid damage thereto in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
12. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
13. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
14. To ensure that hard surfacing does not cause harm to retained trees in the interests of visual amenity in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
15. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
16. 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.
17. 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.
18. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
19. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
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.
20. To prevent the spread of non-native species.
21. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
22. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
23. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
24. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
25. To protect the amenities of the occupiers of nearby properties and to ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
27. 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.

NOTE(S) TO APPLICANT

The applicant is advised that compliance with condition no. 23 does not provide an exemption from the statutory noise nuisance provisions of the Environmental Protection Act 1990. Any complaints received relating to noise from the development during the permitted hours may still be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints and legal action may be taken where appropriate. 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.

Applicants are advised that compliance with condition no. 24 does not provide an exemption from the statutory nuisance provisions of the Environmental Protection Act 1990. Under the Act dust from any type of activity can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that the 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.

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.

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

The scheme of arboricultural supervision required in connection with condition no. 15 above shall make provision for a pre-commencement site meeting between the Local Planning Authority's Arboriculturist, the Developer/ Applicant/ Agent and their appointed Arboricultural Supervisor to agree matters of detail. It shall specify the frequency of arboricultural monitoring and reporting to the Local Planning Authority on the status of all tree protection measures throughout the course of the development and make provision for the submission and approval of a satisfactory arboricultural completion statement

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of an estate road intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences. Please contact the Highway Authority on telephone no. 01978 729690 for further guidance.

The applicant is advised that formal submission of the relevant section 38 adoption agreement, between the applicant and the Highway Authority, to the Local Planning Authority will allow the above condition no(s). 12 to be formally discharged in writing.

You must comply with your duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties in that section include the following:

*** Notice of initiation of development**

Before beginning any development to which this planning permission relates, notice must be given to the Local Planning Authority in the form set out in Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The forms set out the details that must be given to the Local Planning Authority to comply with this duty.

*** Display of notice**

The person carrying out development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details that the person carrying out development must display to comply with this duty.

The person carrying out development must ensure that the notice is:

- a) Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
 - b) Legible and easily visible to the public without having to enter the site; and
 - c) Printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.
-

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

APPLICATION NO:
P/2019 /0267

LOCATION:
2 WESTMINSTER VILLAS MOLD
ROAD GWERSYLLT WREXHAM
LL11 4SB

DATE RECEIVED:
04/04/2019

COMMUNITY:
Gwersyllt

DESCRIPTION:
SINGLE-STOREY FRONT
EXTENSION

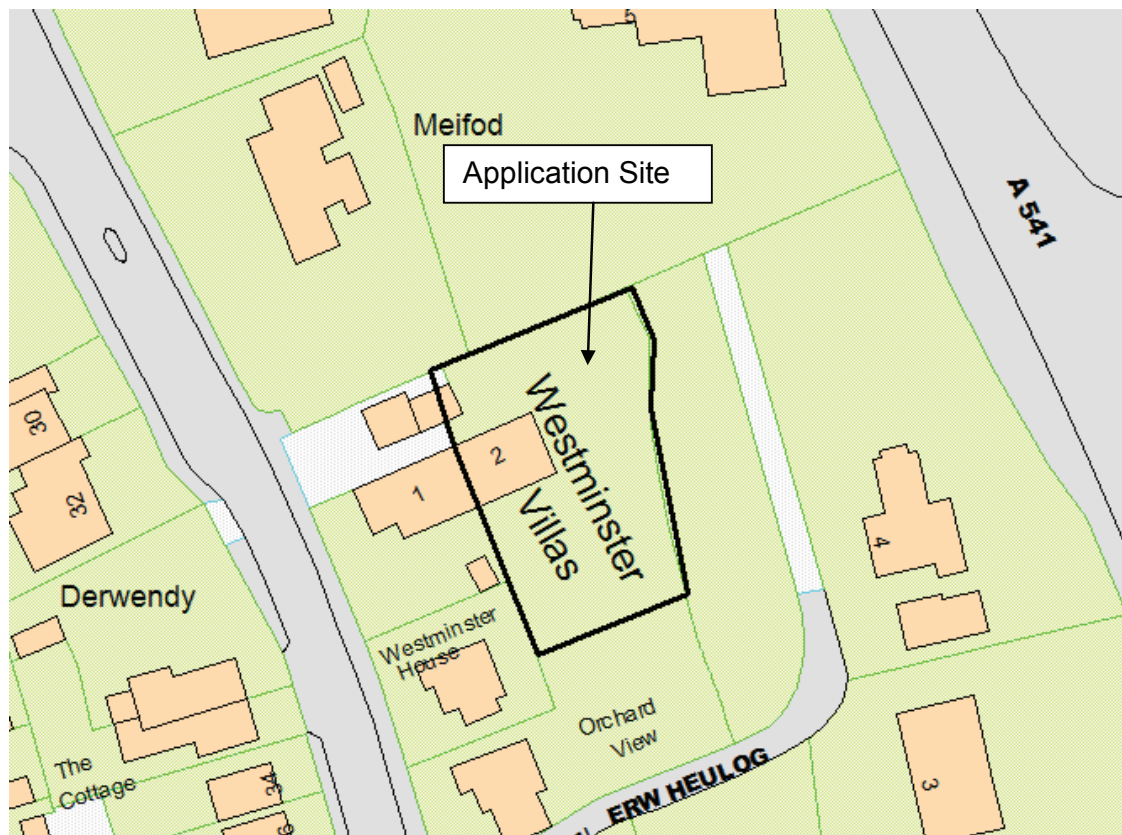
CASE OFFICER:
MR

WARD:
Gwersyllt East & South

APPLICANT(S) NAME:
MR & MRS CAPPER

AGENT NAME:
CULLIS
ARCHITECTURAL
DESIGN
MR S CULLIS

SITE



PROPOSAL

The proposal seeks planning permission for the construction of a single storey front extension.

HISTORY

P/2014/0505 – First floor bedroom & en-suite extension. Approved
21/08/2014.

DEVELOPMENT PLAN

Within Gwersyllt Settlement Limit. UDP policy GDP1 applies.

CONSULTATIONS

Community Council:	No objection.
Local Member:	Cllr Mannering – No objection.
Site Notice:	Expired 02.05.2019.
Neighbours:	1 no. representation received from neighbouring property. The extension would adversely impact on the visual amenity viewed in the context of the semi-detached dwellings.

SPECIAL CONSIDERATIONS:

Design and Layout: Whilst the extension would be sited to the front of the property, the dwelling is set a considerable distance back from the main road and is not easily visible when viewed from the street scene.

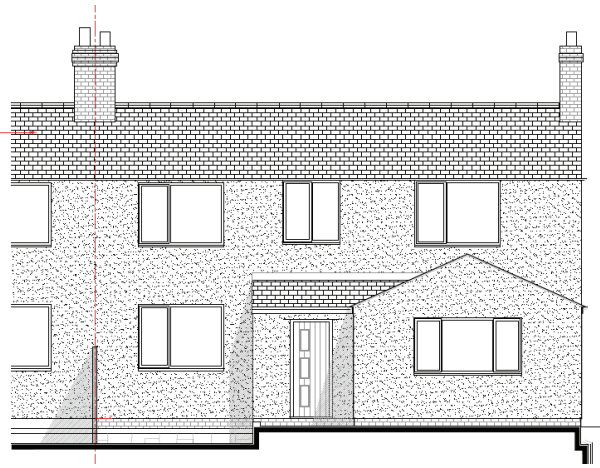
The semi-detached dwellings are not particularly replicative or symmetrical to one another, with differing window designs and finishes. On this basis and given the set-back off the main road, the proposal is not considered would adversely impact on the character and appearance of the street scene or the visual amenity of the semi-detached pair of dwellings, by virtue of its siting and layout.

The original proposal was considered to be relatively contemporary in its appearance, with an expanse of glazing on the rear elevation. Revised plans have since been received which proposes a new window design, sitting in line with the first floor window, which is considered to be more complementary to the main dwelling.

Original Proposed
Rear Elevation



Revised Proposed
Rear Elevation



The scale is considered to be limited, having a maximum depth of 3.6m x 4.7m width, which is not considered would be overdominant in relation to the main dwelling.

On the basis of the above, the proposal is considered would comply with UDP Policy GDP1.

Residential Amenity: The extension would comply with the Council's 45° guideline set out in LPG 20, measured in relation to the attached neighbouring property.

Spacing standards to the neighbouring property to the east (4 Sunnyacre) would be met.

The rear gardens of Westminster House and Orchard View would be visible from the living room of the proposed extension. However, the rear gardens of these properties are already visible from the living room, lounge and garden area of the existing dwelling and the extension would only result in the living room being 3.6m closer to the boundary, which is considered to be limited.

Furthermore, the immediate rear garden of Westminster House would be largely screened as a result of some tall conifers blocking direct views into the garden.

The increase in overlooking into the above mentioned gardens of the neighbouring properties is not considered to be so significant, as to warrant refusal of the application on this basis and the proposal is considered would comply with UDP Policy GDP1.

Conclusion: On the basis of the above, the proposal is not considered would result in harm to existing levels of visual or residential amenities sufficient to warrant refusal of the scheme.

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 Dwg No. 02 received on 06/06/2019 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.

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.
-

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

APPLICATION NO:
P/2019 /0355

LOCATION:
LAND WEST OF EVERSLEY COURT
MINERA WREXHAM LL11 3YZ

DATE RECEIVED:
08/05/2019

COMMUNITY:
Minera

DESCRIPTION:
RESIDENTIAL DEVELOPMENT FOR
9 NO. DETACHED DWELLINGS WITH
ASSOCIATED MEANS OF ACCESS
AND LANDSCAPING

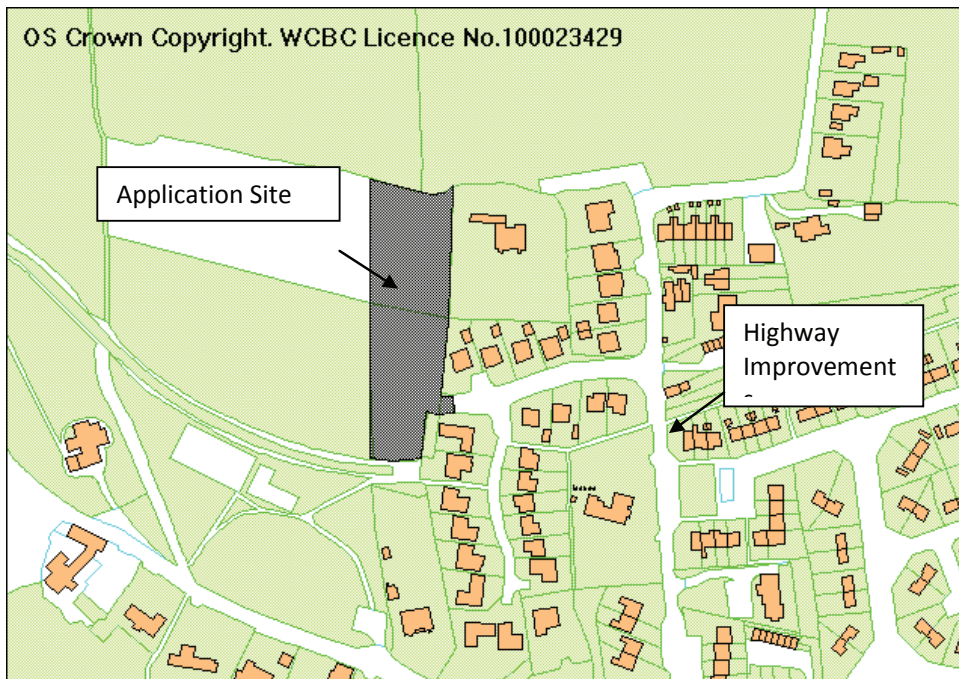
CASE OFFICER:
SEH

WARD:
Minera

APPLICANT(S) NAME:
MR MICHAEL FORGRAVE GOWER
HOMES LTD

AGENT NAME:
J10 PLANNING LTD
MR JUSTIN PAUL

THE SITE



PROPOSAL

As above.

PLANNING HISTORY

P/2018/0802	APPLICATION FOR VARIATION OF CONDITIONS 2 AND 3 IMPOSED UNDER OUTLINE PLANNING PERMISSION P/2015/0356 TO EXTEND THE TIME LIMIT FOR COMMENCEMENT OF DEVELOPMENT BY 5 YEARS	APPROVED 07/10/2018
P/2015/0356	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT - ALL MATTERS RESERVED	APPROVED 05/10/2015
P/2014/0596	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT - ALL MATTERS RESERVED	WITHDRAWN 10/10/2014
P/2012/0618	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (3 DWELLINGS)	REFUSED 25/10/2012

DEVELOPMENT PLAN

Inside settlement limit. UDP Policies PS1, PS2, PS3, PS4, H2, GDP1, GDP2, EC4, EC6, T8 and T9 apply. Local Planning Guidance Notes Nos. 16 'Parking Standards', 17 'Trees and Development', 21 'Space around Dwellings' and 27 'Developer Contributions to Schools' are also relevant.

CONSULTATIONS

Community Council:	Consulted	14.05.2019
Local Member:	Notified	14.05.2019
Highways:	No objection subject to recommended conditions. (see special considerations section below).	
Welsh Water:	No objection subject to a condition securing the submission of a comprehensive drainage scheme.	
Flood Officer:	The site is located in DAM Zone A as defined within TAN15. NRW's surface water flood map identifies a low risk of flooding to isolated parts of the site. There are no objections subject to a condition securing the submission of a comprehensive drainage scheme.	
Education:	There is capacity in both primary (Bryn Tabor and Penygelli) and secondary (Clywedog) schools. No contributions are required.	
NRW:	No objections subject to a condition relating to the submission of a bat friendly lighting scheme.	
Public Protection:	No objection subject to recommended conditions relating to the potential for land contamination and noise nuisance during the construction phase.	

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

Site Notices:	Expired	05.06.2019
Neighbours:	4 representations received expressing the following concerns:	
	• Increase in traffic generation on an already busy road where footway provision is inadequate. This will impact on pedestrian safety generally but particularly on children walking to and from school; • Loss of privacy due to overlooking; • Loss of view; • Concerned about flood risk; • This application does not give back to the community; • Devaluation of existing properties; • Light pollution; • There are few amenities within the Village; • Visual impact and conservation area; • Increase in indiscriminate parking on the surrounding roads; • Proper drainage is required; • The local sewerage treatment capability is unsustainable; • The development will cause disturbance to local residents in terms of noise, dust and damage to road surfaces; • Impact on bird population and wildlife; • Impact upon the trees on site; • This development may lead to more houses being built on the adjacent land; • How will Eversley Court be kept clear of mud; • Construction traffic will be dangerous; • Access to the fields beyond has been retained. This would indicate possible future development beyond the application site; • The development to the south of the site would be better as a bungalow.	

SPECIAL CONSIDERATIONS/ ISSUES

Background: Outline planning permission for the residential development of this site has previously been granted in 2015 for 8 dwellings (P/2015/0356) which was renewed in 2018 (P/2018/0802). This application is now made in Full in order to increase the number of dwellings to 9. The application site is within the defined settlement limit and residential redevelopment is therefore acceptable in principle subject to compliance with UDP Policy GDP1. The main issues to consider relate to the impact of the development upon highway

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

safety, residential amenity and upon the character and appearance of the area.

Visual Impact: The application site is bounded to the south by the former railway line which forms the northern boundary to the adjacent Minera Conservation Area. The northern boundary of the site, which adjoins the western boundary with Eversley, is lined by a variety of trees. The trees within this area when viewed cumulatively with the trees within the adjoining fields to the west form a backdrop to views across the Conservation Area from Pentre in the South and from the AONB at Minera Mountain and give enclosure to the settlement. The lower section of the site is more open with trees and hedges positioned around the boundary. This section is viewed in the context of the existing residential development at Eversley Court and new development within this area would not appear out of character with the general pattern of land use, plot size etc. In addition, development in this area would not require the removal of significant tree cover.

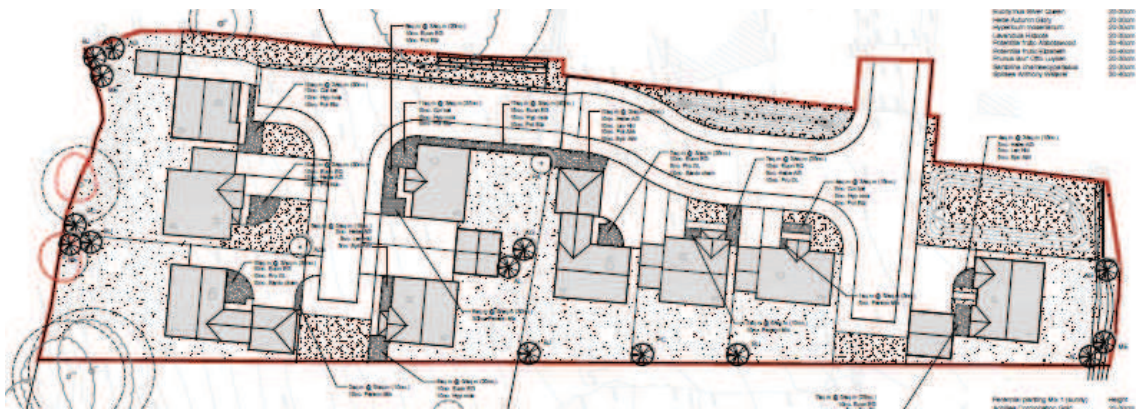


Figure 1. Site Layout

The mixture of materials of construction which include brick and render together with different house types provide variety and visual interest and ensure sensitive integration with the existing residential development at Eversley Court (see elevations at figures 2 to 6 below), and the development as proposed would make a positive contribution to the visual amenities of the area in accordance with Policies GDP1 and PS2 of the UDP.



Figure 2. Front Elevation - Beaumaris House Type



Figure 3. Front Elevation – Harlech House Type



Figure 4 Front Elevation – Conwy House Type



Figure 5. Front Elevation – Powis House Type



Figure 6. Front Elevation – Ruddlan House Type

Design and Residential Amenity: The submitted layout plan has demonstrated that the site is capable of supporting the 9 no. dwellings as proposed. On-site parking and garden space together with safe and satisfactory individual vehicular access points have been provided in accordance with LPGN 16 and 21. Separation distances in accordance with Council guidelines set out in LPGN 21 have been met and there would be no significant loss of light or privacy to the existing properties, or any shortfall in standards for the future occupiers of the development.

Highways, Access and Parking: The site is located at the end of a hammerhead on an unclassified highway (Eversley Court) with a 30 mph speed limit. Eversley Court is 5.5 metres wide which, by Council standards, is adequate to cater for up to 150 no. dwellings. Eversley Court currently serves 37 dwellings and so it will easily cater for the additional 9 dwellings as proposed.

Visibility from Eversley Court onto Vicarage Lane is also concurrent with Welsh Government guidelines and there are no concerns with the increased use of this access. However, footway provision along Vicarage Lane is substandard. As this is the main route to the local school on Minera Hall Road it is considered necessary that improvements are made in the interests of pedestrian safety. A scheme has been identified adjacent to No 44. Mwyn Ffordd where it will be possible to utilise a small section of garden to construct a footway which will be of benefit to all users of the highway. I have received written confirmation from the Housing Department that the developer will be permitted to make this highway improvements which will be secured by way of Grampian planning condition.

On-site parking for each dwelling accords with LPGN 16. However this depends upon parking within the proposed garages and so it will be necessary to attach a planning condition to prevent the conversion of the garages and ensure that they remain available for the parking of motor vehicles.

A construction traffic management plan (CTMP) is required and this will be secured by planning condition.

Trees: A full Arboricultural Impact Assessment has been carried out and submitted as part of the application which demonstrates that no significant trees will be lost to make way for the development. Trees located outside of the application site appear to have roots encroaching into the site and a condition requiring the submission of an arboricultural method statement for further approval is required to ensure that all trees within influencing distance are protected accordingly. A greater level of feature tree and hedge planting to soften and enhance the street scene is required within the property frontages, and this will also be secured by attaching a tree planting condition attached to the permission should it be granted.

Ecology: There are no objections to the development of this site provided that it is carried out in accordance with the recommendations contained within submitted ecology report. Prior to commencement the site must undergo a check for badger activity by a suitable ecologist. The planting scheme as already mentioned above should include additional planting and improvements to the existing hedgerows. Several trees on the perimeter of the site have the potential to support roosting bats. There should be no removal or pruning of these trees and this will be secured by condition, as will a scheme for the installation of integrated bat and bird boxes into the new dwellings.

Drainage: No objections to the scheme have been received from the Council's flood officer, Welsh Water or Natural Resources Wales (NRW). A comprehensive sustainable drainage scheme will be required by planning condition for further approval by these statutory consultees.

Other Matters: Devaluation of property is not a relevant planning consideration for this application and there is no right to a view across the application site.

Though local residents will experience some level of disturbance during the development stage, this impact is not permanent and a condition restricting operational construction hours will be attached to any permission.

Access to the remaining undeveloped land to the west has been retained from the development site. However this does not infer that additional development of the land is forthcoming.

CONCLUSION

The application site lies within the defined settlement limit where residential development is acceptable in principle subject to compliance with UDP policy GDP1. The proposed development of the site will not be to the detriment of the character of the area and will make a positive contribution to the locality in accordance with UDP policies PS2 and GDP1. Subject to the highway

improvements being secured by condition, the development is acceptable in terms of highway safety and will not have a significant detrimental impact upon local residential amenity.

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 -
 - 16.5719/1 Rev B
 - 16.5719/2
 - 16.5719/3
 - 16.5719/4
 - 16.5719/5 1 of 2
 - 16.5719/5 2 of 2
 - 16.5719/6
 - 16.5719/7 Rev A
 - 16.5719/9
 - 16.5719/S1and as contained within the application documentation.
3. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A, B, C, D, E, F or G of Schedule 2 Part 1, other than the development hereby granted permission.
5. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 16.5719/1 Rev B shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
6. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.
7. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

8. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

9. 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.

10. No part of the development shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with condition no. 9. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the agreed management and maintenance plan.

11. Any garage erected under this permission shall be used only for a purpose incidental to the use of the dwelling as a single dwelling house provided that such use shall not preclude the garaging of a private motor car.

12. No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

1) Detailed layout, design, drainage and construction of a new footway / carriageway within and adjacent to the development site, and fronting 44 Mwyn Ffordd together with new boundary wall.

The scheme as is approved shall be fully implemented prior to first use of the development.

13. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;

b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;

c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;

d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;

e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;

f) Method for protecting retained trees during demolition works;

g) Details of all proposed tree works, including felling and pruning.

14. No part of the development shall commence until full details for any hard surfaced areas within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan, have been submitted to and approved in writing by the Local Planning Authority. The details shall include existing and proposed levels, a specification for hard surfaces, and a method statement detailing the construction process. The works shall be carried out in strict accordance with the details as are approved.

15. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

16. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. 00/101/01 v 1.0 within three months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.

17. Within six months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

18. The planting scheme implemented in connection with condition nos. 16 and 17 shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

19. Prior to first use of the development, an external lighting scheme compliant with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:

a) identify those areas and features on site that are particularly sensitive for wildlife and that are likely to cause disturbance in or around their foraging or commuting routes; and

b) indicate where external lighting will be installed and the type of lighting to be used.

The scheme as is approved shall be fully implemented in strict accordance with the details as are approved and no other external lighting shall be installed on any part of the site.

20. No part of the development shall commence until the site has been inspected by a competent ecologist for signs of occupation by badgers. The results of this survey should be submitted to and approved in writing by the Local Planning Authority. The development shall commence no later than within one month of the approval of these survey results.

21. Prior to first occupation of the site a scheme for the installation of integrated bat and bird boxes into the new dwellings shall be submitted to and approved in writing by the Local Planning Authority. The scheme as is approved shall be fully implemented in strict accordance with the details as are approved and thereafter permanently retained.

22. The existing trees, shrubs and hedges shown on drawing(s) No(s). 18/AIA/WXM/239 02 Rev A 8 to be permanently retained shall not be cut down, grubbed out, lopped or uprooted. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.

23. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the building.

24. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.

25. No part of the development shall commence until an appropriate Dust Management Scheme has been submitted to and approved in writing by the Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase.

26. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the Local Planning Authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

27. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 26 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.

28. The development shall be carried out in strict accordance with the methodology, findings and recommendations contained within the Ecological Survey Report carried out by Kingdom Ecology and dated 3 January 2019 approved as part of this application.

30. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) and with the exception of those shown on the approved plans, no gate, fence, wall or other means of enclosure shall be erected on the site.

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. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
5. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
6. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
9. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
10. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
11. To ensure that the garage is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties

and to ensure that facilities for the garaging of a car remain available at this address at all times in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

12. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

13. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

14. To ensure that hard surfacing does not cause harm to retained trees in the interests of visual amenity in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

15. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

16. 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.

17. 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.

18. 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.

19. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

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.

20. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

21. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

22. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

23. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

24. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

25. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

26. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

27. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

28. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

30. 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.

NOTE(S) TO APPLICANT

Further advice on compliance with condition nos 26 and 27 may be obtained by contacting the Council's Environmental Protection Team on 01978 315733. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Housing and Public Protection Department prior to commencement of works on site.

The applicant is advised that compliance with condition no. 24 does not provide an exemption from the statutory noise nuisance provisions of the Environmental Protection Act 1990. Any complaints received relating to noise from the development during the permitted hours may still be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints and legal action may be taken where appropriate.

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.

Applicants are advised that compliance with condition no. 25 does not provide an exemption from the statutory nuisance provisions of the Environmental Protection Act 1990. Under the Act dust from any type of activity can be judged to be causing a statutory nuisance to neighbouring properties. A legal

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

notice can be served requiring that the 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.

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.

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

The scheme of arboricultural supervision required in connection with condition no. 15 above shall make provision for a pre-commencement site meeting between the Local Planning Authority's Arboriculturist, the Developer/ Applicant/ Agent and their appointed Arboricultural Supervisor to agree matters of detail. It shall specify the frequency of arboricultural monitoring and reporting to the Local Planning Authority on the status of all tree protection measures throughout the course of the development and make provision for the submission and approval of a satisfactory arboricultural completion statement

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of an estate road intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences. Please contact the Highway Authority on telephone no. 01978 729690 for further guidance.

The applicant is advised that formal submission of the relevant section 38 adoption agreement, between the applicant and the Highway Authority, to the Local Planning Authority will allow the above condition no(s). 12 to be formally discharged in writing.

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APPLICATION NO:
P/2019 /0380

LOCATION:
SITE OF FORMER HOPE VIEW
HAND LANE PONCIAU WREXHAM
LL14 1ET

DATE RECEIVED:
17/05/2019

COMMUNITY:
Rhos

DESCRIPTION:
APPLICATION FOR APPROVAL OF
RESERVED MATTERS PURSUANT
TO OUTLINE PLANNING
PERMISSION P/2015/0340 - LAYOUT,
SCALE, APPEARANCE AND
LANDSCAPING (3 NO. DETACHED
DWELLINGS AND 1 NO. PAIR OF
SEMI DETACHED DWELLINGS AND
ACCESS)

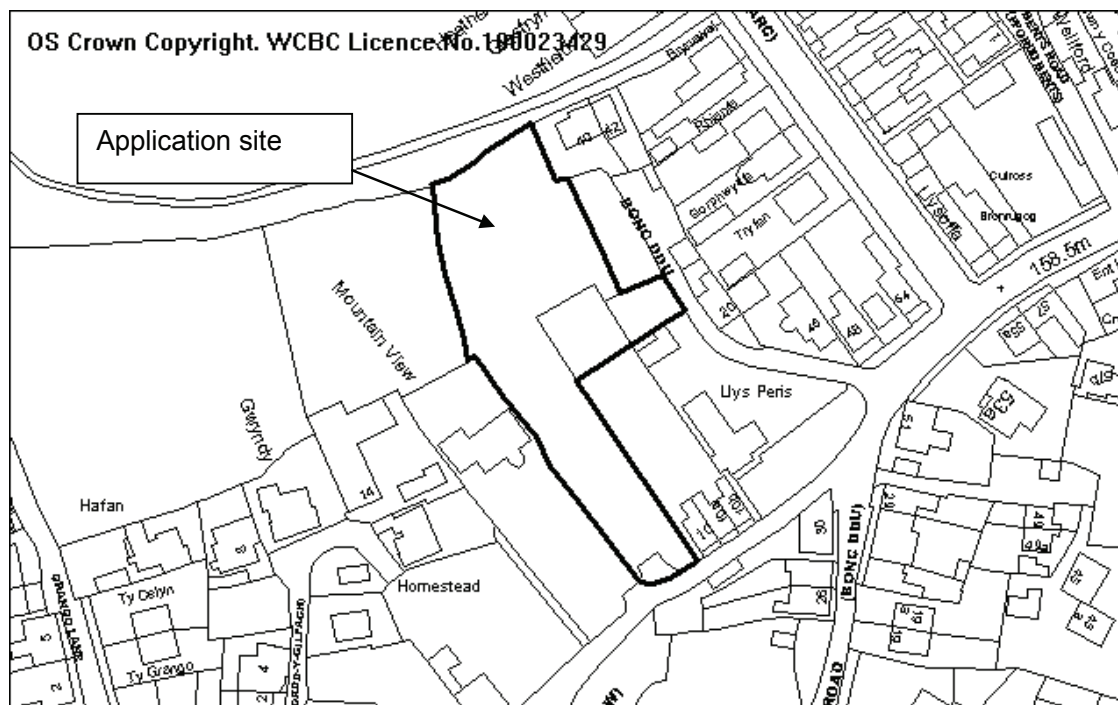
CASE OFFICER:
SEH

WARD:
Ponciau

AGENT NAME:
CB ARCHITECTURAL
DESIGN
MR CRAIG BAUGH

APPLICANT(S) NAME:
MR LIAM O'SULLIVAN OSOS
ESTATES LTD

THE SITE



PROPOSAL

As above

PLANNING HISTORY

P/2002/1032	Outline application for demolition of Hope View, 3 no. terraced houses and access. Granted 04.11.2002
P/2005/1209	Outline application for erection of one block of 3 no. terraced houses with garages (renewal of permission previously granted under P/2002/1032).
	Granted 12.12.2005
P/2008/0552	Outline application for the erection of 1 no. dwelling. Granted 04.07.2008
P/2008/1109	Outline application for 3 no terraced dwellings (renewal of planning permission granted under P/2005/1209). Granted 13.11.2008
P/2009/0151	Erection of dwelling. Granted 31.03.2009
P/2010/1047	Submission of reserved matters for P/2008/1109 for erection of 3 dwellings. Granted 28.02.2011
P/2015/0340	Outline application for 5 no. dwellings (3 no. detached and 1 pair of semi-detached) with alterations to existing vehicular and pedestrian access - all matters reserved except for access. Granted 24.05.2016

DEVELOPMENT PLAN

The site is within settlement limits. Policies GDP1, H2 and T8 of Wrexham UDP apply. Local Planning Guidance Notes Nos. 16 'Parking Standards' and 21 'Space around Dwellings' are also relevant.

CONSULTATIONS

Community Council:	Consulted	21.05.2019
Local Members:	Notified	21.05.2019
Welsh Water:	No objections. The conditions attached to the Outline permission should be adhered to.	
Public Protection:	No comments. Conditions to limit the impact of the construction process are attached to the Outline planning permission.	
NRW:	Standard advice applies.	
Coal Authority:	The Coal Authority has no specific comments to make on this reserved matters application currently under consideration as the coal mining legacy features do not impact on the layout / scale of the development.	
Highways:	No concerns. Conditions are required to secure the proposed passing place, site layout and on-site parking.	
Site Notice:	Expired	11.06.2019

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- Other representations: 4 letters received expressing the following concerns:
- The lane is not suitable for any more vehicles. It is very narrow. The bottom junction has a very bad access point where there is no view of on-coming traffic and there are lots of near misses;
 - The bottom junction does not allow cars to turn right because it's so hazardous;
 - The committee should visit this site to see the highway;
 - Overlooking into the log cabin within the garden of the adjacent property will cause a loss of privacy;
 - Loss of orchard and wildlife;
 - Loss of water pressure;
 - Damage to local features by HGVs;
 - Overlooking;
 - Loss of peace and quiet;
 - Loss of view of the sunsets over Rhos Mountain.

SPECIAL CONSIDERATIONS

Policy: Some concerns have been expressed by local residents as to the appropriateness of the access and capability of the highway network to support 5 new dwellings. The principle of 5 dwellings has already been established at the Outline planning stage and I do not therefore intend to return to these matters in this report.

The proposal is for approval of the reserved matters following the granting of Outline planning permission for 5 no. dwellings (P/2015/0340). Access was approved as part of the outline permission, and the remaining matters reserved for further approval are Scale, Appearance, Layout and Landscaping for the site.

Scale, Appearance and Site Layout: Proposed are 5 no. 3 bedroom two storey dwellings. There is a mixture of detached and semi-detached properties, typical of those located within the existing Village. (See elevations at figures 1 and 2 below).



Figure 1. Proposed Detached Front Elevation

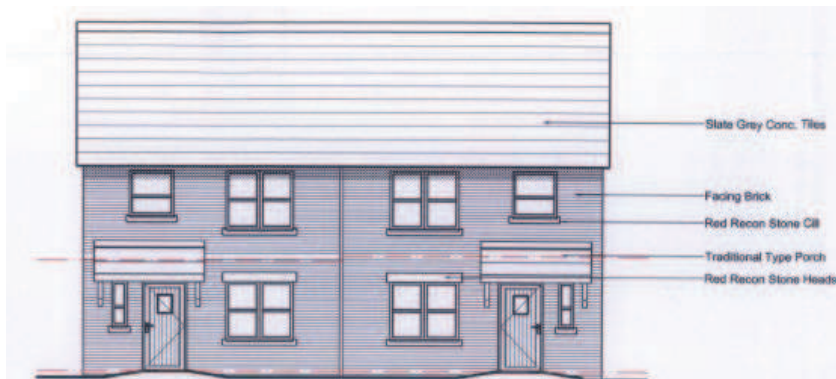


Figure 2. Proposed Semi-detached Front Elevation

The proposed site layout demonstrates that the number of dwellings proposed sit comfortably within the site whilst making a positive contribution to the character and appearance of the area. The properties are located a sufficient distance from the existing surrounding dwellings and the layout has been designed to secure both adequate privacy and daylight in the interests of the amenities of the future occupiers of the development (see figure 3 below for site layout). The separation distances accord with those set out in LPGN 21 and there are no habitable room windows facing the summerhouse in the adjacent existing garden area. As such the proposal accords with UDP Policies GDP1 and PS2.

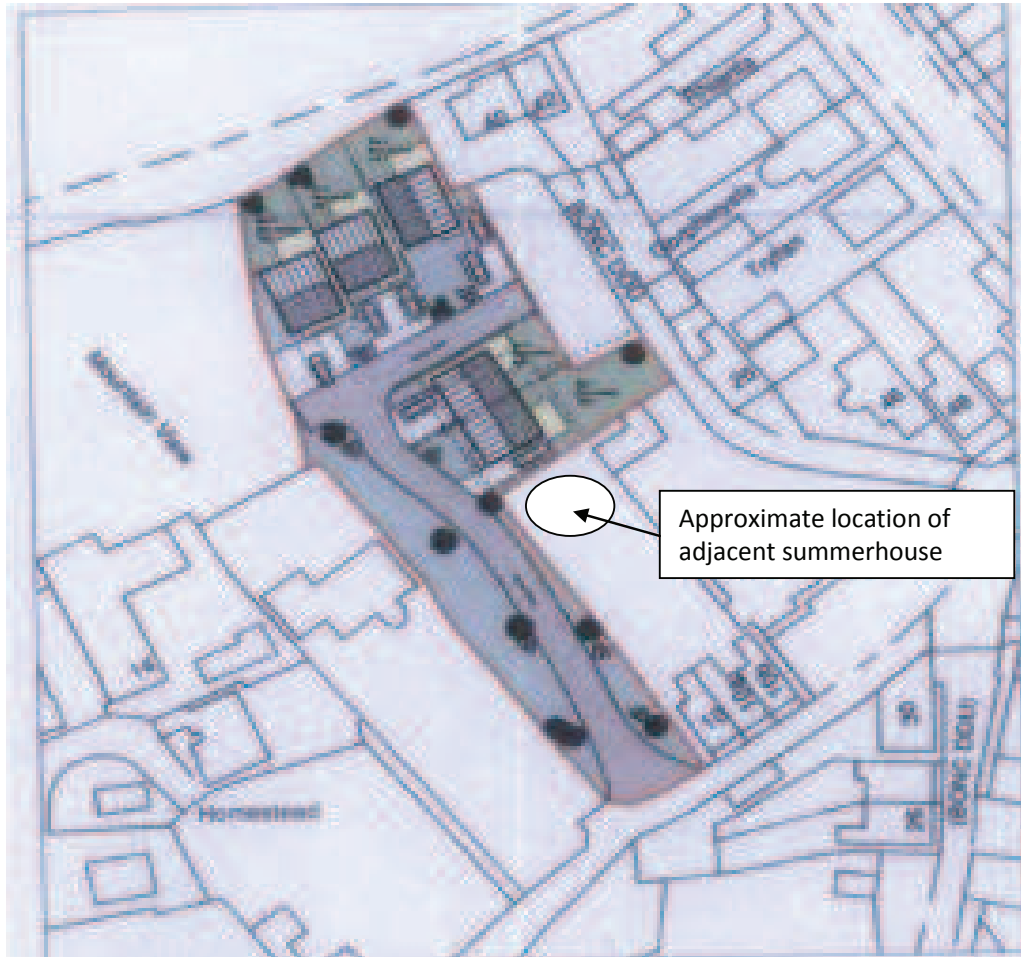


Figure 3. Proposed Site Layout

Highway Improvements: It has already been established at Outline planning stage that although Hand Lane is a narrow road, its use to serve 5 new dwellings is acceptable. A condition was attached to the Outline permission to secure the submission of a passing place on the highway fronting the development, for approval. The proposal has been submitted as part of this application and the highway authority has been consulted in this respect and no concerns have been expressed subject to conditions to secure its implementation. On-site parking provision is in accordance with LPGN 16 (Parking Standards) which will also be secured by condition.

Other Matters: Concerns expressed in relation to loss of view and water pressure are not relevant planning considerations. Impact upon trees and wildlife was considered at the Outline planning stage and will not be revisited as part of this reserved matters application.

Work has commenced on site in connection with planning permission refs: P/2009/0151 (Plot 1) and P/2008/1109 (Plots 3 and 4) and these permissions remain extant. It would not be possible to fully implement all permissions as the development footprints conflict. It is not therefore necessary to revoke the

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extant permissions and implementation of this permission will supersede the previous permissions.

CONCLUSION

The proposed scheme is acceptable in terms of layout, scale and appearance, and the redevelopment of this vacant site would make a positive contribution to the character and appearance of the area. Landscaping will be required by planning conditons. There are no concerns in terms of negative impact upon highway safety or residential amenity and I recommend accordingly.

RECOMMENDATION

Approval of Reserved Matters

CONDITION(S)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered -

- 818/L(2)01 Rev A
- 818/L(2)02
- 818/L(2)03 Rev A
- 818/L(2)04 Rev A
- 818/L(9)01 Rev B

and as contained within the application documentation.

2. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

3. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 818/L(9) 01 Rev B shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

4. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. 818/L(9) 01 Rev B.

5. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

6. No part of the development shall commence until full details of a hard and soft landscaping scheme together with a five year Maintenance Plan and timescale for the implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

7. The landscaping scheme submitted and approved in connection with condition no. 6 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

8. The planting scheme implemented in connection with condition no. 7 shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or

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are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

9. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the building.

10. No part of the development shall commence until a boundary treatment scheme within and around the site has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment as may be approved shall be completed in all respects prior to first use / occupation of the development and shall thereafter be permanently retained.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) and with the exception of those shown on the approved plans, no gate, fence, wall or other means of enclosure shall be erected on the site.

REASON(S)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

2. 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.

3. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

4. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

5. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

6. 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.

7. 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.

8. 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.

9. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

10. 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.

To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

11. 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.

NOTE(S) TO APPLICANT

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability

purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property-specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

The Applicant is advised that the development to which these reserved matters are pursuant shall commence by 01/07/2021
