

Project No: 4135-1
Project Name: Extra Care facility at Pendine Park, Summerhill Rd, Summerhill, Wrexham.
Application No: P/2019/0126 – Outline with all matters reserved.

McC RESPONSES TO POINTS RAISED BY GWERSYLLT COMMUNITY COUNCIL DATED 1st APRIL 2019 (Objection)

Item	Point raised by Community Council	McC Response	Relevant documents
1	The land under consideration forms part of the green wedge and in the opinion of the Council should be retained as such . . . The Council is concerned about the effect of the development on the character of the area and considers the application to be contrary to policies put in place by the Local Planning Authority to protect green wedge land.	The site's location within the green wedge has been covered in extensive detail in the submitted <i>McC Design & Access Statement Rev-A dated 20th November 2018</i> (Section 5.2), the submitted <i>McC Deposit Local Development Plan Representation Report dated 30th May 2018</i>, the <i>LDP Supplementary statement dated 9th July 2018</i> and the <i>McC Public Representations Focussed & Minor Editing Changes report Tables 1 & 2 dated 8th February 2019</i>. We also refer to the supportive statements within the Council's LDP2 responses document KDP22 dated Nov 2018 in relation to Pendine Park under items LDP1082 and LDP1083 The following extracts from Table 2 of the submitted responses in our report on the Public Representations Focussed & Minor Editing Changes state: <i>Pendine Park is isolated and contained within its own boundaries and sits isolated within the surrounding countryside. Development at Pendine Park will not generate coalescence of urban areas, is not itself an urban area, will not encroach on the surrounding countryside because the site forms part of the Pendine Park grounds already used as a Care home and special care facility, and therefore is a recycling of</i>	• McCormick Design, Access & Planning statement dated 20th Nov 2018 – rev A • McC Deposit Local Development Plan Representation Report dated 30th May 2018 • McC Deposit Local Development Plan Representation Supplementary Statement Report dated 9th July 2018

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		<i>an existing site where the land is clearly part of the existing care home facilities and not open countryside in its character.</i> <i>Pendine Park is clearly a contained site that is wholly different in character to the surrounding natural countryside and agricultural fields. The proposal site within Pendine Park is set within the walled and fenced grounds of Pendine Park (a former Country House) and substantially masked by hedges and trees, and is wholly separate in character from the wider open countryside between Wrexham and Gwersyllt that is identified in the green wedge review.</i> <i>Pendine Park in itself is not open, it is an isolated site set within boundary walls and hedgerows/trees, and the existing built environment of the 7 main building blocks undeniably generate a built characteristic and not an open countryside character. The wider areas of countryside surrounding Pendine Park are open fields and countryside, but development within the boundaries of Pendine Park will not influence nor alter that openness.</i> <i>Pendine Park is a brownfield site, it was established as a Country House originally, and subsequently after its demolition it was redeveloped as a Care Home and centre of extra care, education and employment. The Care use has existed at Pendine Park for over 30 years, and is the largest independent care provider in the County, provides direct services to WCBC Social Services and the BCUHB, and provides a Care Academy in conjunction with Coleg Cambria. The site is undeniably a brownfield operational site that is important to the services and economy of the area, employs over 500 staff on site. Ongoing development and expansion is key to ensuring the facility's future, and development within the site boundaries will not jeopardise any of the Key purposes of the Green Wedge surrounding the site as it is all already contained within the boundaries of the existing site and cannot expand any further.</i>	

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2	The Council considers that the development may lead to a significant impact upon road safety . . . The Nursing Home employs over 500 staff many of whom, it is understood, walk to and from work along Summerhill Road which is an unlit highway and devoid of footpaths between Griffiths Road and Highfield Road . . . This factor, coupled with the fact that speeding on Summerhill Road is giving much cause for concern, poses major highway safety concerns which cannot be overstated It should be borne in mind, too, that cuts to local bus services will leave many employees no alternative but to continue to walk to and from work.	A detailed Highways survey has been carried out and a Highways report dated 19th Nov 2018 has been prepared by Colin Simpson of Highways Planning Services (Whitchurch) and submitted as part of the application. Based on the Survey evidence the Highways report in section 9 (page 6) concludes: <i>9. Conclusions</i> <i>It can be seen from the above that:</i> <i>▯ the proposed development will not generate a significant amount of additional traffic</i> <i>▯ there will be no significant impact on the operation of the Mold Road interchange roundabout</i> <i>▯ the capacity of the existing junction onto Summerhill Road is adequate</i> <i>▯ the layout and available visibility of the existing junction is appropriate</i> <i>▯ there is no significant traffic accident history in the vicinity of the development site</i> <i>It is therefore considered that there is no justifiable highway related reason for refusal of a planning application for the development of a specialist care facility on this site. This is an outline planning application with all matters reserved and therefore detailed matters of highways, parking, vehicular/pedestrian movements can be verified at the discharge of reserved matters stage.</i>	• Highways Report dated 19th November 2018 prepared by Mr Colin Simpson of Highways Planning Services • Council Highways Officer Mr Pete Douthwaite email responses to Pre-Application consultation dated 16th January 2019

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		In his response to the formal Pre-application Consultation, Mr Pete Douthwaite the Council's Highways Officer confirmed the following: <i>I've now had chance to check out the highways technical note submitted by Colin.</i> <i>Given that there is such an insignificant level of additional traffic generation and most of it is outside peak hours then I can confirm that I have no real issues with the proposal.</i>	
3	The Council is also concerned the development will result in the loss of trees that provide significant amenity value to the local environment.	A tree survey schedule to BS5837:2012, an Arboricultural Impact Assessment, Tree constraints plan and Tree protection plan Have been produced by Mr Alistair Henderson of Tree Solutions Ltd dated July 2015 and submitted as part of this application. The trees and groups that are proposed for removal as part of this outline application and all identified in the report and proposals, and it is important to note that the groups are unmanaged scrub or self-seeded ornamentals (G7, G11, G12) which are not conducive to the qualitative character of the area and do not in their own right. Two trees for removal are identified to be in a dangerous condition, multi-stem tree T18 is infected with Honey Fungus, and the remaining two trees for removal T22 & T24 are poor quality/no significance and their removal will significantly benefit the setting and the health of the A-grade Oak Feature tree T21. Therefore, on conclusion, the	• Tree Solutions Ltd tree survey, constraints and protection plans dated July 2015 • Kingdom Ecology report dated 25th October 2018 • McCormick Architecture Ltd Addendum A report on surface water proposals dated 14th February 2019 and associated ecological improvement opportunities.

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		trees and groups being removed are of poor amenity value and do not positively contribute to the local environment, and their removal will be a positive contribution to the overall setting and other remaining trees on site. There are proposals on the submitted illustrative site plans to plant a significant new number of indigenous trees and hedgerows around the proposed development, and will contribute a net gain in trees and hedges on site which will reinforce and strengthen the amenity and environment as a result of the proposals, rather than be a detriment and reduction. The submitted Ecology Report by Kingdom Ecology dated 25th October 2018 also concludes the area of the site is of low ecological value overall, and the proposals will bring with it a positive opportunity for enhancement of site ecology & habitat, especially in the light of the proposed SuDS lake and wetlands as identified in the submitted McC Addendum A dated 14th Feb 2019. It is clear there is an overall beneficial gain for the landscape amenity within Pendine Park as a result of these proposals. Full detail will be agreed with the Council at the appropriate stage of approval of reserve matters.	