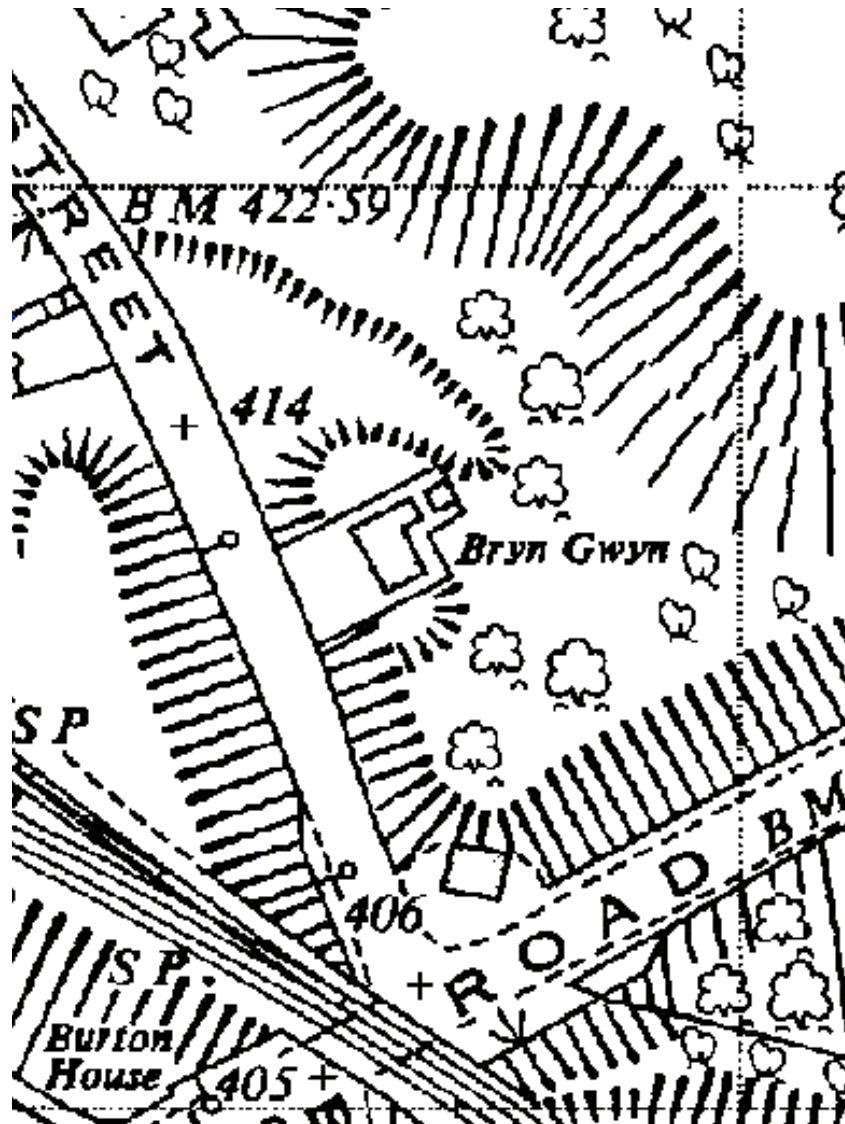


Supporting Planning Statement

Land adjacent to Bryn Gwyn, Chapel Street, Acrefair, Wrexham



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1. Introduction

1.1 Real Planning has been engaged by the applicant to prepare a Planning Statement to accompany and support an application in relation to an outline planning application for the erection of a proposed new dwelling on land adjacent to the site of the former dwelling known as Bryn Gwyn, Chapel Street, Acrefair, Wrexham.

1.2 In Wales a Design and Access Statement is not required for this planning application¹.

1.3 The Statement should clearly demonstrate how the proposal fits the context of the site and its immediate surroundings and complies with national and local planning policies and guidance.



Photo 1 - Location of application site on Chapel Street, Acrefair

1.4 The site lies to the immediate south of the site of the former dwelling known as Bryn Gwyn which is also in the ownership of the applicant and which received

¹ *The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 Part 2 Applications – Article 7*

planning permission in September 2015 [ref CEF/P/2015/0614 - see Appendix 3 to this Statement].

2. The Application Site

2.1 The application site, totalling 345 sq m is currently a vacant site although part of an otherwise developed frontage along the east side of Chapel Street in Acrefair. It is located adjacent to the site of the former dwelling known as Bryn Gwyn which was demolished in 2012 but which since has had planning permission granted in outline for a single storey dwelling [see section 6]. It is located 1km from the centre of Cefn and 9k from the town of Wrexham. It has recently become overgrown with self-seeded scrub but with no significant trees on site. The site is approached from the east and north [Wrexham] and the west [Llangollen] along the A549 Llangollen Road, Acrefair.

2.2 The application site does not benefit from having an existing access. Despite the fact there was a previous dwelling on the adjacent site it also did not have an existing vehicular access, although it does have an existing pedestrian access. The frontage to the application site has a dilapidated stone wall. The land immediately opposite the application site is also unused and overgrown although there is residential development to the immediate south of that.

3. The Proposed Development

3.1 The proposal is very similar to that which received planning permission in September 2015 - for the erection of a new single storey dwelling on land known as Bryn Gwyn, Chapel Street, Acrefair, Wrexham. The current proposal is to simply replicate what has been already approved and again seek outline planning permission. The proposed development will consist of the following: -

- a living room, hall and kitchen with dining area and garden room facing the rear garden;
- two bedrooms [one ensuite] and family bathroom;
- bin storage and recycling area with screening;

- a minimum of two car parking spaces within the application site;
- restoration of the stone wall to the site boundary to the road frontage; and
- new post and rail fencing along the northern, eastern and southern site boundary supplemented with planting of native species.

4. Information Submitted in Support of Planning Application

4.1 In summary, the following have been submitted in support of this resubmitted planning application:

- Supporting Planning Statement [Real Planning – September, 2017]
- Location Plan
- Proposed Site Plan
- Decision Notice [CEF/P/2015/0614 - 25th September, 2015]
- Assessment of Extended Site Area to the South of Original Plot [Smith Grant Environmental Consultancy (ref R2132-L02) – June 2017]

5. Planning Policy

5.1 In consideration of the proposed development scheme the following local and national planning policy and guidance have been taken into account:-

- Wrexham Unitary Development Plan: May 2006 [Policies PS1, PS2, PS3, PS4, GDP1, EC4, H2 and T8]
- Local Planning Guidance Note 6: Access To and Use of Buildings
- Local Planning Guidance Note 7: Landscape and Development
- Local Planning Guidance Note 16: Parking Standards
- Local Planning Guidance Note 17: Trees and Development
- Local Planning Guidance Note 21: – Space Around Dwellings
- Local Planning Guidance Note 24: – Designing Out Crime
- Local Planning Guidance Note 30: Design
- Planning Policy Wales [PPW] - Welsh Assembly Government [Edition 7 July 2014]
- PPW Technical Advice Note 5: Nature Conservation and Planning [2009]

- PPW Technical Advice Note 12: Design [2014]
- PPW Technical Advice Note 18: Transport [2007]
- Manual for Streets 2 - Department for Transport [2010]

5.2 The application site is shown as unannotated land within the identified settlement limits of Acrefair / Cefn as identified in the Wrexham Unitary Development Plan² [see Proposals Map Inset 4]. Both PPG Wales³ and Wrexham Unitary Development Plan policies allow for the obvious development within settlement limits. UDP Policy PS1 directs new housing development to within defined settlement limits and UDP Policy H2 states that residential development on unannotated land within settlement limits will be permitted although subject to compliance with UDP Policy GDP1 [detailed development criteria].

5.3 In consideration of the above it is, therefore, considered that in principle, the proposal is acceptable. In consideration of the 2015 proposal it was recognised that there had been a previous residential presence on the adjacent site – the single storey building was in existence when the initial planning permission in outline was granted in November 2006. The scale of the replacement dwelling was seen to be acceptable in policy terms as the proposal was for a modest two-bedroom single storey dwelling.

6. Planning History

6.1 In October 2006 a planning application for a replacement dwelling was submitted – the demolition of existing dwelling known as Bryn Gwyn and new residential development. It resulted in a delegated approval dated 23rd November, 2006 with the granting of outline planning permission. There had been no objection in principle and the standard outline planning permission conditions were attached seeking the submission of further details. That permission expired and a further outline planning application for a replacement dwelling was approved in July 2015.

² *Wrexham Unitary Development Plan [Wrexham County Borough Council – May 2006]*

³ *Planning Policy Wales [PPW] - Welsh Assembly Government [Edition 7 July 2014]*

6.2 The above permission expired and in July 2015 Real Planning applied seeking outline planning permission for the erection of a dwelling with all matters reserved for further approval. Permission was granted in September, 2015 [see Decision Notice CEF/P/2015/0614 in Appendix 3 to this Statement] with conditions relating to the standard time limits and the submission of Reserved Matters. Also attached were two standard conditions to deal with the identified contamination risks. The accepted Proposed Site Plan showed parking for two cars set at right angles to Chapel Street. The site is too high above the level of Chapel Street to allow for an individual site access. This position was accepted by the Council's Highways Development Control Section but with two parking spaces at right angles to Chapel Street to achieve appropriate off-street parking.

7. Planning Assessment

Planning Policy and Guidance

7.1 In assessing the planning merits and acceptability of any particular development, it is necessary to consider relevant policies of the Development Plan together with other material considerations, which include national planning policies and guidance. Section 54(a) of the Town and Country Planning Act (1990) as amended by Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that local planning authorities should determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

7.2 Both Planning Policy Guidance Wales⁴ and Wrexham Unitary Development Plan policies allow for the development of 'unannotated' land within settlement limits. UDP Policy PS1 directs new housing development to within defined settlement limits and UDP Policy H2 states that residential development on unannotated land within settlement limits will be permitted although subject to compliance with UDP Policy GDP1 [detailed development criteria].

⁴ *Planning Policy Wales [PPW] - Welsh Assembly Government [Edition 9 November, 2016]*

Design, Scale, Appearance and Amenity

7.3 These are primarily issues to be considered at Reserved Matters submission. Nevertheless, the submitted Proposed Site Plan [see Appendix 2 to this Statement] demonstrates that the application can easily accommodate a single storey dwelling with the required parking and amenity space. It will deliver a modest family home to meet identified local need for small units in the locality for sale or rent while protecting the amenity and reinforcing the character of the street scene.

7.4 The intention is to create a positive addition to the street scene for those approaching the site. It is proposed that the design and appearance will be very like the approved replacement dwelling to Bryn Gwyn and take reference from adjacent / surrounding properties, with a combination of facing brick and rendered external walls, pitched tiled / slate roofs, and upvc windows and doors. In recognition of the difference in site level to Chapel Street [see Photo 4 earlier], it is noted that the local planning authority conditioned the development of the site with a single storey dwelling. It may be possible to design a dormer bungalow property but one that would have a ridge height no higher than that of nearby properties.

7.5 The building will follow the existing building line along Chapel Street and help to provide a positive street frontage providing vehicular and pedestrian access off Chapel Street and on-site parking for two cars and private garden space to the rear. The site is not overlooked and the proposed layout would not result in any overlooking issues. The layout maximises the use of the level part of the site.

Accessibility

7.6 As explained above, in recognition of the difference in levels, the proposed dwelling will not have a new vehicular access but will be provided with a two-bay parking area at 90 degrees to the highway [see Appendix 2 – Proposed Site Plan]. Pedestrian access off Chapel Street into the site will also be provided. The parking areas will be constructed to a standard suitable for domestic traffic

and be finished with materials to be approved following the submission of a reserved matters application. Although there will be no on-site turning facility, the provision of the above parking arrangements for the required two cars will be in accord with Local Planning Guidance⁵.

Landscaping

7.7 Detailed landscaping proposals will form an essential part of the subsequent submission of reserved matters following grant of outline planning permission. It will be important that the development proposal is sensitively treated and will reflect the site's elevated position above Chapel Street. The existing stone wall along the frontage to the site will be restored and existing natural boundaries to the sides and rear of the site will be retained and enhanced. Hard and soft landscaping proposals will be submitted to include timber screening to the proposed recycling storage area and for the agreement of the local planning authority. The introduction of supplementary native trees and shrub species will help to promote local biodiversity and enhance the appearance of the proposed development.

Contamination

7.8 Contamination issues were given careful consideration throughout the process of the previous planning application resulting in satisfactory approval in 2015. Real Planning commissioned an update [see Appendix 4 – Contamination Update – Smith Grant Environmental Consultancy] to the previously submitted contamination report. Conclusions and recommendations states that the inclusion of the extension area within the overall site [current application site] does not appear to result in any significant new liabilities other than possibly with respect to old mineshafts. The previous conclusions from the Bryn Gwyn assessment of June 2015 therefore continue to be relevant: that there are no significant concentrations of contaminants relating to metals or PAHs found within soil samples taken from the site on the 3rd of June, 2015. Based on the tests carried out there is no significant risk of ground combustion at the site.

⁵ *Local Planning Guidance Note 16 – Parking Standards*

7.9 Any future residential development is likely to result in some re-grading works and the removal of old foundations to facilitate new construction. As the former house area is likely to be on or close to any proposed new development, impacted soil could either be removed from the site as controlled waste, or retained below the development. With regard to construction works during redevelopment of the site, due diligence to prevent unnecessary liberation of asbestos fibres within the soil, such as damping down of soil prior to any mechanical disturbance during dry conditions, should be adhered to. Good work hygiene practises will also be required when working with/around the impacted soil to minimise potential fibre release and exposure. If residual asbestos fibre or asbestos cement sheet fragments are present in future garden areas these should be covered by a minimum thickness of 600mm of clean subsoil and topsoil.

7.10 Should soils be excavated, for example to be removed as general waste, they will require further testing for waste classification purposes. Any visible fragments of asbestos cement waste are likely to be classified as hazardous waste by reason of containing >0.1% asbestos fibre. If such fragments are present within soil then the entire volume will be classified as hazardous waste, so it is generally cost-effective to seek to selectively remove asbestos cement fragments from soils and dispose of these separately. Any soil containing loose asbestos fibres will only be classified as hazardous waste due to asbestos where the asbestos content is 0.1% or more by weight.

7.11 It is recommended that additional investigation be carried out prior to any new development to inform a construction and residential use risk assessment and remediation strategy. This should preferably involve the use of machine excavated trial pits. A formal remediation strategy is expected to be required including details of methods to remove or isolate any remaining contamination hazards (possible asbestos), dust suppression and airborne fibre monitoring if necessary, together with methods for investigating and dealing with any unexpected contamination, validation testing of any placed soil cover to gardens, and provision for a remediation completion report.

7.12 With respect to mining risks, a mining risk assessment should be carried out, however on existing information it appears likely that a development stand-off from the known shaft positions outside the site will not be significantly restrictive to the redevelopment of the site assuming that any new buildings will be located on or close to the previous structure and at least 10m from the shafts.

7.13 Real Planning considers that the issue of contamination can be similarly dealt with as it has been by the attaching conditions to the previous planning permission.

8. Conclusion

8.1 The application site is located within the confines of the existing settlement limit of Acrefair and the principle of residential development has been established as explained. Planning history of the site – planning permissions with conditions, granted in November, 2006 and July, 2015 for the redevelopment of the site with a modest, single dwelling – already demonstrates that the proposal is acceptable. This Statement demonstrates that the overall design, scale and appearance of the proposal would be appropriate to the character of the site and the locality. Adequate access and provision of off-road parking for two cars can be provided within the proposal.

8.2 It is, therefore, considered that the development proposal complies with the Council's policies contained within the Wrexham Unitary Development Plan and takes into account advice contained in the relevant local and national planning guidance. In light of the above, this application is commended to the Council.

References

1. Wrexham Unitary Development Plan: Wrexham County Borough Council [May 2006]
2. A Guide to the Standard Application Form ('1app') and Validation of Applications: Welsh Government [April 2012]
3. Planning Information Sheet: Planning Application Validation Requirements - Wrexham County Borough Council
4. Local Planning Guidance Note 6: Access To and Use of Buildings – Wrexham County Borough Council
5. Local Planning Guidance Note 7: Landscape and Development – Wrexham County Borough Council
6. Local Planning Guidance Note 13: Housing in the Countryside – Wrexham County Borough Council
7. Local Planning Guidance Note 16: Parking Standards - Wrexham County Borough Council
8. Local Planning Guidance Note 17: Trees and Development – Wrexham County Borough Council
9. Local Planning Guidance Note 21: Space Around Dwellings – Wrexham County Borough Council
10. Local Planning Guidance Note 30: Design
11. Communities and Local Government: Guidance on Information Requirements and Validation (March 2010)
12. The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 PART 2 Applications - Article 7
13. Planning Policy Wales - Welsh Assembly Government [Edition 9 November, 2016]
14. PPW Technical Advice Note 6: Planning for Sustainable Rural Communities [Welsh Assembly Government 2010]
15. PPW Technical Advice Note 11: Noise – Welsh Assembly Government [1997 – updated October, 2013]
16. PPW Technical Advice Note 12: Design - Welsh Assembly Government [March 2016]
17. PPW Technical Advice Note 18: Transport – Welsh Assembly Government [2007 – updated October, 2013]
18. Access Statements - Disability Rights Commission [2004]
19. Manual for Streets: Department for Transport / Communities and Local Government / Welsh Assembly Government [2007 – updated June, 2016]
20. Manual for Streets 2 - Department for Transport [2010- updated June, 2016]