

Cerys Jones

From: Sharon Holman
Sent: 21 April 2017 10:48
To: planning_admin
Subject: FW: P/2017/0167 Land adjoining Ty Brian, Salop Road, Wrexham

Civ – flood officer resp

From: Neil Taunt
Sent: 21 April 2017 10:47
To: Sharon Holman
Subject: RE: P/2017/0167 Land adjoining Ty Brian, Salop Road, Wrexham

Hi Sharon,

The submitted information does address all points raised in my previous response. If implemented as detailed and in accordance with the submitted documentation then no additional information will be required assuming Welsh Water are content to accommodate the existing discharge into the combined sewer.

Any questions please let me know.

Thanks

Neil

From: Sharon Holman
Sent: 19 April 2017 12:22
To: Neil Taunt
Subject: P/2017/0167 Land adjoining Ty Brian, Salop Road, Wrexham

Hi Neil,

Please see attached additional information as requested. Please let me know what you think.

Kind regards
Sharon

From: G I Martin [<mailto:mail@gimartin.com>]
Sent: 19 April 2017 12:17
To: Sharon Holman
Subject: RE: P/2017/0167 Land adjoining Ty Brian, Salop Road, Wrexham

Hi Sharon

Thanks for the information and guidance set out in your email below and accompanying attachments.

We are currently finalising revisions to drawings in response to your guidance and hope to have this with you shortly.

Please see attached documentation from our drainage engineer indicating results of infiltration tests and resultant design revisions to suit. We are advised that the appropriate Council Engineers have been consulted on these proposals to achieve an acceptable solution.

Regards

Gerry Martin
GIM Architects
50 Tullyard Road
Lisburn
BT27 5JN

Tel: 02890 827071

From: Sharon Holman [<mailto:Sharon.Holman@wrexham.gov.uk>]
Sent: 22 March 2017 18:03
To: Mail (mail@gimartin.com) <mail@gimartin.com>
Subject: P/2017/0167 Land adjoining Ty Brian, Salop Road, Wrexham

Dear Mr Martin,

Please see below my comments in relation to the above detailed application:

Drainage

The drainage scheme has been considered by the Council's surface water management team.

- **Point 6.** of pro-forma A indicates that ground conditions are not suitable for soakaway and that there is insufficient space to locate suitably sized soakaways on site due to the building and boundary layout, and that there are no existing watercourses in the vicinity.

No supporting evidence has been provided to suggest soakaway is not suitable (i.e. infiltration testing). This testing must be carried out and results submitted for the council's further consideration.

Please note that if soakaways are shown to be feasible, the layout would need to be amended to accommodate a suitably sized soakaway system. Only where soakaway is demonstrated unsuitable would connection to the combined sewer be considered.

- **Point 7.** states that the existing discharge for the existing development is to the locally combined sewer network.

The information submitted does not indicate that Welsh Water agree in principle to additional flows from the proposed development entering the Combined system. I have attached the consultation response from Welsh Water that confirms that no surface water / land drainage should connect to the Combined system.

It is fundamental that Welsh Water are willing to accept the additional 5l/s discharge from the site for the proposed drainage design to be achievable. Confirmation of this agreement is required as soon as possible that Welsh Water agree to accept additional surface water flows into the sewer network.

If no agreement in principle can be obtained from Welsh Water, or no other means can be identified for the disposal of surface water (soakaways) the Council would have no option but recommend that planning permission is refused.

Scale, Design and Site Layout

The application site is located within the Salisbury Park Conservation Area opposite the junction of Salisbury Road, Salop Road and Bennions Road. To the west the site abuts the grounds of Oteley House, a grade II listed Victorian villa and to the east, set on the opposite side of Bennions Road is Beechley House, a grade II listed early Georgian property. The site is particularly prominent in views into the Conservation Area from the north being elevated above the Gwenfro valley and St Giles Way. The principle of developing this site was established in 2011 when planning permission was granted for 7 dwellings arranged in 2 blocks across the site.

The current submission is for 6 no. apartments contained within a single block and a specialist residential care home. The two buildings are arranged similarly to the previous approval, in particular the apartment block which is set to the front of the site in the previously approved location.

Apartment Block

Firstly, in considering the apartment block there are no objections to this aspect of the works given the previous approval. However amendments to the design and the site layout are requested to ensure this part of the scheme positively integrates into the Conservation Area:

- Two small windows should be installed to the first floor of the gable ends. These should be of a similar size to the bathroom windows;
- The cycle stand should be relocated to be adjacent to the boundary wall;
- The water butts shown on the proposed site plan should be removed – these will unnecessarily clutter the frontage of the building;
- Where are bins and recycling boxes for the apartments to be located? None have been shown on the plans;
- What is the proposed boundary treatment to the rear of the apartment? Some form of subdivision to divide the garden, parking, footways has been shown on the site plan however the intended material/design has not been annotated;
- The parallel parking space should be deleted and replaced with the planting of an additional tree;
- The planting of an additional tree to the south east corner of the site is also required;
- The proposed elevation and floor plans provide some indication of finishes – the details make reference to render however none is proposed for this building and this reference should be removed. Natural slate must be used within the Conservation Area not reconstituted slate. Windows should be timber as previously agreed during the discharge of conditions process associated with the 2010 permission. A painted finish will be required however black will not be supported. No details of doors have been provided however these should also be timber - the 4 panel design shown on the proposed plans is acceptable as is a black painted finish.

Care Home

I have greater concerns with regards to the care home. The building is significantly larger in size and the resulting massing is substantial. The building is at least 1 metre higher than the apartment block and twice the depth. In addition this block is longer extending almost the whole width of the rear part of the site. The following amendments are therefore requested:

- The overall height and size of the block must be reduced – it is unclear why the front part of the home is higher? This should be reduced in height to match the lower, rear block. The

depth of the building should be reduced and the rear elevation stepped back in from the rear boundary;

- Orientating the right end of the building should be considered. This would form a U shape block that mirrors the arrangement of the left side of the building;
- The gable projection to hide the wide valley between the two blocks should be made bigger to improve the proportions;
- The proportions of the gable projections to the front and rear need considering as these also appear too small;
- The central entrance to the south elevation should be made bigger and less apologetic. The width of the entrance could be increased and the window above be increased from 2 to 3 lights to match. It is also requested that brackets be introduced to give more strength to the porch;
- The side elevation facing Ty Brian needs more detailing – a window at first or ground floor would help break up the massing on the side of the gable;
- The doors to the side elevation should be simplified to appear as secondary entrances, for example timber boarded doors with a stone head could work as opposed to the current arrangement;
- The extent of render needs reconsidering. It is suggested that the application be more reflective of the Ty Brian and render could be applied across the first floor of the frontage only. The ad hoc application on the rear elevation does not really benefit the overall appearance of the block;
- More chimneys are requested to help punctuate the roofslope and give some interest to the roofscape when viewed from a distance;
- The bin store and cycle store should be swapped in location;
- Finishes to windows, doors, roofs should match that of the apartment block;
- Please confirm what the red and grey dashed lines are across the access to, and along the boundary of, Ty Brain represent.

It is unfortunate that a pre-application enquiry was not submitted to the Council, as the matters raised above could have been identified at an earlier stage, prior to the formal submission of this application. Given the extent of additional information fundamental to the scheme and significant amendments required, I recommend that this application is Withdrawn whilst an amended scheme is produced and the land investigation works for the drainage are carried out.

I would be grateful if you could contact me once you have digested my comments and advise me how you intend to proceed.

Kind regards

Sharon

Sharon Holman

Development Control Planning Officer/ Swyddog Cynllunio Rheoli Datblygu



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