Planning, Design & Access Statement

Colliers Arms, Chapel Street, Ponciau, Wrexham, LL14 1SE

Proposed Development: Change of Use of Former Public House to Single Dwelling (Wholly Residential) with Rear Extension

Applicant/Agent: AGD Architectural Ltd

Date: September 2025



1.0 Introduction & Background

1.1 Planning permission was granted in March 2025 (Ref: P/2024/1585) for the conversion of the former Colliers Arms into a single dwelling with an attached dog grooming salon, together with a two-storey rear extension.

1.2 AGD Architectural Ltd now submits a revised application on behalf of for a wholly residential use. This change is sought due to financing complexities associated with part-commercial, part-residential schemes. The extant permission remains capable of implementation, demonstrating that the principle of development has already been accepted by the Local Planning Authority (LPA).

1.3 All relevant matters, including design, amenity, highways, parking, drainage, and biodiversity, were considered and addressed through the previous application. Statutory consultees provided comments, which were resolved through supporting documentation such as the Construction Traffic Management Plan and Green Infrastructure Statement. These documents are re-submitted as part of this application.

1.4 This statement sets out the reasons for the revised application, provides commentary against relevant national and local policies, and demonstrates continued compliance with the planning framework.

2.0 Application Site Context

2.1 The application site comprises the former Colliers Arms public house, a traditional two-storey brick and slate building situated on Chapel Street, Ponciau. Historically, the building operated as a local public house serving the village community. However, it has been vacant for several years, contributing little to the local area in its current state.

2.2 The site includes a modest rear garden, side yard, and provision for off-street parking. Vehicular access is taken directly from Chapel Street, a narrow residential road forming part of the established village network. On-street parking in the vicinity is limited, reinforcing the importance of retaining off-street parking provision within the curtilage.

2.3 The site lies within the defined settlement boundary of Ponciau, as confirmed by the Wrexham Local Development Plan. It is located in a sustainable area, surrounded predominantly by residential properties, with nearby access to a primary school, healthcare facilities, local shops, and community services. Regular bus services connect the site to Wrexham town centre.

2.4 The surrounding character is predominantly residential, comprising a mix of older terraced housing and more recent infill development. The application site, in its vacant state, currently detracts from the area. Its redevelopment will regenerate the site, enhance local character, and provide a high-quality family dwelling.

2.5 The site is previously developed land, making its redevelopment consistent with national and local objectives for efficient land use. It is not subject to flood risk or heritage designations, and there are no statutory constraints to prevent its conversion to residential use.

3.0 The Proposed Development

3.1 The proposed development seeks planning permission for the change of use of the former public house into a single residential dwelling. A further first floor extension over an existing single storey extension will be constructed, alongside associated landscaping works and the provision of off-street parking.

3.2 The internal layout will be designed to modern standards, providing a functional family home. The design retains the principles already approved under the extant consent.

3.3 The rear extension will be constructed with materials to match or complement the host building, including rendered walls and slate roofing. Fenestration will be carefully proportioned to respect the scale of the original structure.

3.4 Landscaping will enhance the rear garden to create usable amenity space. The biodiversity measures already accepted through the Green Infrastructure Statement will be implemented, including native planting, bird boxes, bug hotels, and hedgehog houses.

3.5 Access and parking arrangements remain unchanged from the approved scheme. The residential-only use reduces traffic demand compared to both the historic pub use and the previously approved part-commercial scheme.

3.6 The only change from the extant permission is the removal of the commercial dog grooming element. This simplifies the development, reduces potential impacts, and further aligns the scheme with local planning objectives.

4.0 National and Local Planning Policy Context

The Decision Notice for application Ref: P/2024/1585 confirms that the following national and local policies were considered relevant to the determination of the scheme. For completeness, extracts are reproduced below with a summary of how the proposed development complies.

National Policies and Technical Advice Notes (TANs)

TAN 12: Design
Extract:
"Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places." (TAN 12, para. 2.1)

Commentary:
The proposal has been carefully designed to respect the scale and character of the host property and its surroundings. The two-storey rear extension is proportionate, constructed of materials in keeping with the local context, and provides a coherent addition to the property. The removal of the commercial element simplifies the use of the site and reduces potential amenity impacts, further supporting the principles of good design.

TAN 18: Transport
Extract:
"Development should be located to minimise the demand for travel, especially by private car. The planning system should support the provision of sustainable transport infrastructure and encourage a shift towards sustainable travel modes." (TAN 18, para. 2.3)

Commentary:
The site is sustainably located within the settlement boundary, with access to local services and public transport within walking distance. Off-street parking is retained within the site, reducing reliance on on-street parking. The proposed wholly residential use generates materially less traffic than both the former public house and the previously approved part-commercial scheme, fully aligning with TAN 18 objectives.

TAN 20: Planning and the Welsh Language
Extract:
"Planning authorities should consider the effects of development on the Welsh language in their decision-making, particularly in relation to large-scale housing developments and developments likely to have community impacts." (TAN 20, para. 2.1)

Commentary:
The proposal involves the reuse of an existing vacant building for a single dwelling and does not introduce additional housing at a scale likely to impact the linguistic balance of

the community. As such, the scheme is considered to have a neutral effect on the Welsh language.

TAN 5: Nature Conservation and Planning
Extract:
"The planning system has an important part to play in meeting biodiversity objectives by promoting approaches to development which integrate nature conservation with other considerations." (TAN 5, para. 4.1.1)

Commentary:
Biodiversity enhancements were secured and approved through the Green Infrastructure Statement, including native planting, bird boxes, bug hotels and hedgehog houses. These will be implemented in the wholly residential scheme, ensuring net biodiversity benefit in accordance with TAN 5.

Wrexham Local Development Plan (2013–2028)

Policy DM1 – Development Management Considerations
Extract:
"All development proposals should demonstrate good design, provide a safe environment, protect the amenity of neighbouring properties, and make adequate provision for access, parking, and servicing."

Commentary:
The proposed scheme respects the character of the host property, maintains safe access and off-street parking, and safeguards neighbour amenity. The removal of the commercial element reduces potential noise and disturbance, strengthening compliance with DM1.

Policy NE1 – International and National Nature Conservation Designations
Extract:
"Development that would adversely affect a site of international or national nature conservation importance will not be permitted."

Commentary:
The site is not subject to any such designations. The proposal has no adverse ecological impact.

Policy NE6 – Waste Water Treatment and River Water Quality
Extract:
"Development will only be permitted where adequate foul drainage treatment can be provided without causing harm to water quality."

Commentary:
Welsh Water confirmed foul water capacity for the scheme under the extant approval. Drainage conditions were applied and are fully acceptable for the revised scheme.

Policy R7 – Loss of Local Services
Extract:
"Development which would result in the loss of a local facility or service will only be permitted where it has been demonstrated that it is no longer viable or needed."

Commentary:
The loss of the public house was already accepted under the extant approval. This revised scheme does not revisit that matter. The wholly residential use brings a vacant building back into beneficial use.

Policy SP11 – Transport and Accessibility
Extract:
"Development should be located to maximise accessibility by sustainable modes and minimise the need to travel by car."

Commentary:
The site lies within the settlement boundary with excellent access to services by walking and public transport. The wholly residential use reduces travel demand compared to the previous mixed-use approval.

Policy SP12 – Design Principles and Masterplanning Framework
Extract:
"Development proposals will be expected to achieve high standards of design that respond positively to local character, context and identity."

Commentary:
The proposal achieves high-quality design by retaining the host building's character, introducing a proportionate rear extension, and using appropriate materials.

Policy SP14 – Natural Environment
Extract:
"Development should protect and enhance the natural environment and deliver biodiversity enhancements where appropriate."

Commentary:
Biodiversity measures secured under the Green Infrastructure Statement will be delivered as part of this scheme, achieving compliance with SP14.

Policy SP19 – Green Infrastructure
Extract:
"Development proposals should integrate and contribute to the Council's Green Infrastructure network, delivering multiple environmental, social and economic benefits."

Commentary:
The biodiversity enhancements and landscaping included in the scheme ensure positive contributions to green infrastructure objectives.

Policy SP2 – Location of Development
Extract:
"Development will be focused within settlement boundaries and on sites that are accessible and sustainable."

Commentary:
The site lies within the settlement boundary of Ponciau and makes efficient use of previously developed land, fully consistent with SP2.

Policy T1 – Managing Transport Impacts
Extract:
"Development should provide safe and suitable access and should not have an unacceptable impact on the highway network."

Commentary:
The Construction Traffic Management Plan has already been updated and accepted. Parking provision is retained within the site boundary, and the reduced scale of traffic generation compared to a commercial use ensures compliance with T1.

5.0 Statutory Consultee Responses

The following consultees were consulted on the original application and their comments addressed. These responses remain valid to the wholly residential scheme unless directly related to the commercial element, which has now been omitted:

• Highways – Construction Traffic Management Plan updated and approved.

• Public Protection – Noise concerns relating to the dog grooming use are now irrelevant.

• Welsh Water – Drainage capacity confirmed; conditions imposed and accepted.

• Biodiversity/Green Infrastructure – Enhancements secured and to be implemented.

6.0 Design & Access Statement

6.1 Use

The proposed use is residential (C3), consistent with the surrounding area, which is predominantly housing. The removal of the commercial element reduces potential conflict with neighbouring dwellings and strengthens compatibility with local character.

6.2 Amount

The development provides a single dwelling, reusing the existing building and modestly extending it to the rear (not increasing the footprint). This represents an efficient and sustainable use of the site without overdevelopment.

6.3 Layout
The internal layout will provide a functional family home, with living accommodation at ground floor and bedrooms above. The two-storey rear extension allows for additional habitable space while maintaining generous outdoor amenity at the rear. The site layout incorporates off-street parking within the curtilage.

6.4 Scale
The extension has been designed to remain subservient to the host building (lower roof line / rear of property), respecting its proportions. The scale of development is appropriate to the size of the site and surrounding dwellings.

6.5 Appearance
Materials will match or complement the existing building (render and slate), ensuring visual continuity. Fenestration is sympathetic in size and arrangement, maintaining the character of the property.

6.6 Landscaping
The rear garden will be landscaped to provide private amenity space. Biodiversity enhancements secured through the Green Infrastructure Statement will be incorporated, including native planting and ecological features.

6.7 Access
Vehicular access will be retained from Chapel Street. Off-street parking is provided within the site boundary, sufficient for residential use. Pedestrian access to the dwelling is direct and legible from the street frontage.

6.8 Movement
The development generates significantly less traffic than the lawful public house use and the previously approved mixed residential/commercial scheme. Construction-phase impacts are managed through the approved CTMP.

6.9 Sustainability
The proposal reuses an existing vacant building, consistent with sustainable development objectives. Biodiversity enhancements will be delivered. The location within the settlement boundary supports access to services by sustainable modes.

7.0 Planning History & Chronological Context
Planning permission Ref: P/2024/1585 establishes the principle of development. The revised scheme differs only in removing the dog grooming element, simplifying the proposal to a wholly residential use. The extant permission remains capable of implementation, lending significant weight to this revised application.

8.0 Conclusions

The proposal complies with relevant national and local planning policy. Statutory consultee comments have been addressed, and the revised scheme reduces impacts compared to the extant permission. Planning permission is therefore respectfully requested.