Proposed Construction for Three Detached Dwellings
Land at Mile Barn Cottages
Holt Road
LLan-y-Pwll
Wrexham
LL13 9SA

Planning Statement

1. Introduction

1.1 This Planning Statement has been prepared in support of a full planning application for the demolition of two existing derelict cottages and the erection of three 4-bedroom detached dwellings at Holt Road, Wrexham, LL13 9SA.

1.2 The proposal seeks to redevelop a brownfield site currently occupied by two run-down cottages that are beyond economic repair and no longer viable for refurbishment. The new dwellings will provide high-quality, modern family housing, contributing to the local housing supply in a sustainable location within the settlement limits of Wrexham.

1.3 This statement assesses the proposal against relevant national and local planning policies, demonstrating that it accords with the development plan and other material considerations. It addresses key matters including the principle of development, design, amenity, access, parking, sustainability, and impacts on the surrounding area.

1.4 The applicant is committed to delivering a scheme that enhances the local environment, provides much-needed housing, and aligns with the objectives of sustainable placemaking.

2. Site Description and Surroundings

2.1 The Site is located on Holt Road (A534), approximately 2 miles east of Wrexham town centre, within the urban area of Wrexham. The postcode LL13 9SA places it in a predominantly residential area, with a mix of detached and semi-detached dwellings, agricultural land to the east, and commercial uses nearby. The site benefits from good connectivity to local amenities, including schools, shops, and public transport links along Holt Road.

2.2 The existing structures comprise two semi-detached cottages, originally built in the early 20th century, which have fallen into disrepair. They are unoccupied, with significant structural issues including roof collapse, damp penetration, and outdated services. Surveys confirm that refurbishment would not be financially viable due to the extent of required works, rendering the buildings uneconomic to restore.

2.3 The Site area is approximately 0.12 hectares, with an existing vehicular access from Holt Road serving the cottages. Surrounding land uses include residential properties to the north and south, with open countryside to the east. The Site is not within a designated conservation area, Special Landscape Area, or area of flood risk, and there are no listed buildings or protected trees on site.

2.4 The surrounding context is characterised by a variety of housing styles, from traditional to modern, providing an opportunity for contemporary design that respects the local character while introducing innovation.

3. Planning History

3.1 A review of the local planning authority's records indicates no recent planning applications on the site. The cottages have historically been used for residential purposes, with the existing access established for that use. This proposal represents a redevelopment opportunity to replace substandard housing with modern, efficient dwellings.

4. Description of the Proposal

4.1 The proposal involves:

- Demolition of the two existing derelict cottages.
- Construction of three detached 4-bedroom dwellings, each with a gross internal floor area of 160 square metres.
- Each dwelling will feature a modern design with full-height glazing to the front elevation, providing a contemporary aesthetic that maximises natural light and creates a sense of openness.
- Provision of private outdoor amenity space ranging from 92 to 115 square metres per dwelling, including landscaped gardens suitable for family use.
- Three off-street parking spaces per dwelling (total of nine spaces), arranged in a layout that minimises visual impact and utilises the existing access from Holt Road.
- Incorporation of sustainable features, including energy-efficient construction, provision for electric vehicle charging points, and landscaping to enhance biodiversity.

4.2 The dwellings will be two-storey with pitched roofs, using high-quality materials such as brick, render, and glazing to blend with the local vernacular while introducing modern elements. The layout ensures separation distances to neighbouring properties to protect amenity, with the access widened if necessary to accommodate safe ingress/egress.

4.3 The development will comply with building regulations, including accessibility standards, and will incorporate measures to minimise construction impacts, such as a Construction Traffic Management Plan.

5. Relevant Planning Policy Context

5.1 The development plan for Wrexham comprises Future Wales: The National Plan 2040 (adopted 2021) and the Wrexham Unitary Development Plan (UDP) 1996-2011 (adopted 2005). Material considerations include Planning Policy Wales (PPW) Edition 12 (2024), Technical Advice Notes (TANs), and local supplementary planning guidance such as Local Planning Guidance Notes (LPGNs) 10 (Public Open Space), 16 (Parking Standards), and 21 (Space around Dwellings).

National Policy

5.2 **Future Wales: The National Plan 2040**: Policy 1 identifies Wrexham as part of a National Growth Area in North Wales, supporting sustainable growth in employment, housing, and infrastructure. The plan emphasises the delivery of homes in accessible locations to meet housing needs, prioritising brownfield redevelopment and integration with public transport. Policy 2 promotes resilient, healthy places through good design and green infrastructure. This proposal aligns by redeveloping underutilised land to provide family housing in a growth area, contributing to regional objectives for 20,000 additional homes in North Wales by 2040.

5.3 **Planning Policy Wales (PPW) Edition 12**: Chapter 3 (Placemaking and Good Design) requires developments to create sustainable, inclusive places that prioritise active travel, energy efficiency, and high-quality design. Designs must be adaptable, use resources efficiently, and incorporate green infrastructure for biodiversity and well-being. Chapter 5 (Productive and Enterprising Places) focuses on housing, advocating a mix of tenures on previously developed land, with densities that reduce car dependency. Demolition is justified where buildings are beyond repair and redevelopment delivers net benefits. TAN 12 (Design) supplements this, emphasising context-sensitive, innovative designs that enhance amenity.

Local Policy

5.4 **Wrexham UDP**:

- **Policy PS5**: Supports housing provision within settlement limits, prioritising brownfield sites.
- **Policy H2**: Permits residential development on unallocated land within settlement limits if compliant with GDP1, including scale, design, and access.
- **Policy H10**: Allows replacement dwellings where existing are habitable but uneconomic, provided the new scheme reflects local character and meets GDP1.
- **Policy H12**: Encourages rehabilitation but permits clearance of unfit housing incapable of repair.

- **Policy GDP1**: Requires developments to respect site character, provide safe access, safeguard amenity, and promote sustainability.
- **Policy T8**: Ensures parking in accordance with local standards.
- **Policy CLF5**: Requires open space provision for developments of 10+ dwellings, but as this is under 10, contributions may not apply; however, private amenity space is addressed via LPGNs.

5.5 **Local Planning Guidance Notes**:

- **LPGN 16 (Parking Standards)**: For 4-bedroom dwellings in Zone 2 (urban areas like Wrexham), the maximum standard is 3 spaces per dwelling, which the proposal meets.
- **LPGN 21 (Space around Dwellings)**: Recommends minimum private garden space of 50-100 square metres for 4-bedroom homes, depending on context; the proposal provides 80-115 square metres, exceeding minima for most units.
- **LPGN 10 (Public Open Space)**: Not directly applicable (under 10 dwellings), but the scheme incorporates landscaping for amenity.

5.6 The proposal complies with these policies by delivering sustainable housing on brownfield land within settlement limits.

6. Assessment and Justification

6.1 Principle of Development

6.1.1 The Site lies within Wrexham's settlement limits, where residential development is acceptable under UDP Policy H2 and PS5. As a brownfield redevelopment replacing derelict structures, it aligns with PPW's preference for reusing previously developed land (Chapter 3) and Future Wales' growth objectives for North Wales.

6.1.2 Demolition is justified under UDP Policy H12 and PPW, as the cottages are unfit, beyond repair, and uneconomic to refurbish. A structural survey confirms extensive defects, and redevelopment will deliver net benefits including improved housing quality and energy efficiency.

6.2 Design and Appearance

6.2.1 The modern design with full-height glazing fronts is innovative yet context-sensitive, complying with UDP Policy GDP1 and PPW Chapter 3. It maximises natural light, enhances energy efficiency, and creates a distinctive but harmonious addition to the streetscene. Materials will reflect local vernacular, with landscaping softening impacts.

6.2.2 The layout ensures appropriate scale and massing, with dwellings set back from the road to match neighbours, avoiding overdevelopment.

6.3 Residential Amenity

6.3.1 Each dwelling provides private amenity space of 80-115 square metres, suitable for family use and exceeding LPGN 21 minima (e.g., 100 square metres recommended for larger homes in some contexts). Spaces are usable and screened for privacy.

6.3.2 Impacts on neighbours are minimal: separation distances exceed 11 metres to side elevations to rear elevations of the new dwellings rooms (per LPGN 21), preventing overlooking or overshadowing. Noise and disturbance will be controlled during construction.

6.4 Highways, Access, and Parking

6.4.1 The existing access from Holt Road will be retained and improved if needed, providing safe visibility and capacity for the development. This complies with UDP Policy GDP1 and T8, as the low traffic generation (three additional dwellings) will not overburden the highway.

6.4.2 Parking provision of three spaces per dwelling meets LPGN 16 maxima for 4-bedroom homes in urban zones, with space for cycles and EV charging to promote sustainable transport per PPW.

6.5 Sustainability and Environmental Considerations

6.5.1 The proposal incorporates sustainable design principles from PPW Chapter 3, including high insulation, low-carbon materials, and potential for solar panels. Green infrastructure (landscaping, permeable surfaces) will enhance biodiversity and manage surface water via SuDS.

6.5.2 No adverse environmental impacts are anticipated; the Site is not ecologically sensitive, and enhancements will deliver net biodiversity gain per PPW.

6.5.3 The development supports well-being goals by providing accessible, healthy homes in a connected location, reducing car dependency.

6.6 Other Matters

6.6.1 Drainage, utilities, and waste will comply with standards. No affordable housing is required (under 25 units per UDP H7). The scheme is financially viable and deliverable.

7. Conclusion

7.1 This proposal for three high-quality dwellings represents sustainable redevelopment of a brownfield site, replacing derelict structures with modern family homes that meet local needs.

7.2 It fully complies with the development plan (Future Wales and UDP), PPW, and local guidance, delivering benefits in housing supply, design innovation, and environmental enhancement.

7.3 Approval is respectfully requested, as the development will positively contribute to Wrexham's growth and placemaking objectives.