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PROPOSED SINGLE STOREY MODULAR BUILDING PROVIDING ACCOMMODATION FOR A FLYING START CHILDCARE EXPANSION AT ALL SAINTS' PRIMARY SCHOOL SCHOOL HILL GRESFORD WREXHAM LL12 8RW



For
ALL SAINTS' SCHOOL

Flying Start Childcare Expansion
Planning Design and Access Statement

July 2026 - Version 1

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PLANNING DESIGN & ACCESS STATEMENT

CONTENTS: **Page**

All Saint's Primary School Proposed Childcare Expansion - Development Statement		**2**
1.0	**Context**	**3**
2.0	**Recent Site Planning History**	**5**
3.0	**Design Proposal**	**5**
4.0	**Access**	**10**
5.0	**Net Biodiversity Benefit**	**11**
6.0	**Landscaping**	**13**
7.0	**Coal Mining Risk Assessment / Report**	**13**
8.0	**Contamination**	**14**
9.0	**Flood Risk and Drainage**	**14**

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Pennaeth / Headteacher – Mr Richard Hatwood

Friday 3rd June 2026

Re: Childcare Expansion – All Saints' School, Gresford.

To whom it may concern,

The proposed Flying Start and Childcare development has been strongly supported by the school as part of the Local Authority and Welsh Government wider Flying Start expansion programme. The proposal responds directly to identified local demand for high-quality early years childcare provision and family support services within the community.

The school recognises the significant benefits that accessible early years education and childcare provision can bring to children and families, particularly in supporting school readiness, language development, wellbeing, social development, and long-term educational outcomes. The proposed facility will provide an inclusive, safe, and nurturing environment designed to meet the needs of young children and families within the local area. It will support transition into school and support the school in getting to know future pupils at the soonest opportunity.

The development will further strengthen integrated partnership working between education, childcare, health, and family support services, enabling improved continuity of provision and enhanced support for children during the important transition into statutory education. The location of the facility within the school community will also support greater engagement with parents and carers and improve accessibility to key services.

The school, and Governing Body, fully supports the principle of the development and considers that the proposal represents a positive investment in community infrastructure that will help meet current and future demand for Flying Start and childcare places across the area.

Yours sincerely,

[redacted]

Mr Richard Hatwood
Pennaeth – Headteacher



1.0 Context

1.1 All Saints' Primary School is a voluntary-aided, Church in Wales, Primary school, catering for pupils aged 3-11 which also provides accommodation for on-site Early Education pre-school provision and wrap-around care, with a 'Parent and Toddler Group' for children aged up to 2 years and their parents or carers which is independently operated by the Gresford Governors Clubs and Playgroup, as a registered charity.

1.2 The school currently caters for 324 full-time and 48 part-time pupils and is situated on the corner of School Hill and Clappers Lane close to the centre of the former mining village of Gresford in the county borough of Wrexham.

1.3 The majority of the school site is located within the Gresford Conservation Area, as designated in 1975, directly to the south of the 13th C. Parish Church of All Saints and is bounded to the south and east by residential properties and to the west by open agricultural land.

1.4 The original school was built on the current site in 1874 to accommodate 120 boys and comprised a master's house and single schoolroom, built in the Gothic Revival Style and Grade 2 listed in 1996. The original school building was extended in 1902 in a Victorian red brick style to provide additional classrooms and in 1970 and 1999, the school was further extended and remodeled with a single storey infill between the original School house and the later Victorian buildings.

1.5 The school enjoys a strong and positive relationship with the Gresford Governors' Clubs and Playgroup, who exist on a not-for-profit basis as a charity to provide accessible and affordable childcare for children within the Gresford and surrounding areas. Two timber clad modular buildings, the Cedar Rooms and the Yew Tree Rooms, located to the northern part of the school site, currently provide accommodation for the school's Early Years Education and Wrap Around Care provision.

1.6 The proposal for the installation of a modular building arises from an identified increased demand for high quality early years childcare provision and family support services within the local community.

1.7 As the only provider of this provision in the Gresford area, the School are seeking support from the Welsh Government and Local Authority in obtaining delegated funding for a further Childcare building in line with the Welsh Governments continued commitment to expanding Early Years provision, under the Phase 3 Flying Start Childcare expansion programme.

1.0 Context – continued

1.8 In November 2021, the Welsh Government announced that funded childcare provision would be made available for all two-year-olds in Wales, in a phased approach. In March 2022, the Welsh Government advised that this funded childcare provision would be delivered through the Flying Start programme.

1.9 Initially a Welsh Government funded programme for families with children 0-4 years of age living in specific disadvantaged areas of Wales, in April 2023, under Phase 2, the programme was successfully expanded, going beyond the original Flying Start postcodes.

1.10 Due to the success of the Phase 2 delivery over two years (2023-2025), the target to enable 9,500 additional two year olds to access quality Flying Start childcare was exceeded, with over 13,400 childcare places being offered and over 80% of children taking up their childcare place.

1.11 The Welsh Government remains committed to expanding early years provision to include all two-year-olds, with a particular emphasis on strengthening Welsh-medium provision. In 2025-26 an additional £25m of funding has been committed to support the further expansion of high quality Flying Start childcare across Wales, which it is anticipated will benefit more than 4,000 children in 2025-26.

1.12 The proposal to expand the current childcare provision at the school, in line with the Local Authority and Welsh Government Flying Start expansion programme, is directly responding to an identified local demand for high quality childcare provision and family support services within the local community and will not impact on growing the size of the school.

1.13 The proposal will not impact on traffic flows around the school at peak times, as the start times are later and the finish times are before school ends. As the Flying Start expansion is post code funded, and the school is the only provider of this provision in the Gresford area, the children taking up the offer will be local and will, most likely travel to the setting by foot.

1.14 The school have confirmed that the current 40 full time and 13 part time staff numbers, will not increase, as a result of the proposal.

1.15 Expansion of the early years education and childcare provision at the school, offers significant benefits to the local families and children, enabling them to become familiar with the school environment, the teachers and daily routines, making the move into formal Early Years Education and Reception Class much less intimidating and helping to provide seamless educational transitions.

1.16 The school's leadership team, local authorities, and the Flying Start staff can also align their curriculum, family engagement, and parenting support programs to create a unified community hub and strengthen integrated partnership working between education, childcare, health and family support services.

2.0 Recent Planning History

2.1 Since 2001, records on the Wrexham County Borough Council's Planning Web site indicate the following Planning Applications relating to the All Saints' Primary School site:

Application Reference No: P/2001/0487: For the installation of double mobile classroom unit. The Application was approved.

Application Reference No: P/2003/1322: For the retention of mobile classroom unit (previously granted under code no. P/2001/1487.The Application was approved.

Application Reference No: P/2005/0725: For the Retention of double mobile classroom (previously granted under code no. P/2003/1322.The Application was approved on the 28th July 2005.

Application Reference No: P/2007/0180: For the Retention of double mobile classroom (previously granted under code no. P/2005/0725.The Application was approved on the 21st March 2007.

Application Reference No: P/2010/0360: For the creation of emergency vehicular access (in retrospect) and change of builders' gate to gate matching existing (opposite school building). The Application was approved on the 1st June 2010.

Application Reference No: P/2010/1022: For the retention of mobile classroom unit. The Application was approved on the 13th January 2011.

Application Reference No: P/2013/0871: For the retention and continued use of mobile classroom (previously granted under code p/2010/1022). The Application was approved on the 17th February 2014.

Application Reference No: P/2019/0119: For the siting of mobile classroom (previously granted under ref no. P/2013/0871) The Application was approved on the 18th April 2019.

Application Reference No: P/2023/0273 For the erection of a single storey modular building. The Application was approved on the 1st July 2023.

Application Reference No: P/2025/0754 For the erection of a single storey modular building. The Application was approved on the 12th December 2025.

3.0 Design Proposal

3.1 Use

3.1.1 The proposed modular building is required on a permanent basis to be able to increase the childcare capacity of the school and meet identified local demand in line with the Welsh Governments continued commitment to expanding early years provision, under the Phase 3 Flying Start expansion programme.

3.0 Design Proposal - Continued

3.2 Amount

3.2.1 The final internal arrangement of rooms may vary slightly to meet exact childcare requirements once known, however, in principle, the 8 bay modular building (12.0 x 24.0.m max) will include a large playroom for 2-3 years with a floor area of around 139sqm and a smaller sensory playroom of 68sqm which will enable the school to develop and enhance the childcare facilities and provide the flexibility necessary to create separate zoned areas, additional spaces for sensory support and quiet spaces that those children with Additional Learning Needs, sometimes need.
Age appropriate combined sanitary accommodation to suit pupil numbers will be provided to serve the two playrooms together with a disabled / staff wc, and ancillary accommodation including a dedicated office space for staff and a small kitchen area for the preparation of meals and drinks.
The total gross internal floor area of the modular building will be 280 sqm.

3.3 Layout

3.3.1 The proposal site itself is currently vacant grassland, generally level from west to east, with a fall of around 1.0m across the length of the site from north to south.

3.3.2 The proposal site is located to the north-east of the existing main school buildings and to the south-east of the existing childcare setting on an area of vacant open grassland between the eastern site boundary and the existing main school buildings and playground. The site is bounded to the east by a 2.3m high palisade fence to the rear gardens of the residential properties on Church View with a single mature moderate quality Whitebeam tree between the palisade fence and the chain link fence to the site boundary. To the west, a 1.8m high steel mesh fence forms the boundary to the school playground, with gated access from Clappers Lane for playing fields grounds maintenance.



Photograph of the proposal site facing north-east.

3.3 Layout – continued

3.3.3 To the south, the proposal site is bounded by a steel palisade steel fence with a gated access to the school playing fields and a linear feature of moderate and low-quality mature Hawthorn and Holly trees. The trees and fence form the boundary to the Forest School area, which is used extensively for both early years education and the school curriculum, offering all pupils hands-on, outdoor learning experiences.



Photograph of the proposal site facing towards the current Childcare setting.

3.3.4 To the rear of the existing Yew Tree Rooms, an area of grass land, enclosed by timber vertical pale fencing provides a secure, soft play area used by both Early Years settings. This is linked to a covered play area to the rear of the Yew Tree modular building and includes items of play equipment and a number of groups of young saplings which will not be affected by the proposal.



Photograph of the existing Childcare secure soft play area

3.3 Layout – continued

3.3.4 The proposed modular building will be positioned in excess of 27m, when measured at an angle, to the rear of the closest residential property (The Brambles), on High Street and over 42m from the rear of the adjacent terrace properties, the rear of which directly face the proposal site. It is therefore considered that due to its location, and separation distance, the proposed modular building will not adversely affect the existing residential amenity of adjacent properties with regards to overlooking, visual or noise intrusion or loss of amenity.



Photograph of the north-east site boundary and adjoining residential properties.

3.4 Scale

3.4.1 The external footprint of the proposed modular building will measure 288sqm, to maximum dimensions of 12.0m x 24.0m. The height from finished floor level to the top of the ridge verge fascia will be 3.15m.

3.4.2 Due to the significant fall in existing ground levels from north-west to south-east across the proposal site, the floor level of the modular building will be set approximately 100mm above the existing ground level at the north-west corner, increasing to approximately 900mm at the north-east corner of the rear elevation. The change in level will be concealed by a ventilated timber deck board skirt to the perimeter of the building which will match the proposed fascia and verge trims in colour.

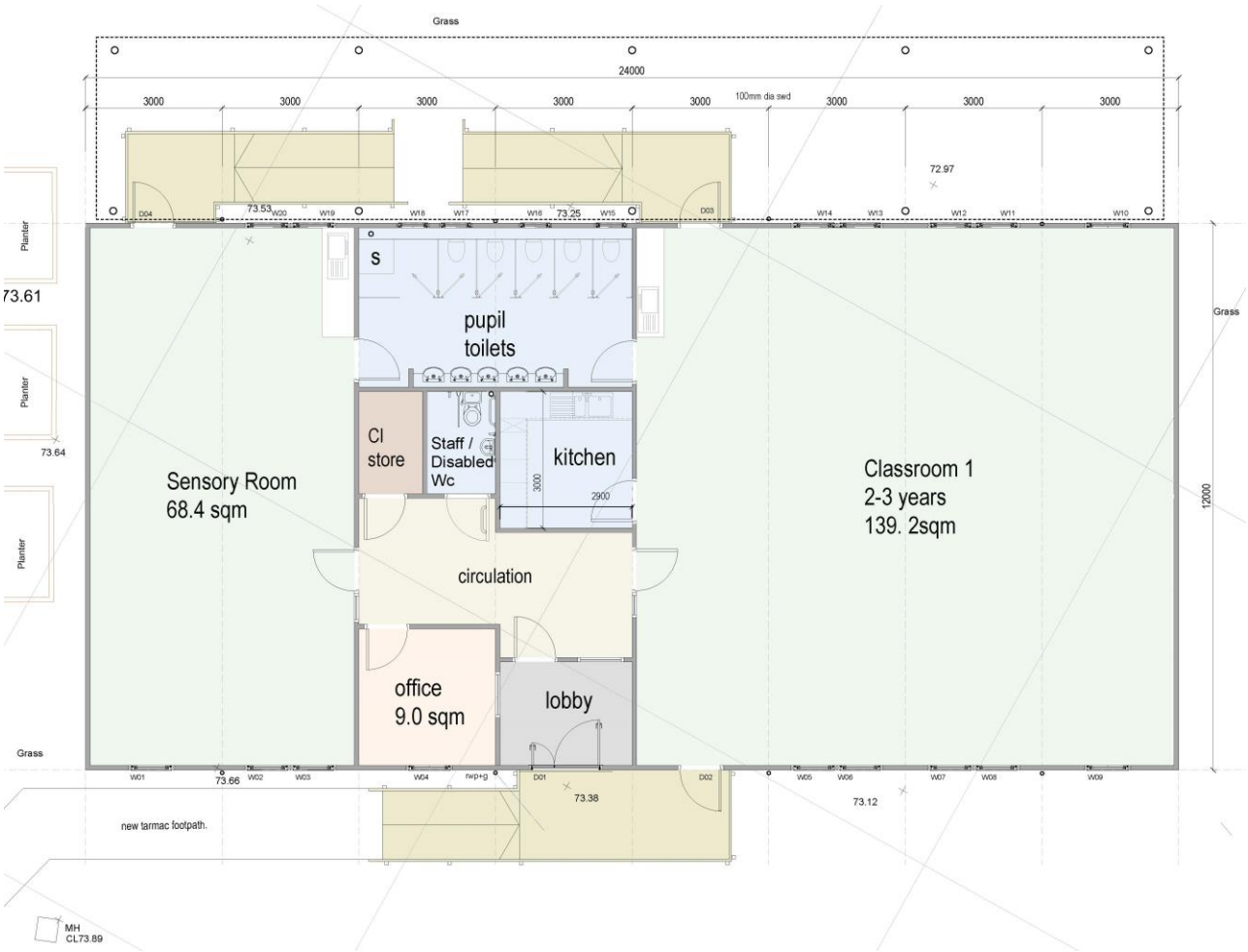
3.5 Appearance

3.6.1 The new classroom building will be of modular construction in 8No 3.0m wide bays, single storey in height, as shown on drawing 5035 PL-05 – 'General Arrangement Plans and 5035 PL-06 Proposed Elevations.

The external walls will be clad in Siberian Larch timber boards laid vertically, with Anthracite (RAL 7016) upvc double glazed windows with opening lights and trickle vents and colour coated steel entrance and emergency exit doors with glazed vision panels, all to match the existing modular buildings on the school site, The roof will be finished in a dark grey single ply membrane, falling to the front and rear elevations with a continuous fascia on all sides clad in pressed metal plastisol coated steel panels, Colour: Anthracite RAL 7016. The rainwater pipes to the front and rear elevations will be in black Upvc.

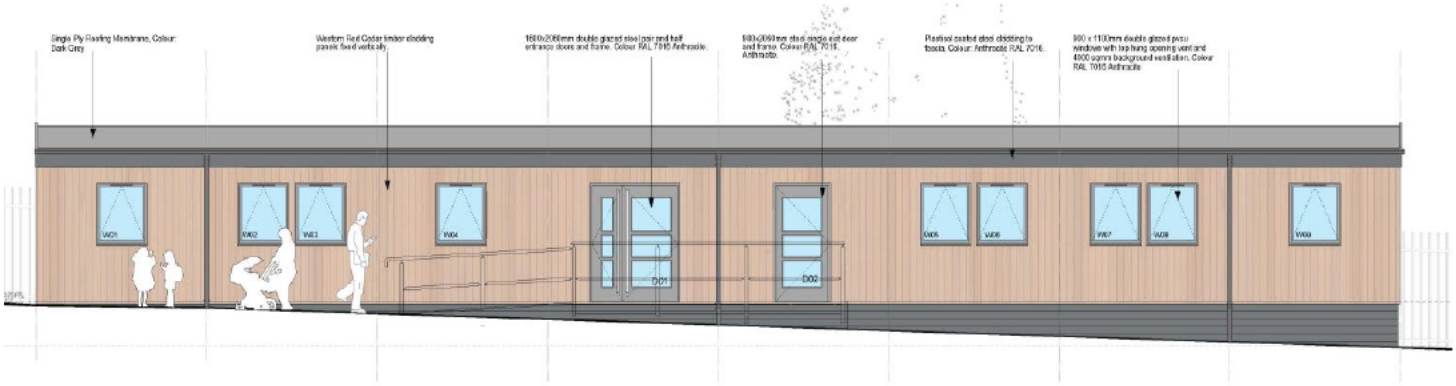
The ground floor construction will be concealed by dark grey 135mm deck boards with open ventilation joints laid horizontally and profiled to suit the existing ground levels.

An anti-slip external timber platform and ramp will be provided to the main entrance doors to the front elevation facing the main school playground and to each of the two classroom exit doors on the rear elevation providing both access and emergency egress, all to suit existing ground levels and Approved Document M requirements.



PROPOSED MODULAR BUILDING PLAN

3.6 Appearance - continued



PROPOSED MODULAR BUILDING ELEVATION

4 Access

4.1 Access to the proposed childcare building will be from the school car park off School Hill and the tarmac paved gated play area between the existing Cedar and Yew Tree Rooms to the north of the school site. The two buildings are currently used to provide complete wrap around childcare and playgroup services and are independently operated by the Gresford Governors Clubs and Playgroup.



Photograph of the existing Yew Tree Rooms Childcare play area.

4 Access - Continued

4.2 An existing footpath currently runs alongside the north-east face of the Cedar Rooms from the Yew Tree Rooms play area to the main school playground. It is intended to construct a new tarmac path from the existing footpath to the foot of the access ramp and platform to provide safe access for parents and children to and from the proposed modular building, from both the main school and from the existing childcare buildings on the site.

4.3 The main entrance to the proposed classroom building will comprise a leaf and a half entrance door (1600x 2060) with full height vision panel to each leaf and a level access threshold for safe wheelchair and buggy access and will include signage and manifestation as recommended in BS 8300:2009.
The classrooms will be provided with a separate single leaf door providing both emergency egress and access for the young pupils to the external play area to the rear of the building via anti slip timber ramps and landings to each door, all complying with Approved Documents M and K and BS 8300 2009.
The widths of all external and internal doors will comply with disabled access guidance. The escape door from the office will be fitted with emergency lighting and appropriate furniture for escape purposes.

4.4 The internal colour schemes will be appropriately chosen to highlight walls floors, doors and ironmongery in accordance with the recommendations of Approved Document M and BS 830

5.0 Net Biodiversity Benefit (NBB)

5.1 In accordance with paragraph 6.4.5 of Planning Policy Wales 12,
(PPW 12), all developments are required to demonstrate that provision has been made for Net Biodiversity Benefit (NBB).

5.2 Section 6.2.12 of PPW12 also requires that a Green Infrastructure Statement should be submitted with all planning applications, to show that development has a net benefit to biodiversity and green infrastructure and should be proportionate to the scale and nature of the proposed development. A separate Green Infrastructure Statement is included in the proposal application as part of the supporting documentation.

5.3 The existing poor quality maintained grassland on the proposal site is of little value to wildlife or visual amenity and given the small scale nature of this particular Green Infrastructure feature and the limited opportunities that it currently provides for biodiversity or connectivity in the wider landscape, it is considered that the loss of the area of poor quality grassland will not result in any significant impact on the existing Green Infrastructure of the site.

5.0 Net Biodiversity Benefit (NBB) - Continued

5.4 Historical Ordnance Survey Plans and an aerial photograph of the site clearly show the original field enclosures and hedge lines surrounding the school site and in particular the original field boundary between the school site and the residential properties on High Street. The eastern site boundary follows the line of the original field boundary extending from School Hill in a south easterly direction towards Lake House before turning in a westerly direction towards Clappers Lane to enclose the original school site. A small length of the hedgerow remains between School Hill and the rear boundary of 'The Sextons' the residential property on the corner of School Hill and High Street, the remaining hedge having been removed in recent times.

5.5 Since the second world war, hedgerows have been removed at a much faster rate than they have been planted, with around 118,000 miles of hedgerows lost since the 1950's, due in part to the implications of modern farming and development. Hedgerow removal has been identified as a factor in the decline of many plant and animal species which benefit from the habitat and source of food these hedges create.

5.6 Native hedgerows act as wildlife corridors through the landscape by connecting isolated habitats and provide a safe pathway for animals like hedgehogs, bats and insects to move between areas for feeding, breeding and shelter and also help create a robust ecosystem that offers a variety of food sources and nesting opportunities, helping to boost local biodiversity.

5.7 In order to achieve a net benefit for biodiversity on the proposal site in accordance with Chapter 6 of the Planning Policy Wales, it is proposed that the following measures will be implemented as part of the development proposals to help contribute towards enhancement of the school site and to increase biodiversity and improve connectivity opportunities within the wider landscape.

5.8 It is proposed that the section of existing hedge line that has been removed along the eastern boundary, will be restored with a mix of Hawthorn, Hazel, Dogwood, Dog Rose and Crab Apple saplings planted in two staggered rows @ 500mm centres interplanted with Silver Birch, Rowan and Wild Cherry planting at random centres to reinstate the original hedge line and wildlife corridor, as indicated on drawing 5035 PL-04.

5.9 In addition to the existing birdboxes around the school site, the School will also install 4No additional tree sparrow boxes on the existing Hawthorn trees bounding the Forest School area. There are also future plans for a Wildlife Pond in this area.

5.10 It is therefore considered that the proposed development will not result in any negative impacts to Green Infrastructure on the site or in the wider environment and positive benefits would be delivered in accordance with the principles set out in Chapter 6 of the Planning Policy Wales (Edition 12, 2024) and Section 6 of the Environment (Wales) Act 2016 by the reinstatement of the hedge line which will result in biodiversity net gain and Green Infrastructure benefits across the school site.

6.0 Landscaping

6.1 The proposal site and surrounding area is currently laid to low quality modified grassland and therefore the proposal will not have an adverse impact on any existing landscaping on the school site.
Any grassed areas damaged, during the course of the works will be made good and re seeded or turfed on completion of the building and drainage installations.

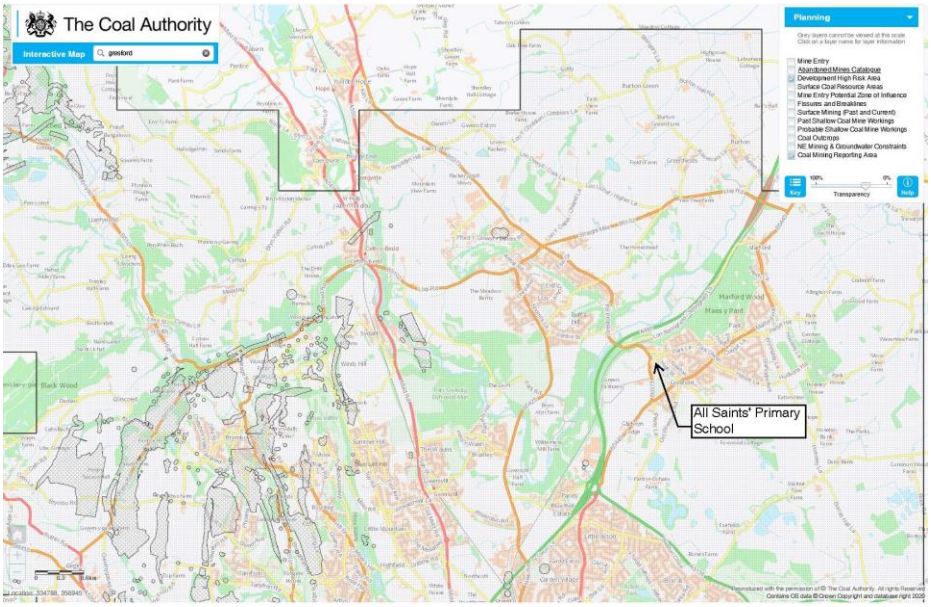
6.2 An existing 10m high mature Common Whitebeam tree (Sorbus aria) located on the eastern boundary of the school site and a linear group of mature low-quality Common Hawthorn (Crataegus monogyna) and Common Holly trees (Ilex aquifolium), to the southern boundary with the Forest School, will all be retained and will not be affected by the proposal. The existing trees will however be protected during the installation works by suitable tree protection fencing as recommended in the Tree 21 Tree Protection Plan 260430-1.0-MCBGS-TPP-LH.

6.3 A Category A, 12m high mature Copper Beech tree (Fagus sylvatica purpurea) is located 19m from the proposal site on the school playground will not be directly affected by the proposal, however during installation of the modular building it will be necessary to ensure that access routes for the delivery vehicles and crane are kept clear of the crown spread of the tree.

6.4 A 1.5m tarmac footpath will be constructed between the existing tarmac footpath to the side of the Cedar Room and the ramped access to the modular building to provide a safe and level access for pupils and parents with pushchairs and buggies.

7.0 Coal Mining Risk Assessment / Report

7.1 Government Guidance indicates that a Coal Mining Risk Assessment (CMRA) is required to support a Planning Application where the proposal site is within a 'Development High Risk Area'. The Coal Authority Interactive Map indicates that the development proposal site **is not** within a High Risk Area, and therefore there is no statutory requirement for a Coal Mining Risk Assessment.



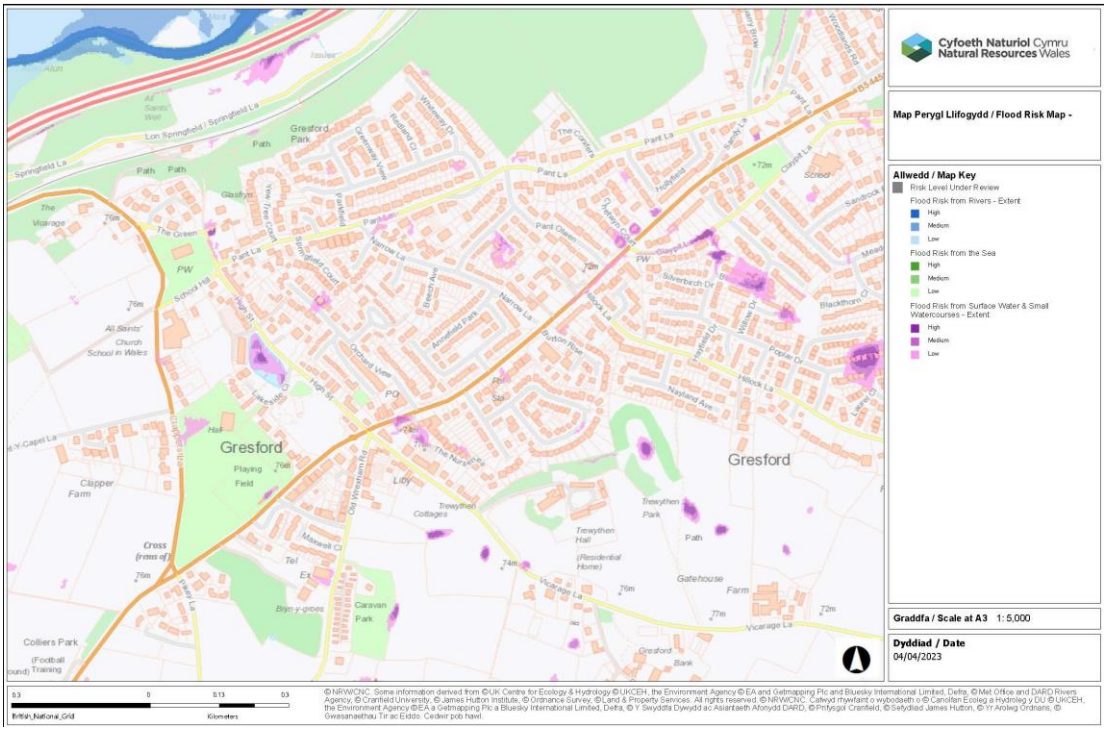
Coal Authority Interactive Map

8.0 Contamination

8.1 The proposal site is not within 250 metres of a known landfill site

9 Flood Risk and Drainage

9.1 The Development Advice Map published by Natural Resources Wales indicates that the proposal site is at a very low risk of flooding from either Rivers, Sea or Surface Water and small watercourses and there is no history of flash flooding on or adjacent to the site. See Natural Resources Wales Development Advice Map.



Natural Resources Wales Development Advice Map.

9.2 Surface water roof drainage from the modular building will discharge to two suitably sized soakaway formed using proprietary plastic crates, installed in the grassed area to the south-west and south-east of the proposal site and set a minimum of 5m away from the new modular building, as indicated on the proposed site layout drawing 5035 PL-04

9.3 Foul drainage from the sanitary accommodation in the proposed modular building will discharge to the existing foul water pumping station located in the hard surfaced play area between the existing Cedar and Yew Tree Rooms, as indicated on the proposed site layout drawing 5035 PL-04.

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9.4 There will be some disturbance to the existing grassed area surrounding the proposed modular building and to the tarmac play area between the existing modular buildings, as a result of the foul and surface water drainage installations and laying ducts for services. Any disturbed areas will be reinstated and made good on completion of the works.

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