Land South of Pinecroft, off Afoneitha Road

Design and Access Statement

June 2026


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This document has been prepared on behalf of Mr Chris Rowe (hereafter referred to as the applicant). The statement is submitted in support of full planning application at Land South of Pinecroft, off Afoneitha Road, Penycae, Wrexham.

The application comprises a number of supporting plans which should be read alongside this statement. Such as:

Existing Site and Location Plan	Ref	R03.1.001
Proposed Site Plan	Ref	R03.1.002
Proposed Housetype 1	Ref	R03.1.003
Proposed Housetype 2	Ref	R03.1.004
Boundary Treatment Plan	Ref	R03.1.005
Proposed Access Plan	Ref	R03.1.006
Proposed Street Scene	Ref	R03.1.007
Materials Plan	Ref	R03.1.008













The site comprises a predominantly flat parcel of undeveloped land measuring 0.49 acres. There is previous planning approvals on the site under the reserved matters application no: **P/2022/0608** and **P/2024/1072.** The most recent approval extended the time limit for development until 15/08/2026.

Under the previous permission, five dwellings were approved with varying floor areas split across semi detached and detached plots. As part of our proposal, we feel the site lends itself better to smaller units as semi detached. Whilst the number of units would increase from five to eight, the overall building footprint would remain broadly comparable to that of the approved scheme due to the reduced individual plot sizes and more efficient site layout.

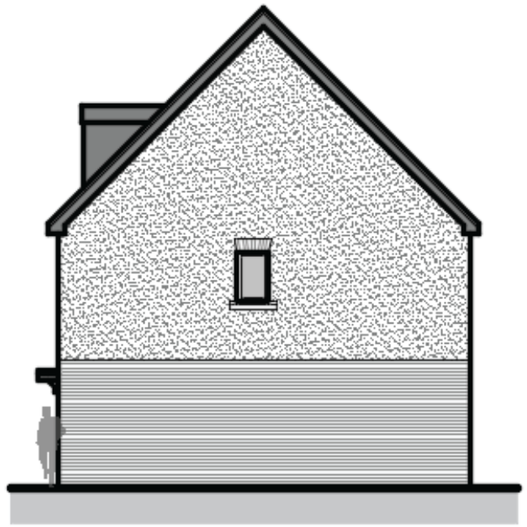
Vehicular access is available off Pinecroft (off Afoneitha Road). Pinecroft is a small cul-de-sac which serves 12 properties.

The street scene/ boundary treatments along Afoneitha road vary in styles, with a mixture of low level brickwork walls, >2.5m mature hedgerows/ trees set behind low level railings and stone walls, and 1.8m hedgerows. The mature hedgerows provide excellent screening to the properties and allow the residents ample privacy.

Consultation responses from the previous approvals were positive. The community council appeared happy with the proposal, provided that the key materials were considered closely to ensure the longevity of the street scene. Welsh Water, contaminated Land, and Natural Resources Wales all provided positive comments on the proposal.



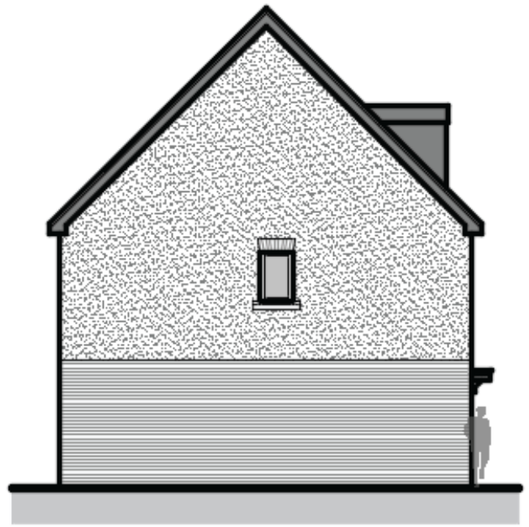
Front Elevation



Side Elevation



Rear Elevation

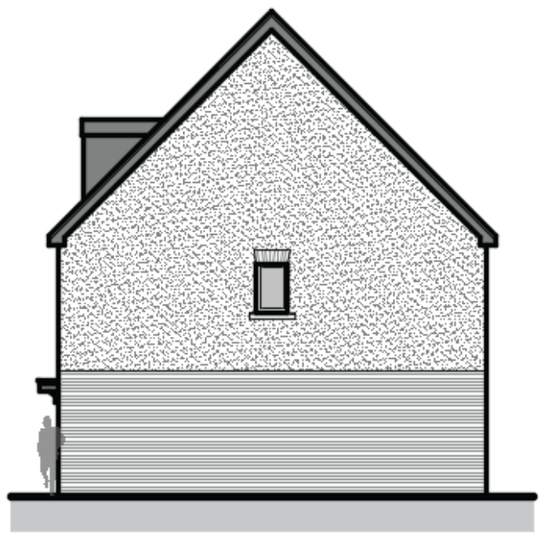


Side Elevation

Proposed Housetype 1



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Proposed Housetype 2

The proposed dwellings have been designed to take inspiration from the character and appearance of the surrounding properties. The predominant architectural form within the locality comprises side-facing gable roofs, with external finishes consisting of a mixture of facing brickwork and render. The proposed elevations reflect these established design characteristics, ensuring the development integrates sympathetically with the existing streetscene.

Rooflights are a common feature on a number of neighbouring properties, providing natural daylight to rooms within the second storey. This is a feature we have replicated on the houses.

The external detailing has been carefully considered to provide a high-quality appearance. Window and door openings will incorporate brick voussoirs with buff stone cills, adding visual interest and reinforcing the traditional architectural language of the area. Overall, the proposal strikes an appropriate balance between contemporary residential design and the need to respect and complement the established character of the surrounding streetscene.

Large window openings have been incorporated throughout the design to maximise levels of natural daylight within the internal living spaces and enhance the quality of accommodation for future occupants. Large patio doors are provided to the rear of the homes to create a strong connection between indoor and outdoor areas.

The site layout has been designed to follow the principles of the previous planning permission which ensures the homes are built parallel to Afoneitha Road (whilst avoiding the easement to the west), with a central site access. By designing the site in this way, it allows for a generous amount of green space infront and behind each propety which contributes to a luxurious street scene. A new hedgerow will be installed to the Western boundary infront of a 1.8m timber fence which is a common boundary treatment in the vicinity. Supplementary planting will be provided to the front gardens to ensure there is an attractive kerb appeal to the new homes.

Five homes will be served off a new private drive, with three from a new adopted highway. The new highway allows for a 2m footpath to one side and a bin collection point to the other. The proposed layout ensures that the distances between the private access drive and each dwelling comply with the requirements of Approved Document B (Fire Safety) in respect of fire appliance access.

The access into the site will be via the previously approved access point. It is our intention for this to remain unchanged - See Proposed Access Plan R03.1.006.

The accessibility in the area is excellent, with several public transport links and local amenities.

Bus Stops
- Afoneitha Bridge, 20 meters
- Copperas Corner, 0.1 miles
- Oakleigh, 0.1 miles

Train Stations
- Ruabon, 1.6 miles

From Ruabon station, further destinations can be reached such as, Wrexham, Chester, Manchester, Liverpool, and London.

Excellent pedestrian routes can be found in and around the village with footpaths leading to the local shops, pharmacy, schools and pubs. These amentities are all within a short walking distance of the application site.

The local school, Ysgol Pen-y-Cae, is 0.3 miles from the application site (6 minute walk).

Due to the location of the development and the surrounding areas, it should be deemed that the proposal would not have any detrimental effect on the environmental sustainability of the locality.

Any materials that are proposed should be sourced locally to ensure the carbon footprint of the scheme is kept to a minimum. There are several builders' merchants within Wrexham, some of which are less than a 5 minute drive from the application site.

The nearest fuel filling station is Ruabon, which is 1.7 miles away.

Sustainable construction technologies will be adhered to such as:

- High levels of insulation to ensure the minimum compliance with building regulations are surpassed.
- Energy efficient lighting will be used throughout the dwelling.
- Photovoltaic panels will be installed to ensure maximum efficiency can be achieved with green energy.
- Any white goods that are to be used will all be energy efficient.
- Electric car chargers provided to all dwellings.

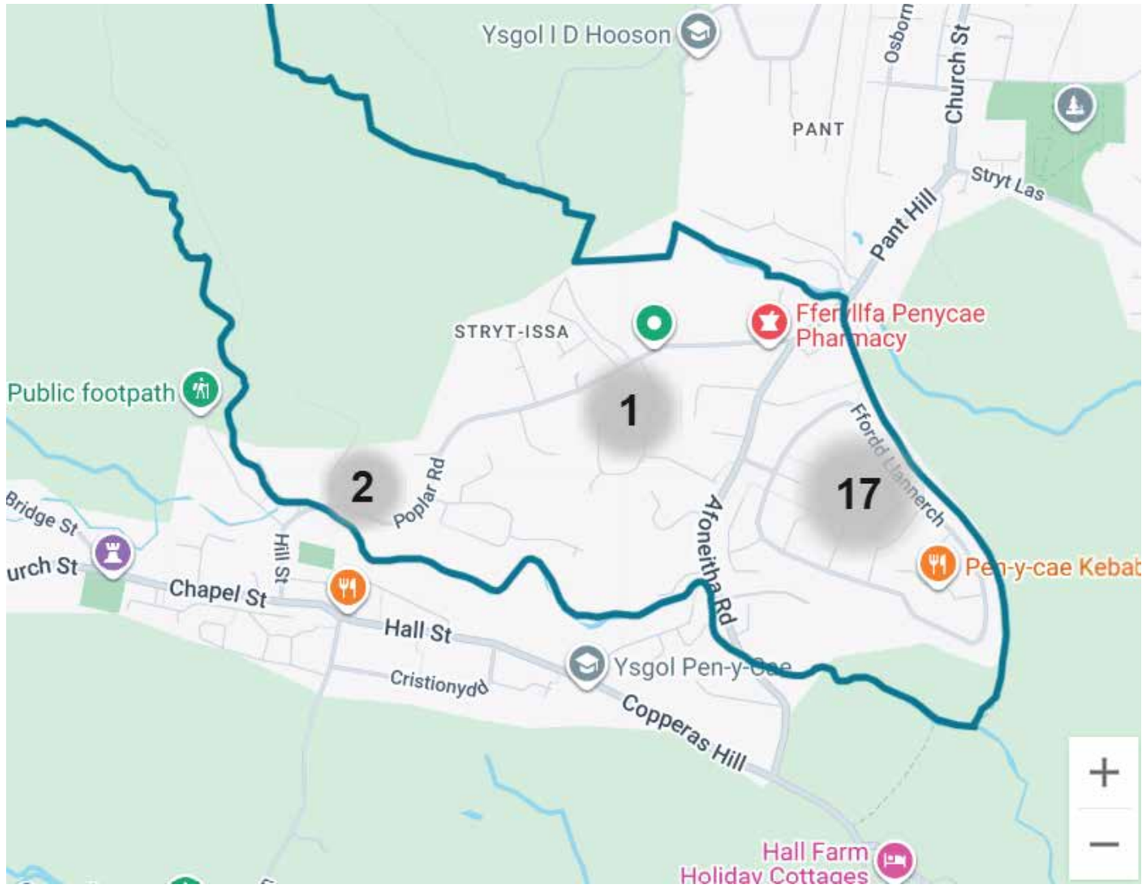
When looking at the below map, it can be seen there have been 20 crimes reported in the month of April 2026. This information has been obtained from Police.co.uk.

The proposal includes clear and definitive boundaries which help show a sense of ownership.

Natural surveillance will be increased as part of the proposal.

Good quality lighting will be retained to the front and rear of the property to help surveillance after daylight hours.

There is no reason to suggest that the proposal would have any impact on the safety of the community.



The proposals have considered the following policies:
National Planning Policy Framework
Local Policies

- GDP1 Development Objectives
- EC4 Hedgerows, Trees, and Woodland
- EC13 Surface Water Run Off
- H2 Residential Development within Settlements
- PS1 Settlement Limits
- T8 Parking
- PS2 Development and the environment

Policy GDP1 has been closely considered during the design stage. The scale, design and layout, materials and landscaping have all been designed to ensure they correspond with the surroundings. Community safety, local transportation and sustainable approaches have been closely looked at early on which can be seen on the proposed plans and documents.

Policy EC4 is in place to ensure that development proposals provide for the conservation of hedgerows and trees. As part of our proposal we were keen to ensure there are no high quality hedgerows/ trees lost. We will also be providing enhanced planting to provide an improved streetscene.

The application will be in accordance with an approved foul and surface water drainage plan. These details will be submitted as part of an approval of conditions application following the decision on this proposal. This is to ensure compliance with **Policy EC13** of Wrexham's UDP.

Due to the previous planning approvals (P/2022/0608)- the use of the land has already been deemed suitable for residential development, thus ensuring compliance with **Policy H2**.

The site lies within the clear settlement limits of Wrexham, which contributes to the adherence of **Policy PS1** and **PS2.**

Adequate parking spaces are provided to the dwellings as per Wrexham's supplementary guidance notes and **Policy T8.** The above document also provides adequate justification for the site in relation to all existing public transport links.

This statement is submitted in support of a detailed planning application on Land South of Pinecroft, off Afoneitha Road, Penycae, Wrexham

The reserved matters permission is still currently active under reference no. P/2022/0608 in which the principle for development was approved. The redesign from the previous approvals ensure the site is brought forward with homes that are more suited to the locality and will ensure affordability to prospective purchasers.

By allowing the proposed development, it will ensure a safe, sustainable proposal is being brought forward which is consistent with both Wrexham's and national planning policy guidelines.