PLANNING, DESIGN AND ACCESS STATEMENT

For:
Proposed change of use from the existing predominantly B1 (Business Use) (some A1 use) to C3 dwelling house of the formally converted Grade II listed Barn

At:
Rose Hill Barn, Rosehill, Erbistock, Wrexham, LL13 0DE

ON BEHALF OF THE APPLICANT:

Rose Hill Property Company Limited
March 2026
Rev A – August 2026 – inclusion of page 7 -8 in response to Planners email dated 5th August 2026

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Introduction

RPS Design Group Ltd have been appointed as architect and agent on behalf of the applicant, Rose Hill Property Company Limited, and its directors Mr C.Barnett & Mrs G Barnett, for the proposed change of use from the existing predominantly B1 (Business Use) (some A1 use) to C3 dwelling house of the formally converted Grade II listed Barn, at Rose Hill, Erbistock, Wrexham, LL13 0DE.

This Planning, Design and Access statement has been created to provide additional information, to be read in conjunction with the plans and any associated supporting documents submitted for the application.

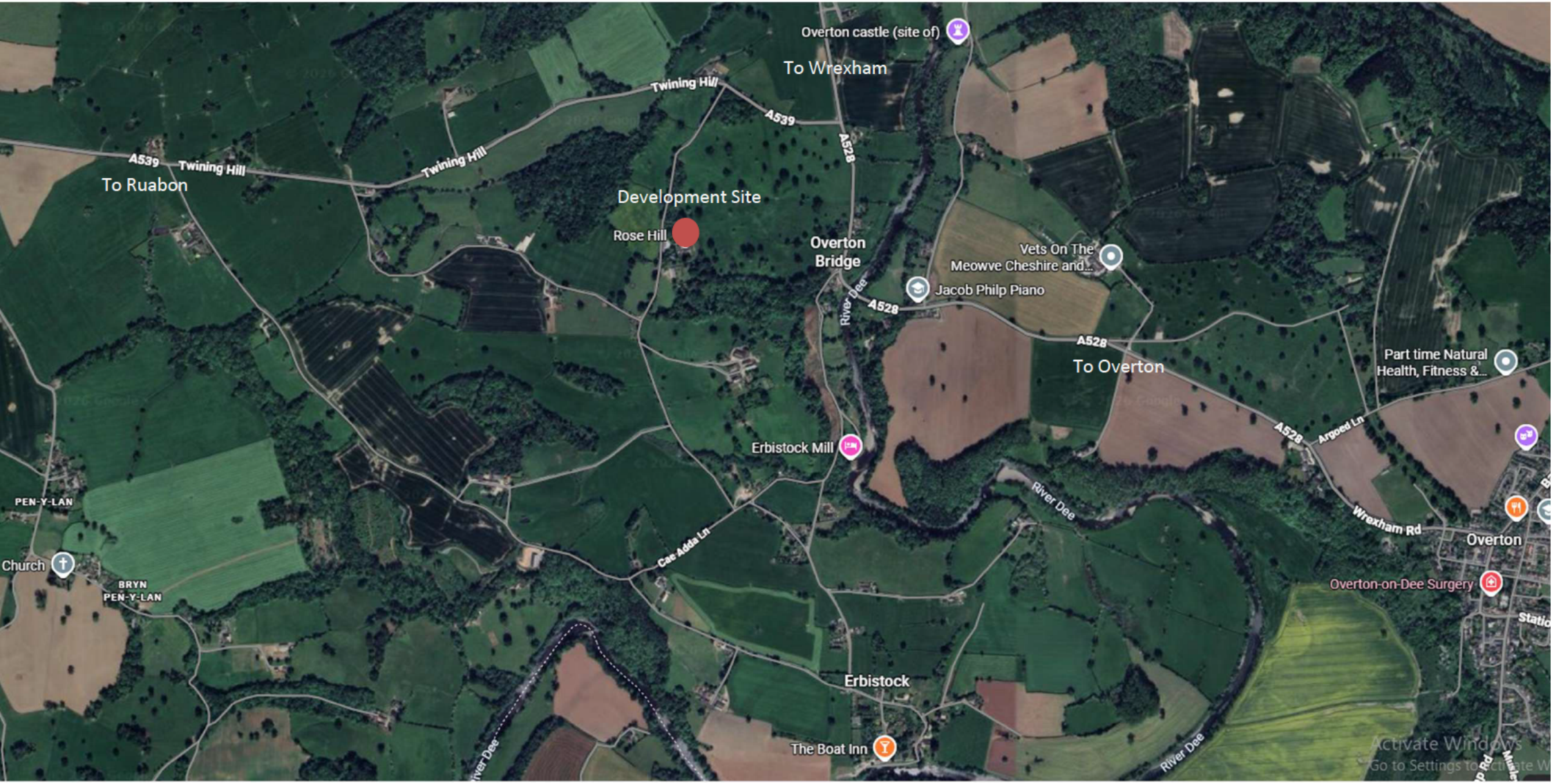
The document contains information such as photographic images of the existing site, descriptive text outlining the proposal, the thinking behind the proposal and further information relating to the technical aspects of the application.



Photo of the courtyard side of the previously converted barn in its current Commercial use.

Context, Site and Local Area setting

The proposal site is situated at Rose Hill within Erbistock, Wrexham.



Aerial Photo (not to scale) (curtesy of google earth) of the site (red dot) and its surround wider context.

Context, Site and Local Area setting

To the North of the site is land associated with Rose Hill, currently in the ownership of the directors of Rose Hill Property Company Limited and Open Countryside beyond.

To the East of the site is land associated with Rose Hill, currently in the ownership of the directors of Rose Hill Property Company Limited and Open Countryside beyond

To the South is land associated with Rose Hill, currently in the ownership of the directors of Rose Hill Property Company Limited and Open Countryside beyond

To the West is the unclassified highway, with Open Countryside beyond.



Aerial Photo (not to scale) (curtesy of google earth) of the site in its local context.

Proposal

The proposal is for the proposed change of use from the existing predominantly B1 (Business Use) (some A1 use) to C3 dwelling house of the formally converted Grade II listed Barn, at Rose Hill, Erbistock, Wrexham, LL13 0DE.

There are no external changes required to the building, with the exception of the inclusion of the rooflights already approved under previous submission/ approval.

There are very minor internal alterations required to the building, which will require Listed Building Consent.

Existing drainage, both foul and surface water will remain in-situ, with only above ground internal drainage routing changing.

Existing vehicular access, via a secure vehicular gate, set back 5m from the Highway, will remain in-situ and be used as part of the proposed development.

The proposed site adjacent to the unclassified Highway, which has numerous vehicular passing places in place as a result of the approval of previous planning applications.

The existing courtyard parking arrangements are more than adequate for the potential car movements of the proposed dwelling house, although proposed plans suggest a reduction in vehicular areas.

The building and proposed curtilage land, as shown on the Proposed Block Plan, are in the ownership of the applicant.

The building and proposed curtilage land, as shown on the Proposed Block Plan, is a separately owned entity to that of the existing Rose Hill property.

Impact on surrounding neighbour's amenities

Visual Impact upon the surrounding neighbours will be zero, with the existing building remaining predominantly un-touched, external hard and soft landscaping remaining predominantly un-touched and a positive impact on the highways with reduced vehicular numbers.

The residential use and the parking for this use will be to the rear (East) of the building and is an existing, established car park with existing established vehicular entrances/ exits. This will be reduced in size to around 5 car parking spaces, which will allow for the development of a garden space adjacent to the pond area.

Relevant Planning History

P/2002/1331

Listed Building Consent for Adaptation & re-use of 17th Century Barn, Coach House & Pavillion to form Class B1 Office Use, provision of car parking facilities & landscaping of site.

https://register.wrexham.gov.uk/pr/s/detail/a0lJ7000000U1TmIAK?c__r=Arcus_BE_Public_Register&language=en_GB

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P/2008/1202

ALTERATIONS AND CHANGE OF BARN TO FORM OFFICES AND DWELLING HOUSE AND PROVISION OF CAR PARKING FACILITIES AND LANDSCAPING OF SITE.

https://register.wrexham.gov.uk/pr/s/detail/a0lJ7000000TysUIAS?c__r=Arcus_BE_Public_Register&language=en_GB&tabset-ff68f=3

P/2013/0627

CHANGE OF USE OF PARTIAL GROUND FLOOR AREA FROM B1 (BUSINESS) USE TO A1 (RETAIL) USE

https://register.wrexham.gov.uk/pr/s/detail/a0lJ7000000TxceIAC?c__r=Arcus_BE_Public_Register&language=en_GB&tabset-ff68f=3

Planning Policy

National Policy:
Planning Policy Wales Ed. 12
Future Wales Plan (2040)
Future Generations of Wales Act 2015
Technical Advice Note 5 – Nature Conservation and Planning
Technical Advice Note 6 – Planning for sustainable rural communities
Technical Advice Note 12 – Design
Technical Advice Note 18 – Transport

Development Plan policies:
Policy DM1: Development Management Considerations
Policy SP2: Location of Development.
Policy SP12: Design Principles & Masterplanning Framework.
Policy SP11: Transport and Accessibility.
Policy SP14: Natural Environment Policy.
Policy SP19: Green Infrastructure.
Policy H7: Housing in the Countryside.
Policy H9: Conversion of Buildings Outside of Settlement Limits to residential use.
Policy NE6: Waste Water Treatment and River Water Quality.
Policy EM1: protection of Existing Employment Land.

Local Planning Guidance Notes:
LPGN 16 – Parking Standards.
LPGN 21 – Space around Dwellings.
LPGN 30 – Design.
LPGN 32 – Development and Biodiversity.

Policy SP2 of the LDP requires that new development is defined to settlement limits and employment areas as identified on the proposal map. The policy also notes that land outside of any defined settlement limit or employment area is classed as open countryside which in line with Planning Policy Wales should be strictly controlled.

The proposed development site is situated outside of any settlement limit and within the open countryside.

Policy H7 relates to housing in the countryside and notes that proposals for housing development outside any settlement limits will only be permitted whereby:
i) It is for the purposes of agriculture, forestry or other rural enterprise as defined in TAN6: or
ii) It involves the replacement of an existing dwelling (see policy H8) ; or
iii) It is involves the subdivision of an existing dwelling, provided the dwelling is capable of subdivision without major extensions tantamount to the erection of an additional dwelling or dwellings; or
iv) It involves the conversion of an existing non-residential building (see policy H9); or
v) The proposal is for affordable housing rural exception sites on land adjoining the settlement limits (see policy H3); or
vi) One Planet Development as defined in TAN 6.

With regards to the proposal of conversion of the existing previously converted agricultural building into previous commercial use, of most relevance would be criteria iv) of the above and as such Policy H9.

Policy H9 relates to the conversion of buildings outside of settlement limits to residential use. The policy notes that the change of use or conversion of buildings to residential use outside settlement limits will only be permitted whereby:

- The building is structurally sound and capable of conversion without extensive alteration, rebuilding or extension, and
- The building is worthy of retention due to its appearance, historic, architectural or landscape value; and
- The creation of a residential curtilage does not have a harmful effect on the character of the countryside.

Therefore, the principle of development of the conversion of a building to residential use should be as outlined within Policy H9.

Please refer to Apendix A for further planning policy guidance.

Site

Access & Highways

The site is accessed via an existing established vehicular accesses from the unclassified highway, which serves the proposed development and has amply passing places throughout its length.

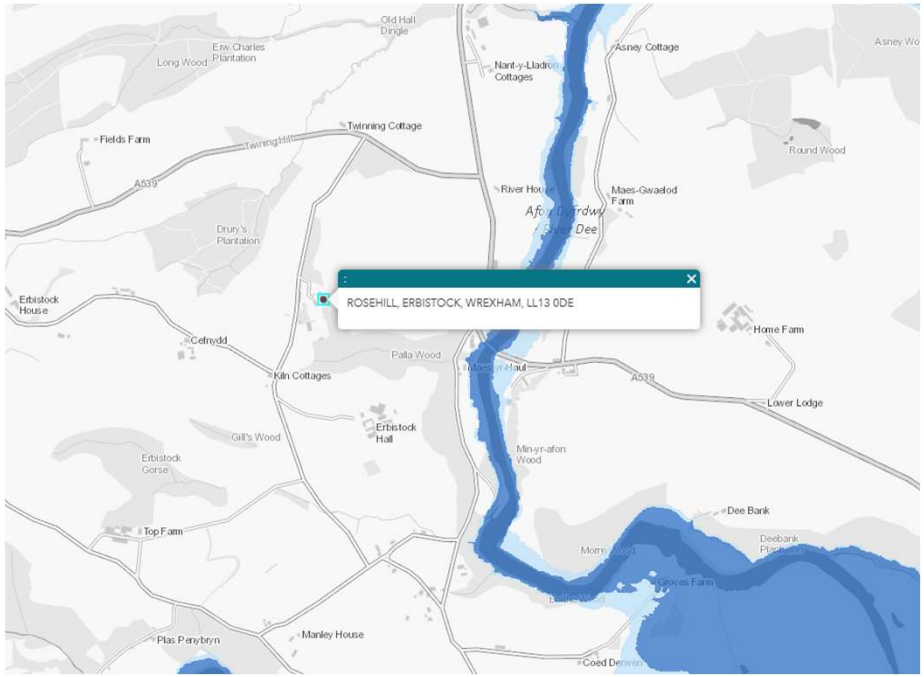
Parking

Amply parking exists across the site for this application for the change of use. In total there are currently 16 parking spaces in front of the premise. As mentioned, it is envisaged to reduce the number of parking spaces down to a more appropriate number of spaces, likely to be 5 or 6 spaces for a maximum 4 bedroom, 8 person dwelling.

Flooding & Drainage

The proposed site is not located in a flood risk zone, as stated by Cyfoeth Naturiol Cymru / Natural Resources for Wales. (dark blue flood zone 3/ light blue flood zone 2)

Existing below ground drainage will be utilised for both surface and foul water. Minor above ground internal fitting alterations will be required.



Flood Mapping (not to scale) (curtesy of flood-map-for-planning.naturalresources.wales) of the site in its local context.

Site

Ecology

The proposed development consists of an existing, converted building (2008) and existing hard and soft external works that are not being altered beyond the change of use and part change to garden amenity area from existing stoned car parking.

As such the proposal will not cause any harm to any protected species as the built aspect already exists.

(inclusive of response to Planners emails dated 5th August 2026)

Net Biodiversity Benefit

The proposal involves the change of use of an existing previously converted building, with no significant new building footprint or substantial alteration to the existing external areas.

The proposal therefore presents very limited opportunity for biodiversity enhancement through changes to landform or habitat. Nevertheless, provision will be made for a proportionate net biodiversity benefit through the incorporation of dedicated wildlife features into the proposal.

The proposed biodiversity enhancements will comprise:

- installation of a suitable bat box;
- installation of suitable bird nesting boxes;
- Retention of the existing external areas, inclusive of wooded areas, ponds and soft natural landscaping areas.
- Whilst no proposed planting is required/ envisaged, any future proposed planting will give preference given to native species.

The locations of the proposed bird and bat boxes will be identified on drawing L110_Proposed Biodiversity Enhancement Block Plan.

These measures provide an appropriate biodiversity enhancement having regard to the scale and nature of the proposal and the fact that the application principally concerns the re-use of an existing building.

Planning Policy Wales Edition 12 requires development to follow a step-wise approach, with biodiversity enhancement secured primarily on-site or immediately adjacent to the site. The proposed measures therefore seek to provide an on-site biodiversity enhancement proportionate to the nature of the development.

Site

(inclusive of response to Planners emails dated 5th August 2026)

Green Infrastructure Statement

The proposal relates principally to the change of use of an existing converted Grade II listed barn and involves no significant new external built development or material alteration to the established landscape framework. Green infrastructure has nevertheless been considered as part of the proposal.

The existing building and established external areas will be retained, avoiding unnecessary loss of existing habitat or landscape features.

The existing courtyard and surrounding areas will remain substantially unchanged, with part of the existing hardstanding being utilised as garden/amenity space.

The proposal will incorporate biodiversity enhancement measures through the provision of a bat and a bird box, together with wildlife-sensitive management of the existing garden/amenity area and if required within the future, use of native species where additional planting is wanted.

The development therefore seeks to retain the existing green infrastructure associated with the site while providing proportionate opportunities for biodiversity enhancement.

No significant trees, hedgerows, ecological corridors or other identified green infrastructure features are proposed to be removed.

The above represents a proportionate Green Infrastructure Statement having regard to the scale and nature of the application.

It demonstrates that green infrastructure, biodiversity and ecosystem resilience have been considered as part of the design and that opportunities for enhancement have been incorporated into the proposal.

Site

Designation

It is our understanding that the site is not within any conservation areas, protected areas or areas of outstanding natural beauty.

The building itself is a grade II listed building. 50 metres West is Rose Hill (including walled gardens), which is a grade II listed property and its associated Coach House at Rose Hill, which is a grade II listed building.

Scale

The full details of the building and site, including existing and proposed elevational drawings and plans are submitted as part of this application.

The scale of the development is no different than the existing set-up as no additional buildings or hard/ soft landscaping are required.

Conclusion

The application is for the proposed change of use of an existing, previously converted (2008) Grade II listed rural building, from its current use as predominantly B1 (Business Use) (some A1 use) to a C3 dwelling house use.

The building, being an existing in use building, has already been adapted to a highly efficient building, with no further structural, thermal, acoustic or fire remedial works required.

No Structural Survey is required to form part of this application as all conversion works were undertaken as part of the previous development.

It is envisaged that only minor internal alterations are required to provide the end-user with the layout they require and these changes will be subject to Listed Building Consent via Cadw.

No external works are required to the building's envelope.

Given that this is a pure change of use application, with no external changes required should mean that any 10% biodiversity net-gain that is usually required to enable development is exempt for this application.

However, it is suggested that enhancement measures such as native planting and protected species roosting sites are allowed for within the scheme at proportional measures to the change of use and this has been allowed for within the Proposed Site Plan.

No major changes are envisaged to the external curtilage land with the vast majority of the existing stoned courtyard car parking to remain, with part to be changed to garden amenity space.

It is deemed that all matters of planning policy that relate to this type of change of use and development have/ will be adhered to and conformed with, therefore planning legislation sets out that this application should be looked upon favourably.

Further advice is given Local Planning Guidance Note no. 3 – Converting Rural Buildings. Its states that the emphasis in any conversion scheme must be upon demonstrating that the building in its present form is suitable for the proposed new use.

There is thus a presumption against large extensions to the building itself and against the erection of new ancillary structures within and adjoining the curtilage.

In the case of residential conversions, garaging and domestic storage requirements must be met within the original building (or buildings). The attachment of porches and other extraneous features (including conservatories) is likely to adversely affect the original appearance of the building and should be avoided.

Policy DM1: Development Management Considerations

Development proposals, where relevant, must:
i. Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/ townscape in terms of their siting, layout, scale, height, design, density, use of materials and landscaping;

ii. Not have an unacceptable effect on the amenity of the occupiers of nearby properties/land; and provide a satisfactory standard of amenity for the occupiers/users of the development itself;

iii. Safeguard the environment from the adverse effects of pollution of water, land, noise, light or air, or land instability, arising from development;

iv. Take account of personal and community safety and security in their design and layout;

v. Prioritise walking, cycling and public transport use ahead of travel by car;

vi. Not give rise to highway safety, pedestrian safety or parking problems on site or in the locality;

vii. Contribute to low carbon communities through energy efficiency, be designed to minimise the use of non-renewable energy, water and the production of waste both during construction and when in use;

viii. Not increase the risk of flooding but make adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment;

ix. On sites which have previously been developed, new development proposals should make use of existing suitable building materials wherever possible for appropriate uses in order to re-use recyclable materials and reduce the amount of imported materials; and

x. Ensure that any risks arising from past coal mining, as indicated on the constraints map, can be adequately managed.

The design and layout should reflect the character of the area and not appear intrusive. Landscaping proposals should ensure that there is adequate visual amenity afforded to the site.

Proposals should also accord with the guidance contained within LPGN 21 ‘Space around Dwellings’ with regards to separation distances and land levels to avoid any significant detrimental impact upon the residential amenities of the occupiers of nearby properties, in terms of light or privacy etc.

Adequate curtilage should be afforded to the dwelling in accordance with LPGN 21 providing space for clothes drying, bin storage and play.

Appendix A – Further Planning Policy

Policy T1: Managing Transport Impacts

Proposals for new development should be supported where they:
i. Facilitate increased journeys by more sustainable modes of travel first by walking and cycling, then by public transport and finally by private motor vehicle;
ii. Mitigate any significant adverse effects upon the transport network that arise from the proposed development including improvements to transport infrastructure where required;
iii. Do not compromise the safe, effective and efficient use of the highway network and do not have an adverse impact on highway safety or create unacceptable levels of traffic generation;
iv. Provide appropriate levels of parking and ensure access arrangements for the site to allow for safe manoeuvring;
v. Make provision for people with restricted mobility including those with characteristics as defined by the Equality Act 2010.

Further guidance in respect of parking is contained in LPGn 16 – Parking Standards.

Policy NE6: Waste Water Treatment and River Water Quality

All new development will only be permitted where there is no adverse effect on the integrity of the River Dee and Bala Lake SAC in particular through the treatment of waste water. To ensure no adverse effect on the integrity of the River Dee and Bala Lake SAC, development creating wastewater discharges will be required to demonstrate there is no increase in phosphorus levels in the SAC.

The drainage hierarchy should be considered with the first presumption being connection to the public sewer system. Upon receipt of an application, the detail will be reviewed by Dwr Cymru who will confirm if there is hydraulic capacity within the network to accommodate the foul flows and also within the terms of the phosphate permit issued

In order to satisfy LDP policies NE1, NE2, SP14 and TAN 5, the application must demonstrate that the development would not cause harm to protected species or their habitats. Applications must be accompanied by an ecological survey of the site, together with any mitigation measures required.

Planning Policy Wales (PPW12) requires that a Green Infrastructure Statement is submitted on all developments. It should show that development has a net benefit to biodiversity and green infrastructure. It should describe how the green infrastructure of a site (trees, hedges, and SuDS etc.) has been incorporated into the development proposal.

Net Biodiversity Benefit PPW12 requires development to provide a net benefit or biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped.

Failing to provide such a benefit is a valid reason for refusal. Every application regardless of size must not only mitigate any negative impacts of the development, but also have a positive benefit for biodiversity which will be in place for the lifetime of the development.

Enhancements should be onsite, proportional to the size of development, tailored towards features valuable in the area or providing linking habitats GI plan.

To comply with aims of the Future Wales Plan, the new development will be required to have broadband access.

Appendix B – Existing Photos







Appendix B – Existing Photos













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