

PLANNING, DESIGN AND ACCESS STATEMENT

Land east of Tan y Bont, Main Road, Rhosrobin

Prepared on behalf of

The Applicant – Castle Green

January 2023

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1 INTRODUCTION

- 1.1. This Statement has been prepared by Grimster Planning on behalf of our Client, Castle Green (hereafter referred to as the “Applicant”).
- 1.2. The Statement is submitted in support of a detailed planning application (hereafter referred to as the “Application”) submitted to Wrexham County Borough Council for the development of Land east of Tan y Bont, Main Road, Rhosrobin, Wrexham (hereafter referred to as the “Site”).
- 1.3. The Application is submitted following the approval of **Appeal Ref. APP/H6955/A/17/3182282 (Application Ref. P/2016/0189)** on the Site on 10th June 2019 for the development of up to 189 dwellings, and the subsequent approval of Reserved Matters (**Application Ref. P/2021/0135**) by Wrexham County Borough Council on 15th November 2021.
- 1.4. Accordingly, the residential scheme approved on the Site under the aforementioned consents can be implemented until 15th November 2023, consistent with Condition 3 of Appeal Ref. APP/H6955/A/17/3182282. The extant planning permission is therefore a material planning consideration in the determination of this Application.
- 1.5. The description of development for which detailed planning permission is now sought, as stated on the Application Form, comprises the following:

“Full Application for Residential Development of up to 219 dwellings at Land East of Tan Y Bont, Main Road, Rhosrobin, Wrexham”

- 1.6. This Statement should be read alongside the suite of technical reports and drawings submitted as part of this Application; these are documented below:

Table 1: Application Package

Technical Report	Author	Reference / Date
Location Plan	Castle Green Homes	RHRO-LP.01
Site Layout	Castle Green Homes	RHRO-SP01 Rev. T
House Types	Castle Green Homes	Various
Topographical Survey	Co Ordinated Surveys	8749/1 and 8749/2
Landscape Plans	Ascerta	P.1421.21.03 Rev. F and P.1421.21.04 Rev. F
Transport Statement	Croft	January 2023
Arboricultural Impact Assessment	Ascerta	January 2021

Flood Consequences Assessment and Drainage Strategy	Betts Hydro	January 2023
Preliminary Ecological Appraisal	Cheshire Ecological Services	February 2021

- 1.7. In preparing this Application, reference has been had to the previous planning permissions granted on the Site.

2 SITE CONTEXT

2.1. This Section of the Statement provides details of the Site, namely its location and description.

Site Location

2.2. The Site lies within the administrative area of Wrexham County Borough Council.

2.3. The Site lies to the north of the Wrexham Urban Area, lying on the northern side of the A483. It is well-connected to local service centres including Rhosrobin and Pandy, and lies within an area characterised by a mix of existing land-uses (including agricultural, commercial and residential).

Site Description

2.4. The proposed developable net Site area extends to 5.7 hectares. It comprises permanent pasture land split across five irregular fields. There is no existing built form on the Site.

2.5. The Site comprises existing overgrown grassland/scrubland. There are a number of existing trees and hedgerows both within the Site and at its perimeter, albeit none are subject to a Tree Preservation Order. This includes mature hawthorn hedgerows and native tree planting. A new area of tree planting lies within the centre of the Site, comprising ornamental, non-native species.

2.6. The Site itself is well-contained by existing road and rail infrastructure at all sides, including New Road, Plas Acton Road, the A483 and the railway together with some strong landscape boundaries in parts. Beyond this permanent infrastructure are existing residential areas lying in each direction.

2.7. Access into the Site is currently secured via field gates off New Road and Plas Acton Road. Vehicular access to the proposed development will be consistent with the proposals previously approved under planning permission ref. P/2016/0189, as per the requirements of condition 5 of that permission.

2.8. The Site is identified as being at low risk of flooding, with a few small pockets of land towards the edges of the Site shown as being at low-risk for surface water flooding. No built development is proposed in these areas (just some private garden space). A small pond, which is now overgrown, is located in the ditch towards the west of the Site, adjacent to the railway line.

2.9. In terms of topography, the grounds levels fall slightly towards the centre of the Site.

2.10. There are existing telegraph cables which cross part of the Site.

2.11. A Scheduled Ancient Monument, Wat's Dyke, crosses the Site in a north/south direction; a public footpath (Footpath 24) follows the length of the Dyke from Plas Acton Road, before turning along the boundary for the A483 to Main Road (where it terminates). The Dyke has survived as an embankment for over 295 metres of its 370 metres in length. The indicative plan submitted with Application Ref. P/2016/0189 showed a considerable undeveloped landscape buffer either side of the Dyke, alongside a series of measures set out in the Scheduled Ancient Monument Management Plan (including the removal of scrub and low-quality trees and dumped material amongst others). It was accepted by CADW that the development of the Site, and the mitigation and compensation set out within the Management Plan, would be acceptable. The Applicant has had regard to the content of the Management Plan in the preparation of this reserved matters Application.

2.12. An aerial image of the Site is provided below:

Figure 1: Site Aerial Image



Source: Google Earth

Locational Sustainability

- 2.13. It has been established through the grant of outline planning permission reference P/2016/0189, as documented in Section 1 of this Statement, that the Site occupies a sustainable location for residential development. It's location close to the urban area of Wrexham provides current and future residents with access to a range of shops, services, education, public transport (bus and rail), and leisure and recreation.
- 2.14. Following the grant of Reserved Matters (**Application Ref. P/2021/0135**) by Wrexham County Borough Council on 15th November 2021, this previous and extant planning permission is a *material planning consideration* in the determination of this Application.
- 2.15. In view of the above, the locational sustainability of the Site is not a matter which requires any further consideration as part of this Application.

3 PROPOSED DEVELOPMENT

3.1. This Section of the Statement provides details of the proposed development for which detailed planning permission is now sought.

Use

3.2. Detailed planning permission is sought for the use of the Site for 219 no. dwellings (Use Class C3), together with associated infrastructure including internal roadways, footpaths, open space provision, drainage and landscaping.

Amount

3.3. Detailed planning permission is sought for the development of 219 no. dwellings, comprising the following housing mix:

Affordable Housing

- 26 no. 2-storey mid-terrace properties;
- 4 no. 2-bed mid-terrace properties;
- 3 no. 2-bed undercroft properties; and
- 22 no. 3-bed end-terraced properties.

Market Housing

- 8 no. 2-bed mid-terrace properties;
- 14 no. 3-bed semi-detached, end-terrace properties;
- 30 no. 3-bed semi-detached properties (2 storey);
- 24 no. 3-bed semi-detached properties; (2.5 storey);
- 49 no. 3-bed detached properties; and
- 39 no. 4-bed detached properties.

3.4. The proposed net density across the Site will be 38.41 dwellings per hectare.

3.5. The cumulative net floorspace across the Site will amount to 214,995 square feet.

Affordable Housing

3.6. The affordable housing on the Site shall comprise 55 no. dwellings (25%). The location and tenure of the affordable plots will be as follows:

- Plots 21-28;
- Plots 31-41;
- Plots 58-65;
- Plots 71-77;
- Plots 104-107;
- Plots 174-176;
- Plots 195-202; and
- Plots 206-211.

- 3.7. The location of the affordable plots is shown on Drawing Ref. RHRO-SPO1 Rev. T, and these have been pepper-potted throughout the Site.
- 3.8. The design and material palette of the 55 no. affordable dwellings will be consistent with the proposed market sale dwellings such that they are indistinguishable.

Phasing

- 3.9. The proposed development will be delivered in a single phase over a period of c. 48-54 months.

Layout

- 3.10. The proposed Site Layout is shown on Figure 2. This has taken account of the area of “no build” which was proposed as part of Application Ref. P/2016/0189; this includes land which will remain within the Green Barrier and the Scheduled Ancient Monument (Wat’s Dyke) as shown on Indicative Masterplan/Development Framework Drawing Ref. C3429-P01C approved under Application Ref. P/2016/0189.
- 3.11. The proposed layout has been designed to incorporate a mix of mid and end-terraced, semi-detached and detached properties.
- 3.12. The layout has sought to positively address the street frontages within the Site, albeit at the same time the properties are set back from the road (with driveways, front garden areas) to minimise any potential noise impacts on future residents from passing traffic.
- 3.13. Those properties adjoining the railway line have been orientated such that they back onto the railway line with rear gardens adjacent to the railway.
- 3.14. Careful consideration has been given to the proposed Site layout and boundary treatments. These will include 1.8m boundary walls and fences between plots. No properties back on to the surrounding road network to minimise noise impacts on future occupants.

- 3.15. The proposed dwellings have been designed/orientated such that there is the opportunity for natural surveillance from properties. This includes surveillance of the Local Equipped Area of Play proposed along the eastern boundary of the Site by plots 132-137, and amenity space near to plots 120-123 and 160-167.
- 3.16. The layout has been designed such that it respects the Council's required separation distances and avoids any issues of overlooking and loss of residential amenity of surrounding existing and future dwellings.

Figure 2: Proposed Site Plan



Scale and Massing

- 3.17. The proposed 219 no. dwellings will predominantly be two-storey in height, with just 24 dwellings (House Type: *Sunningdale*) 2.5 storeys in height.
- 3.18. The scale of the proposed dwellings is reflective of the local character and the Site's location which is characterised by two-storey dwellings across a mix of terraced, semi-detached and detached homes.

Materials and Housetypes

3.19. Figure 3 below provides details of the proposed house types to be delivered across the Site; full details, including floorplans, are provided as part of the submitted drawing package for approval.

Figure 3: Proposed Housetypes



Housetype: Elwy Clwyd Clwyd 3 Block Elevations



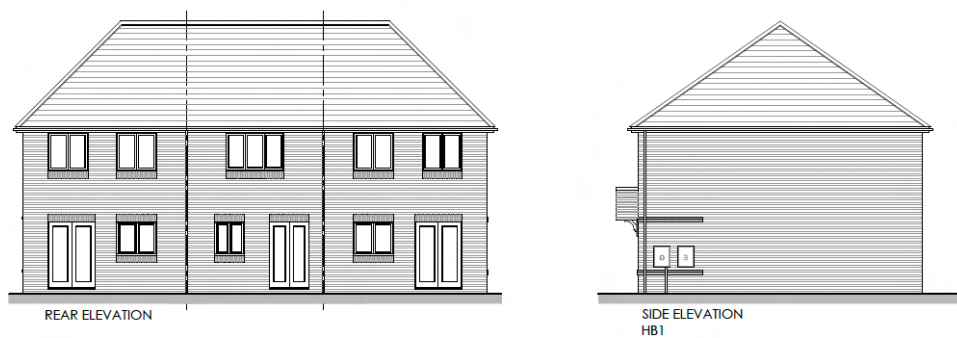
Housetype: *Elwy Clwyd Clwyd 3 Block Elevations Gable*



Housetype: *Clwyd Clwyd Elwy 3 Block Elevations*



Housetype: *Elwy and Clwyd 4 Block Elevations Elevations*



Housetype: *Highfield Oakley Highfield Elevations*



Housetype: *Bronte Elevations*



Housetype: *Highfield Semi-Detached Elevations*



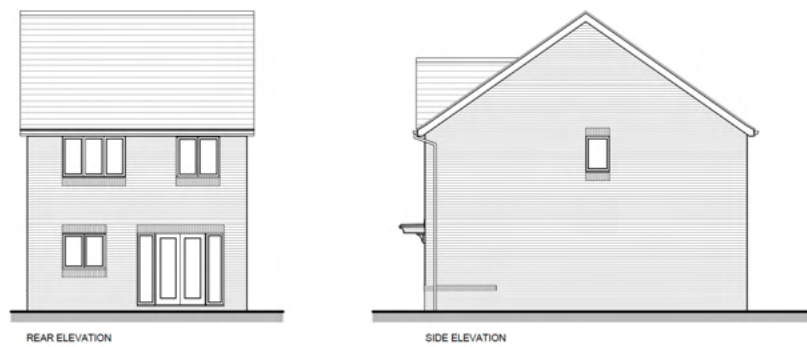
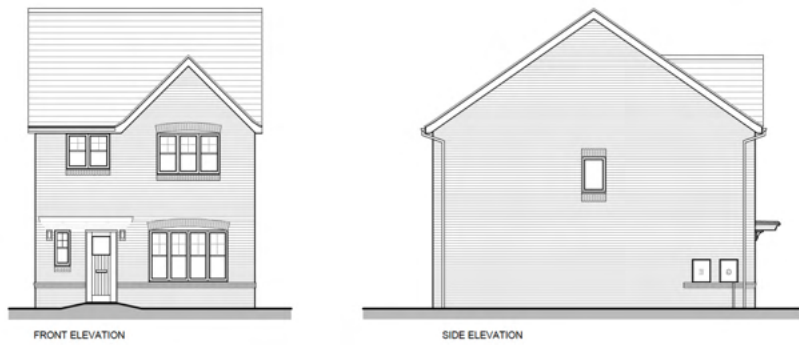
Housetype: 5P3B/4P2B Elevations



Housetype: Sunningdale Elevations



Housetype: Marlow Semi-Detached Elevations



Housetype: Oxford Elevations



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Housetype: *Henley Elevations*



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Housetype: *Stratford Elevations*



Housetype: *Beaumont Elevations*



Housetype: *Wentworth Elevations*

- 3.20. The palette of materials proposed by the Applicant comprise facing brickwork with contrasting details and some render. Roof materials will include the use of slate grey tiles and half-round grey ridge tiles. Full details of the materials per house type, including windows, door and rainwater goods, are documented in full on the submitted Materials Schedule submitted for approval.
- 3.21. In terms of hard landscape materials, these will take the form of tarmac on the main internal roads and footpaths, with private drives using block paving and contrasting blocks to demark parking spaces. Private pathways and patio areas will comprise concrete paving slabs or similar.

Landscape and Public Open Space

- 3.22. Details of the soft and hard landscaping proposals are provided on Drawing Ref.'s P.1421.21.03 Rev. F and P.1421.21.04 Rev. F submitted as part of this Application. These proposals provide for the retention of existing landscaping at the Site's boundaries, strengthened with new planting to provide a visual and environmental enhancement to the Site and landscape. This will include the provision of small ornamental tree/shrub planting, native tree planting, and mixed native hedgerows. Gardens will be turfed, with areas of public open space and grassland to be sown with Germinal AberSustain mix or similar.
- 3.23. In terms of open space provision, the proposed development shall comprise 0.51 hectares of public open space within the development area.
- 3.24. Amenity space will be provided centrally within the Site near to plots 138 and 183. A Local Equipped Area of Play, extending to 400 square metres and comprising seven pieces of play equipment, will be provided to the east of the development area (opposite plots 132-137) and will comprise play equipment. The remaining land outwith the proposed development area will remain within the Green Barrier and be maintained/landscape.
- 3.25. Each of the proposed dwellings will benefit from their own private garden space. Boundary treatments between properties will comprise 1.8m fences, with some boundary treatments between taking the form of a 1.8m high brick wall. Where necessary for noise mitigation purposes, acoustic timber fencing of 2.4m in height is recommended for some properties adjacent to the A483.

Access and Car Parking

- 3.26. Vehicular access into the Site will be secured via the creation of a new roundabout on Main Road. This reflects the access arrangements secured as part of Application Ref. P/2016/0189 and referenced in condition 5 (Drawing. Ref. 074-01/GA-02). The S278 design process has commenced and will be progressed with Highways Officers at Wrexham County Borough Council.

- 3.27. The internal road layout with the Site shall comprise a main spine road running from the access from the Main Road roundabout. This will consist of a formal 5.5 metre wide access road and 2-metre wide footways on both sides. A formal turning head will be provided at the eastern end of the spine road to allow delivery and refuse vehicles to manoeuvre safely.
- 3.28. A number of shorter cul-de-sacs are located off the main spine road. Some, but not all, of these have a reduced road width of 4.8m with a footway of 2 metres width on one side and a service strip on the other. These will serve to reduce vehicle speeds. A small number of shared surface drives will be used to connect some of these cul-de-sacs.
- 3.29. With regard to the proposed internal roadway design, this has been subject to swept path analysis to ensure that they can safely accommodate refuse and emergency vehicle movements. This is documented in the submitted Transport Statement.
- 3.30. In respect of on-site car parking provision, this will be provided at the following standards:
- **2-bedroom units** – 2 spaces per dwelling
 - **3-bedroom units** – 2 or 3 spaces per dwelling without an integral garage, 3 spaces per dwelling for those with an integral garage
 - **4-bedroom units** – 3 spaces per dwelling including the integral garage.
- 3.31. The proposed development will include integral garages for four of the house types.
- 3.32. In line with the requirements of Application Ref. P/2016/0189, a footway/cycleway link across the Site from Main Road to the junction of Plas Acton Road with Blue Bell Lane will be provided, as well as the provision of a traffic-controlled junction at the Llay New Road junction with Plas Acton Road. The S278 design process has also commenced for these works.

Waste and Recycling

- 3.33. Each of the dwellings will benefit from private waste collection facilities/bin storage areas. This will include internal bin space, as well as external hardstanding areas capable of storing recycling bins.

Drainage

- 3.34. As part of the proposed development, the following drainage measures are proposed, further details of which are set out in the accompanying Flood Consequences Assessment and Drainage Management Strategy:

- **Surface Water** – given the scale of the development proposed and the evidence of a positive infiltration on-site, there is the opportunity to incorporate sustainable urban drainage systems such as attenuation ponds/basis to assist with the proposed surface water drainage regime. Detailed design will need to be undertaken to confirm the specific SuDS to be utilised following a detailed analysis of levels, ground conditions and attenuation requirements, in conjunction with the SAB at Wrexham County Borough Council; and
- **Foul Water** – consultation has been undertaken with Welsh Water to obtain the sewer records. These have identified a public foul water sewer located on entry to the Site from the south-western boundary and which crosses the Site to the northern corner. The proposed development will require a new formal connection to the public foul sewer located on-site. Detailed drainage design will be required to confirm the strategy and to identify whether a site-wide gravity connection is feasible, albeit given the existing fall across the Site this is considered likely.

Environmental Sustainability

- 3.35. The proposed development has the potential to generate sustainability benefits. The sustainable location of the Site and the availability of alternative modes of transport, together with the pedestrian and cycle permeability offered within the Site, should encourage non-car travel. Likewise, the new tree and hedgerow landscaping to be delivered as part of the proposed development will make a positive contribution to the landscape and biodiversity value of the Site over time, whilst the proposed development will also incorporate SuDS where proven feasible at the detailed design stage.

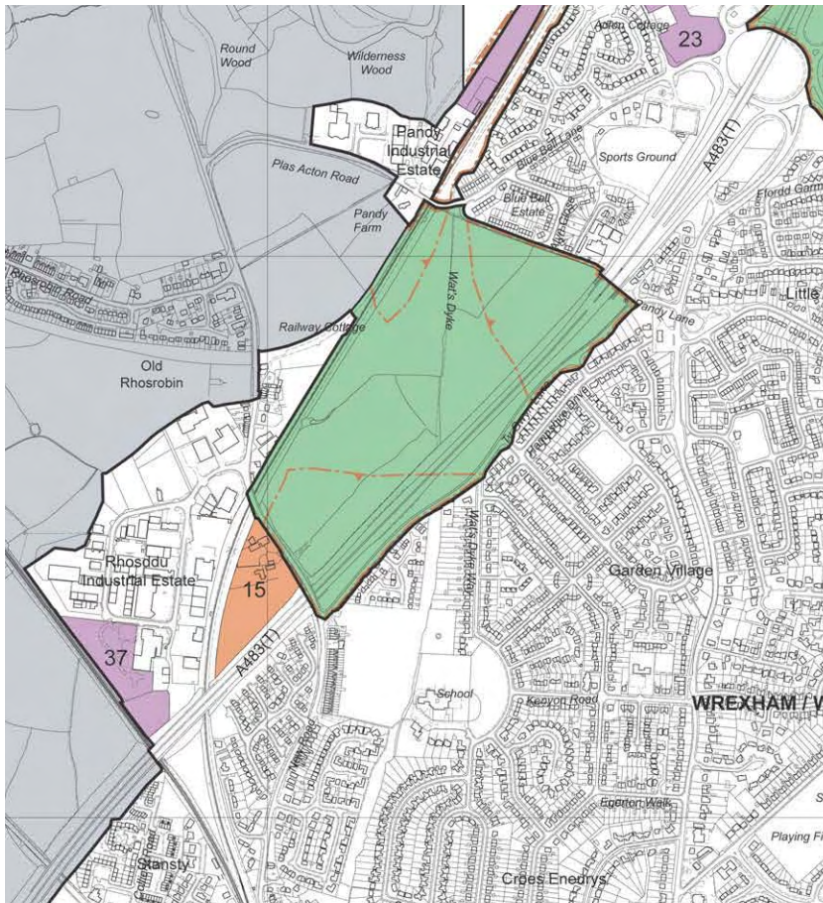
4 PLANNING POLICY CONTEXT

- 4.1. For decision-taking, Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that if regard is to be had to the development plan for the purposes of determination, then that determination must be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.2. This requirement of planning law is re-iterated in Paragraph 1.22 of Planning Policy Wales 11 (“PPW11”) published in February 2021.
- 4.3. Accordingly, we set out the relevant development plan and any other material considerations relevant to this Application below:

Local Development Plan

- 4.4. The development plan for the purposes of this Appeal comprises the following:
 - Wrexham County Borough Unitary Development Plan (February 2005); and
 - Wrexham Unitary Development Plan Proposals Map.
- 4.5. The adopted UDP is now time-expired, and thus the weight to be afforded to the policies will depend on the consistency of the LDP with PPW11.
- 4.6. The Site is located at the north-western edge of Wrexham Town.
- 4.7. On the adopted UDP Proposals Map, the Site is identified as lying within the Green Barrier under Policy EC1, outside but adjacent to the settlement boundary of Rhosrobin:

Figure 4: UDP Proposals Map Extract



Adopted Local Development Plan

4.8. In addition to those policies cited above, the following adopted UDP policies are considered to have some relevance in the determination of this Application (subject to their degree of consistency with PPW11 and the weight to be applied to them), and are considered further in Section 6 of this Statement:

Table 2: Relevant Unitary Development Plan Policies

Policy Reference	Policy Title
CLF5	Open space requirements from new residential development
EC2	Agricultural Land
EC6	Biodiversity Conservation
EC4	Hedgerows, Trees and Woodland
EC11	Archaeology
EC12	Development and Flood Risk
EC13	Surface Water Run-Off
GDP1	General Development Principles
GDP2	Capacity of infrastructure and community facilities

H5	Housing in the Countryside
H7	Affordable housing within new developments
PS1	The Broad Location of Development (and PS2-PS12)
T8	Parking
T9	Walking, Cycling and Horse Riding Routes

- 4.9. Guidance from Welsh Government published in a letter dated 24th September 2020 confirms that in the absence of an up-to-date LDP, plans adopted prior to 4th January 2016 will remain the LDP for determining planning applications until replaced by a new LDP.
- 4.10. Whilst the emerging Replacement Wrexham LDP is now well-advanced, it is not yet adopted at the time of writing.

Planning Policy Wales

- 4.11. PPW11 is a material consideration in planning decisions. PPW11 sets out the Welsh Government's approach to sustainable development and core planning principles. This identifies sustainable development as the process by which to improve the *economic, social, environmental and cultural well-being* of Wales, and proposals should seek to promote sustainable development.
- 4.12. Paragraph 1.18 re-iterates the presumption in favour of sustainable development.
- 4.13. Within PPW11, paragraph 1.22 requires development proposals to be determined in accordance with the adopted development plan unless material considerations indicate otherwise.
- 4.14. Placemaking features strongly within PPW11, identified as a holistic approach to the planning and design of development and spaces. This encourages high-quality development, with major developments creating new places.
- 4.15. Chapter 3 of PPW11 identifies the need to encourage and support the use of the Welsh language. Development proposals should consider the likely impact on the Welsh language and is a material planning consideration. It also seeks to protect the best and most versatile agricultural land unless there is an overriding need for its development.
- 4.16. Chapters 3 and 4 of PPW11 look at locational sustainability. New development should be accessible by walking and cycling, and well-served by public transport, as alternatives to the private car. New development should be located such that it minimises the need to travel and reduces dependency on the private car.

- 4.17. Chapter 4 of PPW11 includes reference to new housing provision, with the need for a supply of land which is deliverable. Local Planning Authorities are required to ensure that the Council's Housing Trajectory forms part of the LDP, and it must set out the expected rate of housing delivery for both market and affordable housing for the LDP period. The Housing Trajectory must be used as the basis for monitoring the delivery of housing delivery in each Authority area. Accurate information on housing delivery assessed against the Trajectory is necessary to form part of the evidence base for development plan Annual Monitoring Reports and for subsequent plan review. Under-delivery against the Housing Trajectory may require a specific early review of an LDP. Monitoring must be undertaken in accordance with the guidance set out in the Development Plans Manual.
- 4.18. Planning applications for housing on sites that comply with an up-to-date development plan should be assumed to be viable. Paragraph 4.2.25 confirms that a community's need for affordable housing is a *material planning consideration* in the determination of planning applications.
- 4.19. Chapter 6 requires development proposals to take account of the wildlife or landscape value of an area (including safeguarding protected species), and states that it is important to balance conservation objectives with the wider economic needs or local businesses and communities. Landscape value is identified as an intrinsic part of PPW11, and consideration should be given at the outset to any landscape value such that the wellbeing needs can be achieved. The provision of green infrastructure is encouraged, and the quality of the built environment should be enhanced by integrating green infrastructure into new development.
- 4.20. Chapter 6 also covers matters relating to flood-risk and drainage. PPW11 is clear that new development should reduce and not increase the risk of flooding; to this end, Local Planning Authorities are encouraged to work closely with Natural Resources Wales, drainage bodies, sewerage undertakers and relevant authorities in the determination of planning applications. This process should ensure that surface water run-off is controlled as near to the source as possible through the use of sustainable urban drainage systems ("SUDS"), ensuring that development does not increase flooding elsewhere by the loss of flood storage/flood flow route, or increase the problem of surface water run-off. Paragraph 6.6.17 requires that development of one or more dwellings also require approval from the SuDS Approval Body ("SAB") before construction can commence. This is designed to ensure that SuDS infrastructure is properly maintained and functions effectively for its design life.

Technical Advice Notes

- 4.21. Alongside PPW11, a number of Technical Advice Notes ("TAN") have been prepared by the Welsh Government. Those of relevance to the determination of this Appeal comprise the following:

- TAN2 – Planning and Affordable Housing
- TAN5 – Nature Conservation and Planning
- TAN11 – Noise
- TAN12 – Design
- TAN15 – Development and Flood Risk
- TAN16 – Recreation and Open Space
- TAN18 – Transport
- TAN20 – Planning and the Welsh Language
- TAN24 – The Historic Environment

Other Material Planning Considerations

4.22. Wrexham County Borough Council has published a number of other material planning considerations and evidential based documents which are considered to be pertinent in the consideration of this Application; further details are set out below.

Local Planning Guidance Notes

4.23. Wrexham County Borough Council has published the following Local Planning Guidance Notes ('LPGN') which are considered relevant in the determination of this Appeal:

- LPGN07 – Landscaping and Development
- LPGN10 – Public Open Space on New Housing Developments
- LPGN16 – Parking Standards
- LPGN17 – Trees and Development
- LPGN21 – Space around Dwellings
- LPGN24 – Designing out Crime
- LPGN27 – Development Contributions to Schools
- LPGN28 – Affordable Housing
- LPGN30 – Design
- LPGN32 – Biodiversity and Development

4.24. Compliance of the proposed development with these LPGNs is considered in Section 6 of this Statement.

5 TECHNICAL ASSESSMENT

- 5.1. This Section of the Statement assesses the proposed development against the relevant policies of the development plan, and other material considerations, as documented in Section 5.

Principle of Development

- 5.2. The principle of residential development on the Site has previously been established through the granting of outline planning permission reference P/2016/0189 on 10th June 2019 for the delivery of up to 189 dwellings. Reserved matters approval was subsequently granted by Wrexham County Borough Council on 15th November 2021. The latter consent can be lawfully implemented by the Applicant until 15th November 2023. Accordingly, this implementable, extant consent is a *material planning consideration* in the determination of this Application.
- 5.3. Whilst the Site is identified as lying within the Green Barrier on the UDP Proposals Map, and is intended to remain so within the emerging Replacement LDP, the extant and implementable residential planning permission on the Site by the Applicant is considered to outweigh any conflict with Policy EC1 as a *material planning consideration*.
- 5.4. To this end, the principle of development is not considered to be a matter for consideration in the determination of this Application.
- 5.5. The delivery of 219 no. dwellings on the Site will make a valuable and much-needed contribution towards housing delivery in Wrexham in what is accepted to be a sustainable location, and on a Site which is deliverable within 48-54 months from the commencement of development.

Housing Mix

- 5.6. Detailed planning permission is sought for the development of 219 no. dwellings, comprising the following mix:

Affordable Housing

- 26 no. 2-storey mid-terrace properties;
- 4 no. 2-bed mid-terrace properties;
- 3 no. 2-bed undercroft properties; and
- 22 no. 3-bed end-terraced properties.

Market Housing

- 8 no. 2-bed mid-terrace properties;

- 14 no. 3-bed semi-detached, end-terrace properties;
- 30 no. 3-bed semi-detached properties (2 storey);
- 24 no. 3-bed semi-detached properties; (2.5 storey);
- 49 no. 3-bed detached properties; and
- 39 no. 4-bed detached properties.

- 5.7. The proposed net density across the Site will be 38.41 dwellings per hectare.
- 5.8. The cumulative net floorspace across the Site will amount to 214,995 square feet.
- 5.9. The affordable housing on the Site shall comprise 55 no. dwellings (25%), consistent with policy requirements. This represents a significant benefit of the proposed development, consistent with paragraph 4.2.25 of PPW11.
- 5.10. The proposed development, through a mix of house types, will deliver a choice of housing tenures, types and sizes to support the creation of a balanced and inclusive community.
- 5.11. Accordingly, the proposed housing mix is considered to respond positively to and is consistent with Local Development Plan Policy H7, the Council's Local Housing Market Assessment, LPGN28, TAN2 and PPW11.

Layout and Design

- 5.12. To inform the detailed design process, regard has been had in the first instance to the principles established through outline planning permission reference 2016/0189 and Reserved Matters approval P/2021/0135.
- 5.13. To this end, the proposals incorporate the following design principles:
- The layout and siting of the proposed dwellings conforms with the Council's separation and spacing standards set out in LPGN21, whilst positively addressing the street frontages within the Site;
 - The appearance (design and materiality) of the 55 no. affordable homes will be consistent with the market sale homes, consistent with LPGN28;
 - The proposed palette of materials has considered the character within the surrounding area, and consented/recent development in order to try and maintain a consistent and high-quality approach throughout the development, consistent with LPGN30;
 - The layout has sought to minimise the impact on existing trees and vegetation, and new landscaping is proposed as part of the development to deliver environmental improvements in line with LPGN07, LPGN17 and LPGN32;

- None of the proposed properties back on to the surrounding road network to minimise noise impacts on future occupants;
- The layout provides for the natural surveillance of the proposed LEAP and other pockets of amenity space throughout the Site in line with the LPGN10 and LPGN24, whilst maintaining appropriate separation distances from the proposed dwellings; and
- The proposed car parking standards and garages sizes are consistent with the Council's standards set out in LPGN16.

- 5.14. The majority of the 219 no. dwellings will be two-storey in height, with just 24 no. dwellings 2.5 storey in height. The scale of the proposed dwellings is reflective of the local character and the Site's location, including recent and committed housing development close to the Site.
- 5.15. The net density of development, at 38.41 dwellings per hectare, is consistent with the guidance contained in the local development plan and national planning policy, providing for the efficient use of land.
- 5.16. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policy GDP1, LPGN07, LPGN10, LPGN16, LPGN17, LPGN21, LPGN24, LPGN28, LPGN30 and LPGN32, TAN2, TAN5, TAN12 and TAN16, and PPW11.

Public Open Space and Landscaping

- 5.17. Details of the soft and hard landscaping proposals are provided on Drawing Ref.'s P.1421.21.03 Rev. F and P.1421.21.04 Rev. F submitted as part of this Application.
- 5.18. In terms of open space provision, the proposed development shall comprise 0.51 hectares of public open space. A Local Equipped Area of Play extending to 400 square metres will be provided as part of the proposed development. Smaller pockets of informal amenity space shall be delivered within the Site. A footpath will continue to be provided adjacent to the railway line.
- 5.19. Each of the proposed dwellings will benefit from its own private garden space.
- 5.20. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies GDP1 and CLF5, LPGN10, TAN16 and PPW11.

Highways and Road Safety

- 5.21. Details of the proposed access arrangements are set out in Section 4 of this Statement. These are consistent with the access arrangements approved as part of Application Ref. P/2016/0189.

- 5.22. The impact on the local highway network has previously been assessed as part of the aforementioned Application Ref. P/2016/0189 and have been deemed acceptable. That is not a matter for consideration as part of this Application. Nor too is the locational sustainability of the Site.
- 5.23. Notwithstanding this, the accompanying Transport Statement has established the following:
- The proposed development of an additional 30 no. dwellings will generate 14 vehicle movements in the AM peak period; and
 - The proposed development an additional 30 no. dwellings will generate 14 vehicle movements in the PM peak period.
- 5.24. The impact of the additional 30 no. dwellings on the local highway network as part of the proposed development, over and above the extant planning permission for 189 no. dwellings, will be minimal and will not result in a material change to traffic conditions.
- 5.25. The Proposed Site Plan has been designed such that it provides the opportunity for walking and cycling amongst future residents of the Site, offering environmental, health and well-being benefits to facilitate and encourage sustainable modes of travel.
- 5.26. Swept path analysis has been undertaken which shows that the internal road layout is capable of accommodating refuse vehicles.
- 5.27. Appropriate levels of off-road car parking per dwelling will be provided within the Site as documented in Section 4 of this Statement, as well as integral garages for five of the proposed house types.
- 5.28. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies GDP1 and T8, LPGN16, TAN18 and PPW11.

Noise

- 5.29. Given the natural containment and proximity of the Site adjacent to road and railway infrastructure, a Traffic Noise Mitigation Strategy has been prepared and is submitted as part of this Application. The noise mitigation scheme set out within this Strategy comprise the following:
- Sound insulation measures will be necessary for some residential properties in respect of minimising road traffic noise from the A483. For the exposed elevations of dwellings, the following mitigation measures are recommended:
 - Living rooms fitted with double glazing of at least 32 dB; and
 - Bedrooms fitted with double glazing of at least 30 dB.

- The habitable rooms of some dwellings adjacent to the A483 are recommended to comprise specialist acoustic vents instead of standard window frame slot vents;
- All other dwellings across the Site should comprise standard double glazing and standard in-frame trickle ventilation; and
- Acoustic timber fencing of a minimum height of 2.4m is recommended for some of the gardens adjacent to the A483 boundary of the Site.

5.30. By adhering to the aforementioned recommendations, which are in line with relevant British Standards, the proposed development will respond positively to and be consistent with Local Development Plan Policy GDP1, TAN11 and PPW11.

Nature Conservation

5.31. Given the time that has passed since the previous Ecological Assessment on the Site was undertaken, a new Preliminary Ecological Appraisal has been prepared and is submitted with this Application to establish whether there have been any changes to the Site's conditions and its ecological value. However, this does not alter the fact that the principle of development on the Site is acceptable.

5.32. This latest Assessment has established that:

- There is no evidence of badgers on the Site or within 30m of the Site. It is recommended that an update badger survey is undertaken prior to the commencement of development;
- There are no existing buildings on the Site. Some of the existing trees on the Site are identified as having low to moderate potential for roosting bats, as shown in Appendix B of the Assessment. When overlaid against the plans contained in Appendix 2 of the submitted Arboricultural Impact Assessment, it is clear that some of these trees (labelled TR1-TR10 in the Preliminary Ecological Appraisal) are identified for removal. Accordingly, in line with the recommendations set out in the Appraisal, ground inspections followed by aerial tree inspections will first need to be carried out prior to removal. This will establish whether the trees in questions are used for bat roosting;
- No evidence of barn owls has been identified on the Site and none of the mature trees on the Site were found to provide features of sufficient size for barn owls;
- All wooded vegetation on the Site has the potential to support nesting birds. Where possible, existing vegetation should be retained. All clearance works should take place outside of the bird nesting season;
- There are no ponds on the Site capable of supporting Great Crested Newts. The nearest pond within 250m of the Site is separated from it by existing road infrastructure. Consequently, Great Crested Newts are considered to be absent from the Site. However,

for the avoidance of doubt it is recommended that development proceed under reasonable avoidance measures;

- The Site offers some potential for hedgehog. As such, all dense vegetation to be affected by the proposed development should be subject to a hand search prior to disturbance taking place. Further, it is recommended that the proposed development allow for the movement of hedgehog through the Site via a series of holes/gaps if close-panel fencing are walls are to be used;
- The Site is not considered to be an important resource for invertebrates;
- Habitat within the Site are of limited suitability for reptiles. The Site also possesses no suitable waterbodies. No further survey work or mitigation is required. However, for the avoidance of doubt it is recommended that development proceed under reasonable avoidance measures; and
- The Site does not offer any suitable habitat for Water Voles. Accordingly, no further survey work is required.

5.33. In view of the conclusions of the updated Assessment, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies GDP1 and EC6, LPGN32, TAN5 and PPW11.

Trees and Hedgerows

5.34. In order to establish the impact of the proposed Site Layout Plan on existing trees and hedgerows across the Site, an Arboricultural Impact Assessment has been prepared and is submitted with this Application. This has established that the following hedgerows and trees (including groups of trees) will need to be removed from the Site in order to accommodate the proposed development:

- H1, Category B2/C2
- H5 (in part)
- T3, Category B2/C2
- T4, Category B2
- T5, Category B2
- T6, Category B2
- G5 (in part), Category C2
- GP (in part), Category C2
- G14, Category C2
- T25, Category C2
- T26, Category A1/B1
- T27, Category B1/C1
- T28, Category C2
- T29, Category B1

- T30, Category B2/C2
- G16 (in part), Category C2

- 5.35. Only T26 is identified as a Category A tree.
- 5.36. The loss of these trees will be compensated for through replacement tree planting as part of a comprehensive landscaping scheme as shown on the submitted Planting Plans.
- 5.37. As a consequence of the proposed development, the Assessment has also identified the potential for some retained trees to be negatively impacted as a result of general construction activity (trees T1, G4, T11, T24, G6 and T31). Accordingly, tree protection measures are proposed to minimise/mitigate the impact of the proposed development on these species, including canopy pruning, root pruning, protective fencing, specialised surface design/geotextile, and careful excavations.
- 5.38. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies GDP1 and EC4, LPGN17, TAN5 and PPW11.

Flood-Risk and Drainage

- 5.39. As documented in Section 4 of this Statement, the Site is identified as being at low risk of flooding, with a few small pockets of land towards the edges of the Site shown as being at low-risk for surface water flooding. No built development is proposed in these areas (just some private garden space).
- 5.40. Details of the surface water and foul water drainage proposed as part of the development are set out in Section 4 of this Statement and the accompanying Flood Consequences Assessment and Drainage Management Strategy. These are considered to be acceptable, subject to further detailed design work and consultation with the SAB at Wrexham County Borough Council and Welsh Water.
- 5.41. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies GDP1 and EC13, TAN15 and PPW11.

Heritage

- 5.42. The Proposed Site Plan has had regard to the approved masterplan/development framework previously approved under Application Ref. P/2016/0189 and contained at **Appendix 2** of this Statement. In doing so, the Proposed Site Plan maintains the undeveloped landscape buffer either side of the Scheduled Ancient Monument known as Wat's Dyke. The measures set out in the Scheduled Ancient Monument Management Plan (approved under Application Ref. P/2016/0189 will continue to be implemented as part of the proposed development.

5.43. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies GDP1 and EC11, TAN23 and PPW11.

Planning Conditions

5.44. As outlined within this Statement, the Applicant is willing to accept a number of planning conditions related to the proposed development where these satisfy the six tests set out in the Welsh Government Circular published in October 2014 and WGC 016/2014. These include, amongst others:

- Drainage (surface water and foul water);
- Materials;
- Affordable Housing;
- Construction and Environmental Management Plan;
- Tree protection measures (as per Arboricultural Method Statement);
- Reasonable avoidance measures (as per PEA); and
- Lighting.

Planning Obligations

5.45. The Applicant is committed to engaging in discussions with Officers at Wrexham County Borough Council in relation to securing planning obligations where these satisfy the requirements set out in UDP Policy GDP2, emerging Replacement LDP Policy SP6, and Regulation 122 of the Community Infrastructure Levy Regulations which require that:

- The obligations must be necessary to make the proposed development acceptable in planning terms;
- The obligation must be directly related to the proposed development; and
- The obligations must be fairly and reasonably related in scale and kind to the proposed development.

5.46. Any requests for financial contributions consistent with the aforementioned policy tests must be justified by up-to-date evidence.

6 CASE FOR DEVELOPMENT

6.1. Having regard to the Technical Assessment in Section 5 of this Statement, this Section goes on to consider the proposed development in the context of the overarching objectives of sustainable development as documented in paragraph 2.28 of PPW11.

Social Benefits

6.2. The proposed development will deliver the following **Social** benefits:

- The delivery of 219 no. new dwellings in Wrexham County Borough where there is an accepted need for new market and affordable housing in line with the Replacement LDP housing trajectory. The proposed development will involve the development of land which is already subject to outline and reserved matters planning approval for 189 no. dwellings, and which is an implementable permission and material planning consideration in the determination of this Application;
- The delivery of 55 no. affordable homes, 25% of the proposed development consistent with emerging policy requirements, and which is a material planning consideration. These will comprise 2 and 3 bedroom homes reflecting the findings of the LHMA and which will be accessible by local people; and
- The creation of a high-quality living environment which is a) proportionate to the size of the settlement based on an acceptable density per hectare, b) positively contributes to the character and appearance of the Site and its context by raising the quality of design in the area, and c) is consistent with the Council's LPGNSs, Technical Advice Notes, and the placemaking aspirations set out in PPW11.

Economic Benefits

6.3. The proposed development will deliver the following **Economic** benefits:

- The creation of direct construction jobs (on and off-site) over the lifetime of the build programme, and indirect jobs through the local supply chain via the purchase of goods and services;
- Increased local expenditure (convenience, comparison, leisure, services) to help support and sustain the local community and businesses;

- Annual Council Tax contributions to Wrexham County Borough Council from the 219 no. proposed new dwellings;
- Gross Value Added to the local economy generated by future residents of the proposed development; and
- Potential planning obligations where these satisfy Regulation 122 of the CIL Regulations, including a financial contribution towards primary and secondary education if justified.

Environmental Benefits

6.4. The proposed development will deliver the following **Environmental** benefits:

- Existing trees and hedgerows within and at the perimeter of the Site will be retained wherever possible, other than where removal is required to facilitate the proposed development. Landscaping, including new tree and hedgerow planting across the Site, provides the opportunity to achieve secure net gains in biodiversity whilst at the same time minimising the landscape and visual impacts of the proposed development;
- The proposed development is not likely to give cause to the loss of any features of significant ecological value, and net gains in biodiversity are achievable;
- The proposed surface water drainage measures which will not increase or exacerbate flood-risk or surface water run-off elsewhere;
- The creation of safe and adoptable access arrangements from Main Road, and which will facilitate and encourage safe pedestrian and cycle movements by connecting to the existing network through the creation of new footway linkages;
- Development on a sustainable site which provides the opportunity for future residents to travel by foot and public transport to access shops, education, jobs and services, reducing the reliance on private car travel and with it providing for a reduction in carbon emissions. The Site's location means that future residents will enjoy very good access to education, shops and services by walking and cycling, provided for through new and safe linkages/ Where the use of the private car is required, the proposed development will not have a materially adverse impact on the highway network;
- The proposed development will not have any adverse impact on the historic environment, including the setting and significance of nearby heritage assets;

-
- The proposed development will not create any adverse impacts in relation to noise, contamination and air quality/odour; and
 - Construction of energy efficient homes using established techniques which the Applicant applies to all of its new-build properties.

Cultural Well-Being

6.5. The proposed development will deliver the following **Cultural** benefits:

- The Applicant recognises that the proposed development presents the opportunity for an overall positive community and linguistic impact. To this end, and if deemed necessary, they are willing to consider the provision of bilingual signage within the proposed development amongst other measures such that the proposed development has the potential for a positive community and linguistic impact;
- The proposed development will not cause harm to any existing heritage assets nor assets of cultural significance; and
- There is no evidence to suggest or support any view that the proposed development cannot be integrated within the settlement, and nor that it would impact on the safety and cohesion of the community.

7 CONCLUSIONS

- 7.1. This Statement has been prepared in support of a detailed planning application for the proposed development of Land east of Tan y Bont, Main Road, Rhosrobin, Wrexham. It is submitted following the previous approval of **Application Ref.'s P/2016/0189 and P/2021/0135** on the Site, the latter of which can be implemented by the Applicant until 15th November 2023 pursuant to Condition 3 of Application Ref. P/2016/0189.
- 7.2. The description of development for which detailed planning permission is sought is:
- “Full Application for Residential Development of up to 219 dwellings at Land East of Tan Y Bont, Main Road, Rhosrobin, Wrexham”***
- 7.3. This Statement has demonstrated that the proposed development is consistent with relevant policies contained within the local development plan, as well as the principles previously established and accepted through outline planning permission reference P/2016/0189 and reserved matters approval P/2021/0135 for 189 dwellings.
- 7.4. As well as the development plan, the proposed development also complies with other material guidance contained in Wrexham Council’s adopted Local Planning Guidance Notes, the relevant Technical Advice Notes, and PPW11. It will deliver sustainable development consistent with paragraph of PPW11, delivering a range of social, economic, environmental and cultural well-being benefits accepted through the approval of Application Ref. P/2016/0189 back in June 2019.
- 7.5. The proposed high-quality development will make a significant and positive contribution towards boosting Wrexham’s housing needs (and the longstanding housing shortfall), delivering 55 no. affordable homes as part of a wider high-quality scheme which is deliverable within c. 48-54 months from the date of commencement. It is an immediately deliverable development.
- 7.6. In the overall planning balance, the proposed development is considered to be acceptable; the Applicant therefore kindly requests that reserved matters approval be granted for this sustainable development in accordance with the development plan and PPW11.

Julie James AC/AM
Y Gweinidog Tai a Llywodraeth Leol
Minister for Housing and Local Government



Llywodraeth Cymru
Welsh Government

Eich cyf/ Your ref: C3429 New Road, Rhosrobin
Ein cyf/ Our ref: qA1345967

Mr Guy Evans
Cassidy and Ashton
10 Hunters Walk
Canal Street
Chester
CH1 4EB

10 June 2019

Dear Mr Evans

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78
APPEAL BY WELSH TOWN PLANNING AND HOUSING TRUST LIMITED, MRS I
DUTTON, MR J DUTTON, MR P DAVIES AND MR D GRIFFITHS IN CONJUNCTION WITH
LIBERTY PROPERTIES
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 189
DWELLINGS WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS AT LAND EAST
OF TAN Y BONT, MAIN ROAD, RHOSROBIN, WREXHAM
APPEAL REFERENCE: APP/HY955/A/17/3182282**

1. Consideration has been given to the original and addendum reports of the Inspector, Kay Sheffield BA (Hons) DipTP MRTPI, who held Hearings for your client's appeal against Wrexham County Borough Council's ("the Council") refusal of outline planning application P/2016/0189. The application is for "residential development of up to 189 dwellings" on land east of Tan y Bont, Main Road, Rhosrobin, Wrexham.
2. In accordance with section 79 and paragraph 3(1) of Schedule 6 to the Town and Country Planning Act ("the 1990 Act"), the appeal was recovered for determination by the Welsh Ministers. The reason for the direction is that the proposal is for a residential development of more than 150 houses on more than 6 hectares of land. Under the provisions of the Government of Wales Act 2006, the power to determine applications under section 79 of the 1990 Act has been transferred to the Welsh Ministers. These functions are within the portfolio of the Minister for Housing and Local Government and have been exercised by me as Minister.
3. In exercising their functions as part of carrying out Sustainable Development in accordance with the Well-Being of Future Generations (Wales) Act 2015 ("the WFG Act"), section 2 of the Planning (Wales) Act 2015 requires the Welsh Ministers, as a

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

public body, to ensure the development and use of land contributes towards improving the economic, social, environmental and cultural well-being of Wales. In order to act in this manner, the Welsh Ministers have taken into account the ways of working set out in section 4 of 'SPSF1: Core Guidance, Shared Purpose: Shared Future – Statutory Guidance' on the WFG Act through examination of the appeal by way of a Hearing in accordance with the Town and Country Planning (Hearings Procedure) (Wales) Rules 2003.

4. The Inspector held a Hearing on 14 February 2018 and a site visit was carried out on the same date.
5. On 18 July 2018, the Cabinet Secretary for Energy, Planning and Rural Affairs wrote to all Heads of Planning in Wales to issue a 'Call for Evidence' to explore ways the planning system can assist in increasing the delivery of new homes in sustainable locations. As a result, paragraph 6.2 of Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies was dis-applied. It is now a matter for decision makers to determine the weight to be attributed to the need to increase housing land supply where a Local Planning Authority (LPA) has a shortfall in its housing land.
6. In accordance with the Town and Country Planning (Hearings Procedure) (Wales) 2003 Rules, on 31 July the First Minister issued a letter to all parties which took part in the appeal hearing giving them the opportunity to make representations or ask for the reopening of the hearing to take account of a new matter of fact.
7. A Planning Inspector, appointed by the Welsh Ministers reopened the Hearing on 21 February 2019.
8. The Inspector recommends the appeal is allowed and planning permission granted. Copies of the Inspector's original report and addendum report (IR) are enclosed. All references to paragraph numbers, unless otherwise stated, are to the addendum report.

Main Consideration

9. The main issue considered in the Inspector's addendum report is whether the lack of a five-year housing land supply is a consideration sufficient to outweigh any conflict with local and national planning policies (IR41). I agree with the Inspector that this is the main issue due to the absence of an adopted Local Development Plan (LDP).
10. In the Inspector's original report it was accepted that the proposal would constitute inappropriate development in the Green Barrier (original IR80-82) and that planning permission should not be granted for such development except in very exceptional circumstances where other considerations clearly outweigh the harm which such development would do to the Green Barrier as stated in paragraph 3.70 of Planning Policy Wales (PPW) 10. However, in making the recommendation to allow the appeal, the Inspector took account of paragraph 6.2 of TAN 1 and afforded considerable weight to the need to increase housing land supply due to the absence of an adopted LDP, as part of the very exceptional circumstances in favour of the appeal (IR39).
11. The Inspector is of the view that, following the dis-application of paragraph 6.2 of TAN 1 it is now a matter for the decision maker to determine the weight which should be attributed to the need to increase housing land supply where a Council has a shortfall in housing land. However, as stated in paragraph 10 of the letter from the First Minister dated 31 July 2018, the Welsh Government considers the need to

increase housing land supply should not be given considerable weight. It disagrees with the weight afforded in the Inspector's original report to the need to increase housing land supply and with the reasoning that very exceptional circumstances exist to justify the proposed development within the Green Barrier (IR40).

12. I consider the primary consideration is that the Council has neither an up-to-date Unitary Development Plan (UDP) nor an adopted Local Development Plan (LDP). The Inspector states it is therefore considered to have zero housing land supply. The Inspector states that the requirement in Planning Policy Wales (PPW) 10 that the Council must ensure that sufficient land is genuinely available or will become available to provide and maintain a five-year supply of land for housing is not met (IR42). I agree with the Inspector and consider the absence of either an up to date Unitary Development Plan (UDP) or an adopted LDP is the crucial factor in this case.
13. The Council has submitted the Deposit Wrexham Local Development Plan 2013 – 2028 (LDP) for examination, at the time of the Hearing, consultation on focussed changes to it was ongoing and there was no firm programme for its examination (IR9). The Inspector is of the view the provision of a five-year housing land supply is a matter which will be addressed by the LDP. The Council considers that sufficient land is proposed for allocation in the plan to meet the identified need for housing and maintain a five-year supply over the plan period. Whether or not the LDP is sound is a matter for the Examining Inspector for the LDP and not this appeal. However, the Inspector states that, as the LDP has not yet been examined and is unlikely to be adopted until early 2020, limited weight can be applied to it. Furthermore, the Inspector is of the view that there are certain matters in respect of housing land supply which are material to the appeal (IR43).
14. The Council's housing completion figures confirm a consistent and significant under-supply which over the period 2013 to 2018 accounts for approximately 1380 units against a proposed average LDP requirement of 517 per annum. The evidence suggests the shortfall will increase over the next year at least. Although the Council is confident it can deliver the projected housing requirements, the Inspector states, if they are to be achieved, there will need to be a significant increase in the number of completions over the remaining 9 years of the plan period. The Council is aware that unless more land is brought forward for development prior to the adoption of the LDP, there is a risk that the housing requirements will not be met. The Inspector is of the view that it is evident that there is no immediate prospect of completions from proposed allocations in the LDP and suitable sites therefore need to be brought forward for development prior to the adoption of the LDP, if the housing trajectory is to be achieved (IR44).
15. The Inspector is of the view that although in the LDP the appeal site is in open countryside and part of a Green Wedge, it is surrounded on three sides by existing built development within the settlement limit of Wrexham Town and represents a logical extension to the settlement. In the event the examination of the LDP identified a need for additional housing land the Council agreed the appeal site was a strong candidate to satisfy that need (IR45).
16. The appeal scheme would contribute up to 189 dwellings, 25% of which would be affordable. It is in a sustainable location being well related to local services and facilities and accessible by sustainable means of transport. The proposal provides a realistic opportunity to accommodate residential growth in a sustainable location. In addition the evidence confirms that it is not a speculative development, but one which would be brought forward quickly and completed within four years. The Inspector

considers the proposal would therefore make an important contribution to housing supply (IR46).

17. The Inspector acknowledges the appeal site may not be allocated for development in the Deposit LDP, however, she states there is no certainty over the final outcome of the plan and the evidence supports an urgent need to increase housing land supply. Given the underlying evidence, the Inspector is of the view the appeal site would provide residential development on land which would satisfy the requirements of the Council's Preferred Strategy (IR47).
18. The Inspector states, given the current position in respect of the Council's housing land supply, the identified need to bring sites forward for development prior to the adoption of the LDP, if the housing trajectory is to be achieved, and there being no immediate prospect of completions from proposed allocations in the LDP, she is in agreement with the parties that considerable weight should continue to be attributed to the need to increase housing land supply in the determination of the appeal. Furthermore, the Inspector considers the site could be developed with the minimum of delay and would thus make a significant contribution to housing numbers at a time when a significant increase in completions is required. The Inspector is of the opinion that the housing land supply situation constitutes very exceptional circumstances which outweigh the harm the development would cause to the Green Barrier, despite the removal of paragraph 6.2 of TAN 1 (IR48). I agree with the Inspector that the proposal will make a contribution to housing numbers at a time when an increase in completions is required, particularly due to the absence of an adopted LDP.
19. Paragraphs 89 to 104 of the Inspector's original report detail further material considerations.

Historic Heritage

20. The Inspector notes the conservation of archaeological remains is a material consideration in determining an application. She also notes where nationally important archaeological remains and their settings are likely to be affected by development, there should be a presumption in favour of their physical protection in situ. The section of Wats Dyke which crosses the appeal site has been identified as one of the last unenclosed sections of the monument and, as confirmed by Cadw, the proposal would have a significant effect on its setting (Original IR89).
21. However, the Inspector is of the view the creation of a substantial landscape buffer to either side of the Dyke and the restriction of built development to the western side of the site would help protect the Scheduled Ancient Monument (SAM) in situ. Furthermore, she states the measures in the Scheduled Ancient Monument Management Plan (SAMMP) would improve the appearance and setting of the Dyke and secure its long term management. The Inspector considers these factors, together with the management of the wider landscape buffer, would help preserve the heritage asset in the longer term (Original IR90).
22. The Inspector notes it is generally accepted the effect of the development on the SAM would be successfully mitigated and compensated for via the SAMMP. The Inspector is of the view the implementation of the management plan would compensate for the damage which would be caused to the setting. The Inspector is also of the view the proposals present an opportunity to secure measures which would preserve it in the longer term, none of the measures is directly dependent on the development taking place (Original IR91-92).

23. The Inspector concludes on this matter the lack of housing land supply, together with the contribution the site would make to housing provision and its compliance with the Preferred Strategy carry significant weight in favour of the appeal. The works to ensure the long term preservation of the heritage asset are not directly dependent on the development and therefore do not add weight in favour of the proposal. Although, the Inspector also recognises that it is unlikely the benefits would come forward in the absence of the proposal (Original IR93).
24. It is noted that Paragraph 6.1.24 of PPW 10 states it will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument. I am satisfied the proposal will not have a direct adverse impact on the scheduled monument in this case.

Landscape and Visual Effects

25. The Inspector notes the site has value as part of the Green Barrier and in preserving the setting of the SAM. Nonetheless, it is almost entirely surrounded by built development and the part which is adjacent to open countryside is bounded by the railway. Although the site is currently devoid of built development, the Inspector considers its edge of settlement location gives it a semi-urban character. It is also not considered to be a high quality landscape. The erection of houses on the western end of the site would extend the urban edge of Old Rhosrobin eastwards beyond Main Road. However, such an extension has already taken place on the northern boundary of the site and the proposal would not extend any further east than this existing development (Original IR94).
26. The Inspector is of the view the indicative layout and supporting evidence suggest a scheme appropriate to the local surroundings could be devised. There is no dispute the development would visually alter the site. Although the Council recognised the development would have a significant effect on the appearance of the site, it raised no objection to the proposal on grounds of landscape character or visual amenity. The Inspector has reached the same conclusion (Original IR95).

Loss of Agricultural Land

27. In previous Agricultural Land Classification (ALC) surveys about 75% of the site, including the land which would be built upon, was recorded as Grade 3a and therefore Best and Most Versatile (BMV) land. However, the submitted agricultural land classification report concluded that the site is likely to be Grade 3b land. Whilst the Council questioned the accuracy of the survey, as it claimed the correct guidelines had not been followed, the Inspector concluded that it did not provide any substantive evidence to support its claims. It is noted that the Inspector is in agreement with the Council that, although there may be conflict with Policy EC2 of the UDP, which only permits development on agricultural land of Grades 1, 2 and 3a, the dismissal of the appeal on these grounds is not justified. (Original IR96-97).

Highway Improvements

28. The development would result in increased traffic on the local highway network and the representations made by interested parties raised concerns that this would exacerbate existing traffic congestion problems. The Inspector is satisfied that the highway improvements associated with the scheme would benefit the wider community as well as residents of the site (Original IR98).

Other Similar Proposals

29. The Inspector considers there are significant differences between the other decisions on similar residential developments raised in evidence and the appeal, which must be determined on its own merits (Original IR99-101).

Concerns Raised by Local Residents

30. In addition to the matters already addressed, interested parties also raised concerns regarding the effect on local wildlife, noise, air quality, the number of affordable housing units and the ability of local services to cope with an increase in population which the proposal would bring about (Original IR102).
31. In respect of wildlife, the Inspector is satisfied from her inspection of the site, consideration of the technical reports and responses from statutory consultees that the site could be developed without adverse impact on statutorily protected species (Original IR103).
32. The Inspector is satisfied that matters of noise and air quality and flooding were addressed in the various reports which accompanied the application. The Inspector confirms the number of affordable units proposed is in compliance with the Council's policy. With regards to local services, there would be a need for additional educational facilities as a result of the development, financial provision for which is addressed in the Unilateral Undertaking. The Inspector is satisfied that there is no definitive evidence of any capacity issues with regard to local health practices or the local health board (Original IR104).
33. In the light of the evidence the Inspector confirms the overall conclusions reached in her original report remain unchanged and the Inspector continues to recommend that the appeal be allowed, subject to the conditions as set out in the Schedule to the original report.
34. In reaching her recommendation the Inspector has taken into account the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. The Inspector considers this decision is in accordance with the Act's sustainable development principle, through its contribution towards the Welsh Ministers' well-being objective of "supporting safe, cohesive and resilient communities."

Conditions and Unilateral Undertaking

35. I have considered the conditions set out at the Annex to the Inspector's report and, subject to minor changes, agree they are necessary and reasonable and meet the tests in Welsh Government Circular 016/2014, "The Use of Planning Conditions for Development Management".
36. I am satisfied the obligations in the UU, dated 6 February 2018, meet the appropriate tests in Section 122(2) of the Community Infrastructure Levy Regulations 2010 and Circular 13/97, "Planning Obligations". As such I have given weight to the UU in the determination of this appeal (IR108).

FORMAL DECISION

37. It is recognised that the appeal site lies outside the defined settlement boundary and the proposal does comprise inappropriate development within the Green Barrier. PPW 10 states inappropriate development should not be granted planning

permission except in very exceptional circumstances where other considerations clearly outweigh the harm, which such development would do to the green wedge.

38. It is considered the appeal site, whilst located outside the settlement boundary, is in a sustainable location in terms of access to services, amenities and public transport. The Inspector has not been presented with evidence of any capacity issues with regards to the local health services and the Unilateral Undertaking makes provision for a financial contribution for additional primary school places.
39. It is acknowledged that the application is made in outline, however, the indicative layout and submitted details, with the imposition of conditions to provide control over detailed design considerations, is capable of delivering a scheme which addresses the national sustainable placemaking outcomes. The scheme makes provision for a pedestrian and cycle way across the site, which would connect with existing highway infrastructure and other settlements, access to open space and equipped children's play areas. This would meet the National Sustainable Placemaking Outcome to 'Facilitate Accessible and Healthy Environments' (PPW 10, Figure 4, page 20).
40. It is considered the proposed development of up to 189 dwellings, of which 25% would comprise affordable units, would make a contribution towards housing land supply in the area, which has not been adequately addressed due to the absence of an up to date UDP (1996 to 2011) or an adopted LDP. Whilst the development would comprise inappropriate development in a green wedge, I am satisfied, in this case, when all the above factors are taken into account, in their totality, they constitute the very exceptional circumstances necessary to outweigh any harm to the green wedge. I am also satisfied there are no other matters which weigh against the appeal.
41. In exercise of the power referred to in paragraph 2 of this decision letter, I hereby allow this appeal and grant planning permission for the "outline application for residential development of up to 189 dwellings with all matters reserved except for access" on Land East of Tan y Bont, Main Road, Rhosrobin, Wrexham (Ref: P/2016/0189) subject to the conditions in the schedule below and the accompanying signed Unilateral Agreement.

42. In reaching this decision, I have considered the duty to carry out sustainable development under section 2 of the Planning (Wales) Act 2015. The decision made accords with the sustainable development principle set out in the WFG Act 2015 and the well-being objectives of the Welsh Ministers in that it contributes to the objective to 'build resilient communities, culture and language' and contributes to 'driving sustainable growth'.

43. A copy of this letter has been sent to Wrexham County Borough Council and to those persons and organisations who appeared at the Hearing.

Yours sincerely

A handwritten signature in blue ink that reads "Julie James". The signature is written in a cursive style with a large initial 'J'.

Julie James AC/AM
Y Gweinidog Tai a Llywodraeth Leol
Minister for Housing and Local Government

Schedule of Conditions

1. Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
2. Any application for approval of the reserved matters shall be made to the local planning authority not later than two years from the date of this permission.
3. The development shall begin either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. This planning permission provides for a maximum of 189 dwellings.
5. The access into the site shall be laid out in accordance with drawing No. 074-01/GA-02 prior to the occupation of any dwelling erected on the site under the terms of this planning permission.
6. Construction work shall not begin until a scheme for protecting the proposed dwellings from noise from the A483 trunk road has been submitted to and approved in writing by the local planning authority. All works which form part of the scheme shall be completed before any dwelling on the site is occupied. The work shall be carried out in accordance with the approved details.
7. No development shall take place until a timetable for the implementation of the measures specified in the Total Heritage Scheduled Ancient Monument Management Plan reference: ROS/16/002 and dated January 2017 has been submitted to and approved in writing by the local planning authority. Thereafter the measures set out in the Management Plan shall be implemented in accordance with the approved timetable.
8. No development shall commence until a scheme for the disposal of surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall:
 - i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
 - ii) specify the responsibilities of each party for the implementation of the Sustainable Urban Drainage Scheme, together with a timetable for that implementation; and
 - iii) provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall be implemented in accordance with the approved details.

9. No development shall commence until a scheme for the provision of foul sewerage infrastructure has been submitted to and agreed in writing by the local planning authority. The scheme shall include details of and be informed by a Hydraulic

Modelling Assessment. No dwelling hereby permitted shall be occupied until the foul sewerage infrastructure has been provided in full and in accordance with the scheme as approved.

10. No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The Construction Method Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) wheel washing facilities;
 - v) measures to control the emission of dust and dirt from construction works;
 - vi) measures to prevent damage to Wat's Dyke Scheduled Ancient Monument during the construction period;
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
 - viii) hours of working.

11. No development shall commence until a detailed Arboricultural Method Statement has been submitted to and agreed in writing by the local planning authority. The development shall only take place in strict accordance with the Arboricultural Method Statement which shall include:
 - i) a specification for tree protective fencing and ground protection measures in accordance with British Standard 5837:2012;
 - ii) a Tree Protection plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones and location of protective fencing and ground protection measures accurately plotted;
 - iii) a full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zones, including any related sections and method for avoiding damage to retained trees;
 - iv) details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
 - v) details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the local planning authority;
 - vi) details of all proposed tree works, including felling and pruning.

12. No development shall commence until a scheme detailing the provision of a footway/cycleway link across the site from Main Road to the junction of Plas Acton Road with Blue Bell Lane and a timetable for its completion has been submitted to and agreed in writing by the local planning authority. The footway/cycleway link shall be completed in accordance with the approved details.

13. Notwithstanding the requirements of condition 1, the submission of the reserved matters shall include a scheme for all areas of open space and greenspace to be provided as part of the development, including public amenity space and equipped children's play areas together with a timetable for their provision. The development shall be implemented in accordance with the approved details.

14. No development shall take place until a long term Landscape Management Plan for the identified areas of public open space and maintained land (as referenced on the

indicative masterplan/development framework drawing number Ref: C3429-PO1C) has been submitted to and approved in writing by the local planning authority. The management plan shall provide: details and measures to ensure the long term protection of the open land; the timing of the implementation of the plan; management responsibilities; maintenance schedules and procedures for the replacement of failed planting for all landscaped areas other than private gardens. The approved scheme shall be implemented prior to the occupation of any of the properties hereby approved.

15. No development shall take place until a programme of archaeological works has been submitted to and approved in writing by the local planning authority. The programme shall include a written scheme of investigation and a timetable for the investigation. The works shall be undertaken in accordance with the approved programme. A written report recording any archaeological works undertaken on the site shall be submitted to the local planning authority within three months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing by the local planning authority.
16. No development shall take place until a scheme detailing the provision of a traffic controlled junction at the Llay New Road junction with Plas Acton Road has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the occupation of the first dwelling hereby approved.
17. Notwithstanding the requirements of condition 1, full details of the timings and phasing of the development shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the details as approved.
18. The development shall be carried out in accordance with the recommendations contained in Section 7 of the Ecological Assessment 2016 (TEP Report Ref: 4731.01.001).

Notification of initiation of development and display of notice

You must comply with your duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties include the following:

Notice of initiation of development

Before beginning any development to which this planning permission relates, notice must be given to the local planning authority in the form set out in Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details which must be given to the local planning authority to comply with this duty.

Display of notice














The person carrying out development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details the person carrying out development must display to comply with this duty.

The person carrying out development must ensure the notice is:

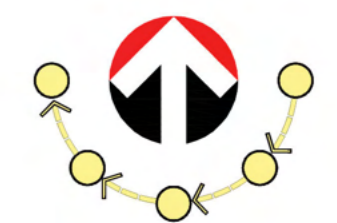
- (a) firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
- (b) legible and easily visible to the public without having to enter the site; and
- (c) printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.



KEY

-  MAIN ACCESS / VEHICLE ACCESS
-  ACCESS IMPROVEMENT TO EXISTING HIGHWAY
-  PUBLIC RIGHT OF WAY
-  PROPOSED CYCLE PATH
 - UPTO 3M WIDE
 - BOUND MATERIAL SURFACE
 - LOW LEVEL ILLUMINATION ALONG ROUTE
-  DEVELOPMENT BOUNDARY
-  KEY SETTING - EXISTING LONG DISTANCE VIEWS TO HORIZON & SETTING OF WAT'S DYKE PERMANENTLY MAINTAINED STREETS
-  EMERGENCY ACCESS ROAD
-  ACOUSTIC ATTENUATION
-  DEVELOPMENT AREA
MEDIUM LEVEL DENSITY; UPTO 30no. Units pha
2 - 2.5 STOREY HEIGHT
DEVELOPMENT AREA; 6.31ha
UPTO 189NO. DWELLINGS
-  EXTENT OF WAT'S DYKE
-  NO BUILD BUFFER ZONE FOR SCHEDULED ANCIENT MONUMENT
ENHANCEMENT / IMPROVEMENT OF WAT'S DYKE BY AGREEMENT WITH L.A.
 - 30m West
 - 10m East
-  MAINTAINED LAND (PERMANENT GREEN BARRIER)
-  LANDSCAPING (PERMANENT GREEN BARRIER)
POS AREA; 2.6ha

TOTAL UPTO 189NO. DWELLINGS



**NEW ROAD - RHOSROBIN, WREXHAM
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C3429 - P01C
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In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant	PHIL HARGREAVES CASTLE GREEN HOMES	Code Number	GWE P/2021/0135
Agent	CASTLE GREEN HOMES PHIL HARGREAVES UNIT 20 ST ASAPH BUSINESS PARK ST ASAPH LL17 0LJ	Date Received	11/02/2021
		Decision Date	15/11/2021

Town and Country Planning Act, 1990

Location of application

TAN Y BONT, MAIN ROAD, OLD RHOSROBIN, WREXHAM, LL11 4RL

Description of application

MATERION CADARNHAU YN BRESENNOL I CAIS AMLINELLOL
P/2016/0189 / RESERVED MATTERS PURSUANT TO OUTLINE
APPLICATION P/2016/0189

**Submission of Reserved Matters pursuant to Outline Planning
Permission Code No. Granted on 15/11/2021 and in accordance with the
conditions attached to that permission**

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

CLF5	Open space requirements from new residential developments
CLF7	Informal recreation - countryside and water resources
EC1	Green Barriers
EC11	Archaeology
EC2	Agricultural Land
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H5	Housing in the countryside
MW9	Protection of mineral resources
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Applicant	PHIL HARGREAVES CASTLE GREEN HOMES	Code Number	GWE P/2021/0135
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Revision	Date	Description of Decision
0	15/11/2021	Reserved matters approval issued
1	13/04/2022	Non-material amendment
2	11/08/2022	Non-material amendment

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Condition(s)

1. The development shall be carried out in strict accordance with the following:
 - i. RHRO-SP01 revision M Proposed Site Plan Sheet 1 of 2
 - ii. RHRO-SP02 revision M Proposed Site Plan Sheet 2 of 2
 - iii. Rhosrobin Housetype Pack A
 - iv. Ascerta Landscape Management Plan Reference 1421.21 Revision D
 - v. Drawings no. P.1421.21.04 Revision C Landscape Proposal Sheet 1 of 2 and Sheet 2 of 2.
 - vi. Drawings no. P.1421.21/04 Revision C Planting Plan Sheet 1 of 9, Sheet 2 of 9, Sheet 3 of 9, Sheet 4 of 9, Sheet 5 of 9, Sheet 6 of 9, Sheet 7 of 9, Sheet 8 of 9 and Sheet 9 of 9.
 - vii. Drawing no. P.1421.21.05 Revision C Landscape Management Areas Plan
 - viii. Materials Schedule reference MRRHOSR-MS-01 Revision A
 - ix. Tan Y Bont - LEAP reference SSQ14182 dated 20th January 2021.
 - x. Hepworth Acoustics Mitigation of Traffic Noise from A483 report no. P20-525-R01v3 dated November 2021.

Non-material amendment: 13/04/2022 Reference Number: P/2022/0260

By: Wrexham County Borough Council

Approved Details: With the exception of items viii and ix, the drawings referenced in condition are 01 superseded by the following drawings:

- RHRO-SP01 revision O Proposed Site Plan Sheet 1 of 2
- RHRO-SP02 revision O Proposed Site Plan Sheet 2 of 2
- Rhosrobin Housetype Pack B

Applicant	PHIL HARGREAVES CASTLE GREEN HOMES	Code Number	GWE P/2021/0135
Agent	CASTLE GREEN HOMES PHIL HARGREAVES UNIT 20 ST ASAPH BUSINESS PARK ST ASAPH LL17 0LJ	Date Received	11/02/2021
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- Ascerta Landscape Management Plan Reference 1421.21 Revision E
- Drawings no. P.1421.21.04 Revision D Landscape Proposal Sheet 1 of 2 and Sheet 2 of 2.
- Drawings no. P.1421.21/04 Revision D Planting Plan Sheet 1 of 9, Sheet 2 of 9, Sheet 3 of 9, Sheet 4 of 9, Sheet 5 of 9, Sheet 6 of 9, Sheet 7 of 9, Sheet 8 of 9 and Sheet 9 of 9.
- Drawing no. P.1421.21.05 Revision D Landscape Management Areas Plan
- Hepworth Acoustics Mitigation of Traffic Noise from A483 report no. P20-525-R01v4 dated March 2022.

Non-material amendment: 11/08/2022 **Reference Number:** P/2022/0634

By: Wrexham County Borough Council

Approved Details: With the exception of item ix, the drawings referenced in condition are 01 superseded by the following drawings:

- RHRO-SP01 revision Q Proposed Site Plan Sheet 1 of 2
- RHRO-SP02 revision Q Proposed Site Plan Sheet 2 of 2
- Rhosrobin Housetype Pack B
- Ascerta Landscape Management Plan Reference 1421.21 Revision F
- Drawings no. P.1421.21.04 Revision E Landscape Proposal Sheet 1 of 2 and Sheet 2 of 2.
- Drawings no. P.1421.21/04 Revision E Planting Plan Sheet 1 of 9, Sheet 2 of 9, Sheet 3 of 9, Sheet 4 of 9, Sheet 5 of 9, Sheet 6 of 9, Sheet 7 of 9, Sheet 8 of 9 and Sheet 9 of 9.
- Drawing no. P.1421.21.05 Revision E Landscape Management Areas Plan
- Hepworth Acoustics Mitigation of Traffic Noise from A483 report no. P20-525-R01v5 dated July 2022.

Applicant	PHIL HARGREAVES CASTLE GREEN HOMES	Code Number	GWE P/2021/0135
Agent	CASTLE GREEN HOMES PHIL HARGREAVES UNIT 20 ST ASAPH BUSINESS PARK ST ASAPH LL17 0LJ	Date Received	11/02/2021
		Decision Date	15/11/2021

2. Development shall not commence until a fence has been erected along the boundary with the A483 in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

3. Within three months of commencement of development a timetable for the implementation of all hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Thereafter hard and soft landscaping works shall be carried out in strict accordance with the timetable as approved.

4. No dwelling shall be occupied until it has been provided with a parking area in accordance with details down on drawings nos. RHRO-SP01 revision M and RHRO-SP02 revision M. The parking area for each dwelling shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of vehicles at all times.

Non-material amendment: 13/04/2022 **Reference Number:** P/2022/0260

By: Wrexham County Borough Council

Approved Details: Drawings nos. RHRO-SP01 revision M and RHRO-SP02 revision M substituted for drawings nos. RHRO-SP01 revision O and RHRO-SP02 revision O

Non-material amendment: 11/08/2022 **Reference Number:** P/2022/0634

By: Wrexham County Borough Council

Approved Details: Drawings nos. RHRO-SP01 revision O and RHRO-SP02 revision O substituted for drawings nos. RHRO-SP01 revision Q and RHRO-SP02 revision Q

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

2. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

4. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered

Applicant	PHIL HARGREAVES CASTLE GREEN HOMES	Code Number	GWE P/2021/0135
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		Decision Date	15/11/2021

unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm