

Vacant land South of Central Buildings, Bridge Street, Wrexham

Planning, Design and Access Statement

On behalf of **CB 2 Ltd**

April 2024

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1.0 INTRODUCTION

Introduction to Proposed Development

- 1.1 Cassidy + Ashton have been instructed by CB 2 Ltd to prepare a Planning Statement to support a full planning application for development at vacant plot of land south of Central Buildings, Bridge Street, Wrexham.
- 1.2 The proposed scheme seeks approval for the following description of development:
New-build residential development (20no. apartments), with associated access and parking.
- 1.3 The principle of redevelopment of the application site, particularly with respect to residential development, is enshrined within local planning policy.
- 1.4 The purpose of this statement is to describe the context of the proposed scheme and assess the development works against the relevant Development Plan considerations and key planning issues.

The Process

- 1.5 The proposed development has been the subject of ongoing detailed discussions between the Applicant and their Design Team, comprised of Cassidy + Ashton Group Ltd. (Town Planning Consultants and Architects), as well as a number of specialist technical consultants, who have prepared supplementary reports to support the submission of this application.
- 1.6 As the planning application is classed as a major development (more than 10 dwellinghouses), in accordance with recognised legislation, a pre-application consultation exercise has taken place in advance of a full planning application being made.

Document Structure

- 1.7 This Statement describes the site and its surroundings before setting out the national and local planning policy context under which the application should be considered. The final scheme is assessed against the relevant planning policies and other material planning considerations.
- 1.8 The conclusion is reached that, following in-depth examination, the development is consistent with planning policy and any other material considerations and therefore, outline planning permission should be granted. It is considered that the proposed development has considerable merit in planning terms resulting in significant benefits to both the immediate area and wider context, such as, the provision of a wide choice of housing and promoting the regeneration of currently underutilised land in a sustainable, town centre location.
- 1.9 The remainder of this Statement is structured as follows:
- Chapter 2 – Site and Context
 - Chapter 3 – Development Proposals
 - Chapter 4 – Planning Policy Context
 - Chapter 5 – Planning Appraisal
 - Chapter 6 – Conclusion

Supporting Documentation

- 1.10 In order to fully satisfy the requirements of national planning policy and Wrexham's own specific local validation requirements for application submissions, a full complement of supporting documentation has been prepared to accompany the planning application.

- 1.11 This Statement is to be read in conjunction with the drawings and form submitted to support this application.

2.0 SITE AND CONTEXT

Site Description

- 2.1 The application site lies at the corner of Brook Street and Bridge Street, in Wrexham Town Centre.
- 2.2 The land comprises of a broadly L-shaped parcel of land, characterised in part by a 3-storey building fronting Brook Street, with vacant land to the rear, fronting Bridge Street. The existing building on site, referred to as ‘Central Buildings’, is occupied on the ground floor by Class A3 uses, with the upper floors remaining vacant.



Figure 1. Site Location [Source: Google Maps]

Site Location

- 2.3 The surrounding area is characterised by a range of uses typical to a town centre, comprising supermarkets, shops, nightclubs, takeaways, restaurants and cafes, and residential properties including flats, apartments and private dwellings.

- 2.4 The site therefore lies within a highly sustainable location, in close proximity to a range of amenities and services. The nearest bus stop is located less than 100m to the west of the site, along Brook Street.
- 2.5 The building within the site is not listed, nor does the site lie within a Conservation Area.

Planning Policy Context

- 2.6 The Development Plan comprises of the Wrexham County Borough Council Local Development Plan (LDP). Within the LDP, the site lies within the Wrexham City Centre Masterplan Area, under Policy R2. The Local Planning Authority have established that the site and its immediate surroundings are appropriate for development, in particular for residential, business and retail uses, to meet local needs. The site is specifically identified as being suitable for a mixed use development including residential, retail, office and leisure uses. As such, the appeal site is overwhelmingly supported for redevelopment within local planning policy.
- 2.7 The site lies adjacent to, but not within flood zone C2.

Planning History

- 2.8 The site has been the subject of three relevant planning applications, including a planning appeal, details of which are summarised below.
- 2.9 It is evidenced through local planning policy, together with the site's planning history and recent application, that Wrexham County Borough Council support the redevelopment of this site, subject to development management criteria.

P/2003/0962

- 2.10 Outline planning permission was previously granted on 6th October 2003 across the wider site for residential, office, retail and A3 leisure uses, construction of new vehicular and pedestrian access and alterations to existing vehicular and pedestrian access.
- 2.11 A variation of condition application to vary conditions 2 and 3 of planning permission P/2003/0962, to allow extension of time for submission of reserved matters to be extended to five years, was granted 15th August 2005 (application ref: P/2005/0603).
- 2.12 A further variation of condition application to vary conditions 2, 3 and 9 of planning permission P/2003/0962, to allow for extension of time for submission of reserved matters, was granted 12th June 2008 (application ref: P/2008/0349).

P/2010/1052

- 2.13 A planning application for the change of use and alterations to the former nightclub occupying the Central Buildings, to provide student accommodation on first and second floors, and conversion of roof space was refused on 23rd December 2010. The application was refused as the development was considered to create additional parking problems to the detriment of highway safety.
- 2.14 A planning appeal against this refusal was submitted and dismissed on 11th October 2011. The appeal was dismissed on the sole ground of highway safety.
- 2.15 As such, it is noted at no point has a view been taken that the site was not suitable for redevelopment, subject to development management criteria.

P/2018/0915

- 2.16 A planning application was submitted on 30th October 2018 for residential development, comprising the conversion of the first and second floors of Central

buildings to provide 10 no. apartments with related alterations at ground floor level, and the erection of 28 no. apartments on adjacent land with associated parking, at Bridge Street in Wrexham.

- 2.17 The application was the subject to review from a number of statutory consultees, including Natural Resource Wales (NRW). The application was first reported to the Planning Committee on 27th July 2020. Following the advice of NRW, the report concluded that:

“The proposals offer considerable benefits in respect of bringing an under used building and vacant land back into use and contributing to housing supply.... However, the benefits are outweighed by the risk to the development of flooding, which brings the proposals into conflict with policy EC12 and TAN15” [Appendix CA4].

- 2.18 The Chief Officer’s recommendation was that permission be refused, solely on this ground.

- 2.19 An appeal was then submitted to an Inspector appointed by the Welsh Ministers, following Wrexham County Borough Council’s refusal to grant planning consent for the development. It was concluded that the appeal scheme would be highly vulnerable development that would be subject to an unacceptable risk of flooding. Based on this issue, the appeal was dismissed.

- 2.20 **The Applicant and their Design Team have taken the previous schemes into consideration within the design development process, which has culminated in the submission of the following development.**

3.0 DEVELOPMENT OVERVIEW

- 3.1 This application seeks full planning permission for the erection of an apartment building with associated parking on vacant land at Bridge Street in Wrexham.
- 3.2 The new build apartment block has been designed to make the most efficient use of the space available, to optimise the provision of housing on site, whilst providing the necessary ancillary features to meet local planning requirements. This apartment building incorporates 20 no. apartments, across 4 no. storeys.
- 3.3 Internally, the building will comprise 16 no. 2-bed apartments and 4 no. 1-bed apartments. The 2-bed apartment units will comprise two bedrooms, an open plan kitchen, dining and lounge area, and a separate bathroom, alongside a small storage area. The proposed 1-bed units will comprise a bedroom, as well as an open plan living, kitchen and dining area and a separate bathroom, alongside a small storage area.
- 3.4 The overall appearance of the development is to be of a contemporary classic design, constructed of high-quality materials and via methods chosen to be sympathetic to the character of the surrounding area. The design and external appearance of the building is considered wholly appropriate when viewed in the context of the varying architectural styles in the surrounding area.
- 3.5 Vehicular and pedestrian access, and egress, will be provided via Bridge Street to the east. The development will be served by 14 no. car parking spaces and secure cycle parking (20no.).

4.0 PLANNING POLICY CONTEXT

- 4.1 The current adopted Development Plan for Wrexham is comprised of the Wrexham Local Development Plan (LDP), which was adopted in December 2023.
- 4.2 Planning Policy Wales Edition 12 (PPW) was published in February 2024. PPW sets out the Welsh Assembly Government's planning policies for Wales and how these should be applied. This provides local government with the guidance to prepare their own local development frameworks and guidance in decision making.
- 4.3 Alongside PPW sits 24 Technical Advice Notes (TAN), which form planning guidance at a national level on various topics.

Planning Policy Wales

- 4.4 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015.
- 4.5 Section 3.3 places emphasis on good design being fundamental to creating sustainable places, where people want to live, work and socialise. Design is not just about the architecture of a building, but the relationship between all elements of the natural and built environment, and between people and places.
- 4.6 To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area.

- 4.7 Section 3.55 encourages previously developed land to, wherever possible, be used in preference to Greenfield sites where it is suitable for development.
- 4.8 Section 4.2 relates to Housing Supply. Planning authorities, land owners and house builders must work together constructively to identify deliverable housing land in sustainable locations for development.
- 4.9 Planning authorities should seek to maximise the use of suitable previously developed and/or underutilised land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites.
- 4.10 Planning authorities will need to ensure that through the development management process, they make the most efficient use of land and buildings in their areas. Higher densities must be encouraged on sites in town centres and other sites which have good walking, cycling and public transport links.
- 4.11 Section 6.6 relates to Water and Flood Risk. Development should reduce, and must not increase, flood risk arising from river and/or coastal flooding on and off the development site itself.

Wrexham Local Development Plan 2013 - 2028

4.12 The Wrexham Local Development Plan 2013 – 2028 was adopted on 20th Dec. 2023.

The key policies of relevance are as follows:

- SP1: Housing Provision
- SP2: Location of Development
- SP11: Transport and Accessibility
- SP12: Design Principles and Masterplanning Framework
- SP13: Health and Wellbeing
- SP14: Natural Environment
- SP15: Historic and Cultural Environment
- SP18: Climate Change
- H2: Affordable Housing: Non-strategic Housing Allocations and Windfall Sites
- NE1: International and National Nature Conservation Designations
- NE6: Waste Water Treatment and River Water Quality
- DM1: Development Management Considerations
- CF2: Provision of New Open Space
- R2: Development within the Wrexham City Centre Masterplan Area
- T1: Managing Transport Impacts
- T2: Active Travel
- MW5: Sustainable Waste Management

Wrexham Town Centre Masterplan (2016)

- 4.13 Section 2.1 establishes a vision for Wrexham which includes increased opportunity for town centre living and accommodating the needs of a growing population. Underused land is identified as a key area to target for development.
- 4.14 Section 3.5.2 highlights the current lack of residential properties directly within the town centre.
- 4.15 An increased, diverse population of residents will support local businesses. The development of student accommodation should lead to a more substantial evening economy in Wrexham, helping to fulfil other objectives highlighted in The Masterplan.
- 4.16 Section 3.5.6 encourages mixed use development.
- 4.17 A number of key sites are identified for redevelopment in the masterplan, each with specific guidance that relates directly to the masterplan objectives. The application site is identified in the masterplan as **Key Site 2 – Bridge Street 2**. A summary of the key points from the specific guidance is set out as follows:
- Mixed-use development site, including any combination of residential, small scale local need retail, office and leisure uses.
 - Site is on a key town centre route – high quality design required.
 - Residential development will be a significant part of the development mix.
 - Anticipated delivery via the private sector.
 - New building materials should compliment the existing palette. Modern interpretation is acceptable.
 - The topography of the site and the surrounding area should be utilised to support increased building heights.
 - Any new access requires visibility splays of 2.4m x 33m.

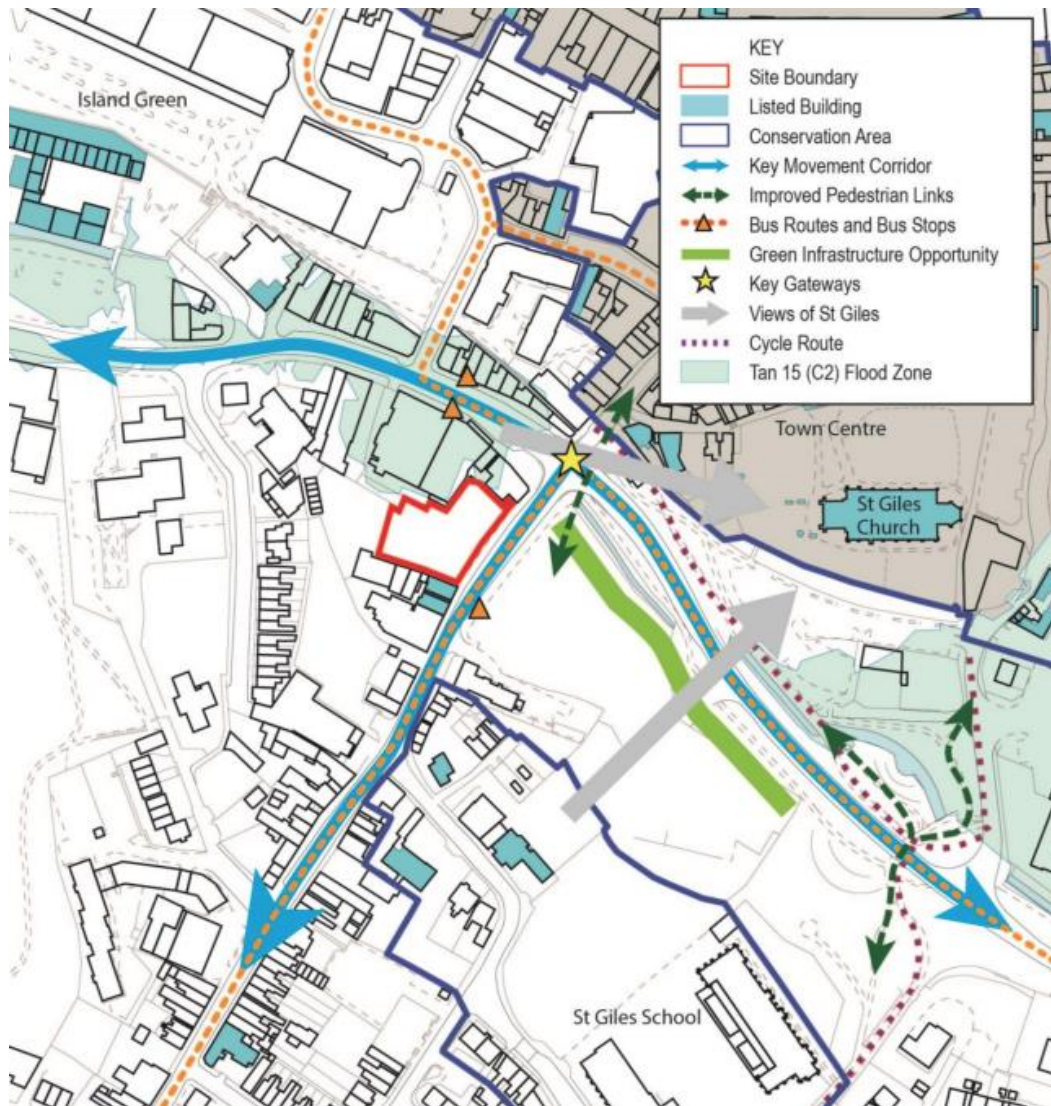


Fig. 2 – Bridge Street 2 site (source: Wrexham Town Centre Masterplan)

Planning Policy Summary

- 4.18 National and local planning policy support new residential development, in sustainable locations, which meet the needs of the local population and achieve high quality design.
- 4.19 Both national and local planning policies require new development to; place high-quality, sustainable design at the forefront of the design process, be of a good design which enhances the quality of the local area and, make the most efficient use of the space available. The specific requirements and criteria of the relevant policies have been considered in the preparation of this full planning application.

5.0 PLANNING APPRAISAL

Principle of Development

- 5.1 The application site lies within the Wrexham Town Centre Masterplan area, where the site is also identified as being suitable for a mixed-use development including **residential**, retail, office and leisure uses. The proposed development seeks the erection of a new apartment building on existing vacant previously developed land and is therefore in accordance with the objectives of the masterplan and Policy R2 of the LDP. As such, the provision of new residential development, to meet an identified need, is overwhelmingly supported under national and local planning policy, when proposed in sustainable locations.
- 5.2 Consideration of the site's planning history and local planning policy, provided in Chapter 2.0, evidences the support for residential development in this location. The Chief Planning Officer's Report for the Planning Committee from the previous planning application [ref: P/2018/0915] highlighted that, in principle, the development is wholly acceptable and supported by local planning policy:
- "The proposals offer considerable benefits in respect of bring an under used building and vacant land back into use and contributing to the housing supply."*
- 5.3 The scheme represents a brownfield development, which is considered favourably in both national and local planning policy.
- 5.4 As such, the principle of residential development at this location is considered wholly appropriate.

Design

- 5.5 The creation of high-quality buildings and places is fundamental to the planning and development process, with good design being highlighted as a key aspect of sustainable development, within both national and local planning policy guidance.
- 5.6 In designing the proposed development, care has been taken to take full account of the relationship of the site to adjacent properties both in terms of scale, massing and appearance. The site has considered the scale of the adjacent properties, to ensure that the development sits comfortably within its setting and is appropriate in terms of amenity.
- 5.7 The design and layout of the proposed building has been set out to make the most efficient use of the land available, whilst meeting end users requirements. The scheme has sought to maximise the residential units to contribute to the local housing supply, whilst providing the necessary ancillary features, including car parking, to meet the needs of the future occupiers.
- 5.8 The proposed building would represent a significant enhancement to the currently vacant and seldom maintained land and provide a contemporary and modern aesthetic within the local area. The building will make a positive contribution to the locality, through the use of good quality materials, promoting an active frontage and responding to the spatial character of the area.
- 5.9 It is considered that the development will be designed and built to the principles of energy saving, efficiency and sustainability. The efficient use of resources will be maximised through the adoption of appropriate design and specification practices.
- 5.10 As such, the development accords with the requirements of the relevant local and national planning policies, including Policies DM1 and R2 of the LDP, and represents sustainable growth.

Highways and Access

- 5.11 Owing to its location within the town centre, the site is easily accessible by sustainable transport methods. There are existing pedestrian facilities via raised pavements throughout the town centre, to access a range of retail, leisure and employment opportunities. The site is also within walking distance of Wrexham Central Railway Station and Wrexham Bus Station.
- 5.12 The development will be served by a new vehicular access point off Bridge Street, towards a car parking area consisting of 14 no. car parking spaces.
- 5.13 The internal layout of the building comprises sufficient bicycle provision, which is considered appropriate for the sustainable location of the site, with occupiers of the apartments to be encouraged to use sustainable means of transportation wherever possible. This is supported by Policy T1 of the LDP.
- 5.14 It is anticipated that there will be an increase in new vehicular trips as a result of the proposed development, however given that the site is located in a sustainable location within the town centre, with access to a range of sustainable modes of transportation, it is not expected to be a more than negligible increase. It is therefore considered that the traffic impacts resulting from the proposed development can be accommodated by the local highway network.
- 5.15 In light of the above, it is therefore concluded that the proposed development should not have a material impact in terms of highway operation and safety.

Sustainable Development

- 5.16 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015. There are three strands to sustainability; economic, social and

environmental, of which each is to now be considered. These strands are interdependent and required to be pursued in mutually supportive ways.

- 5.17 Economically, the construction of the development will bring employment and require the purchasing of local goods, materials and services. In the long-term occupiers of the apartments will support local facilities and services, which are all within walking distance of the application site.
- 5.18 Socially, the proposals would contribute to the creation of a sustainable neighbourhood, by providing a mix of tenures, sizes and housing types within the local area. Occupiers of the apartments would improve the sense of community, through the integration of existing and new residents.
- 5.19 Environmentally, the site in part represents brownfield development, which is considered favourably in national and local planning policy. The application site is located within a sustainable location with good transportation links by both private vehicle and public transport.
- 5.20 It is therefore accepted that the principle of development is not disputed and that the redevelopment of the site to meet an identified need, is acceptable.

Other Material Considerations

Flood Risk

- 5.21 The majority of Wrexham Town Centre finds itself within zone C2, according to the Natural Resource Wales' Development Advice Map. Accordingly, should the application be refused, as a result of flood risk, this would negate the ability for the Council to achieve their regeneration strategy and aspirations for the entire Town Centre.
- 5.22 Notwithstanding the above, a Flood Consequence Assessment has been undertaken, a copy of which is submitted as part of the application supporting pack. The following provides a summary of the findings:

- The Development Advice Map indicates the site to be located in zone A and zone B, with zone C2 encroaching on the north-eastern boundary. However, detailed hydraulic modelling of the River Gwenfro has been undertaken and indicates that no flooding of the site would be expected in up to a present day 1 in 1,000 AEP event. **The site should therefore not be defined as zone C2.**
- The Flood Map for Planning - Rivers indicates the site to be located predominately within flood zone 1, with the north-eastern area in flood zone 2 (rivers).
- The risk of flooding to the proposed development and access from all identified sources is assessed to be **negligible/low**, with the exception of the River Gwenfro which poses a residual risk in the north-east of the site as a result of culvert blockage.
- The assessment demonstrates that the proposed development may be completed in accordance with the requirements of planning policy subject to the following:
 - **Site levels** including all ancillary areas to be set at a minimum of 76.39 m AOD.
 - **Finished floor levels** to be set at a minimum of 76.69 m AOD and at least 0.15 m above adjacent ground levels following any reprofiling of the site, with ground levels sloping down from the building.
- **The proposals are not expected to materially impact on flood risk elsewhere.**

Noise

- 5.23 An acoustic assessment has been undertaken by specialists, Peninsular Acoustics. The survey and assessment methodologies outlined in the report have been devised in accordance with all relevant, extant policy and guidance at a national and local level.
- 5.24 The assessment has considered the effect of acoustic exposure on the Site, including from road traffic on the surrounding road network and exposure from entertainment activities emanating from 'Craft & Tails' and 'The Cambrian Vaults'.
- 5.25 A means of mitigating the sound in the form of acoustically specified façade packages has been devised following current best practice measures and guidance to ensure the Site is suitable for residential occupancy.

5.26 Therefore, in summary, the Site is suitable for residential use, subject to the provision of building envelope sound insulation measures outlined in the report.

Ecology

5.27 An ecological assessment has been undertaken by specialists, Sambrook Associates. The aim of the appraisal is to provide sufficient ecological information to inform the planning application.

5.28 The reporting concludes that the Site is of limited ecological value to protected and notable species.

5.29 Taking into consideration recommendations made in the report, long term negative effects on biodiversity are not anticipated and the proposed development actually gives rise to biodiversity enhancement opportunities within the Site, improving biodiversity at a local level.

Summary of Planning Appraisal

5.30 Further to the assessment above, it is concluded that the development proposals do conform to the relevant policies within the Local Development Plan.

5.31 It is considered that the principle of residential development is considered wholly acceptable.

5.32 The proposed scheme seeks the redevelopment of previously developed land, which is highly favourable within national and local planning policy. The high-quality design of the building will ensure that the development is in keeping with the character and appearance of the wider area, when viewed against the surrounding buildings, and contributes positively to it, setting a precedent for future development.

5.33 The submission documents illustrate that the principle of the development is acceptable. As such, there are no material considerations which indicate that approval should not be granted.

6.0 DESIGN AND ACCESS

- 6.1 It is a statutory requirement that applications for planning permission and listed building consent (with exceptions) are accompanied by a design and access statement (DAS). Further guidance relating to the requirement for a design and access statement is included in appendix 1 of TAN 12.
- 6.2 The DAS is a communication tool explaining how the objectives of good design (which include the principles of inclusive design) have been considered from the outset of the development process.
- 6.3 In relation to design, a DAS must explain the design concepts and principles applied to the development or works. A DAS accompanying an outline or full planning application must explain the concepts and principles in relation to (as a minimum):
- Access;
 - Character (including amount, layout, scale, appearance and landscaping);
 - Community safety;
 - Environmental sustainability; and
 - Movement to, from and within the development

DESIGN & CHARACTER

- 6.4 The proposals have been designed with careful consideration towards the context of the site and its urban setting.
- 6.5 The proposed building will seek to reinterpret the existing local vernacular, whilst adopting a contemporary form to establish a sense of identity for the development. The design should be informed by a creative response to the local context.
- 6.6 The material palette will comprise of a mix of red brick work, horizontal metal cladding, stone coloured render and coloured blockwork, which will complement the common

materials that aesthetically characterise the local area. Therefore, the proposed external elevational treatment of the building does not detract from the character of the surrounding properties. Indeed, we contend that it will improve the overall appearance of the locality.

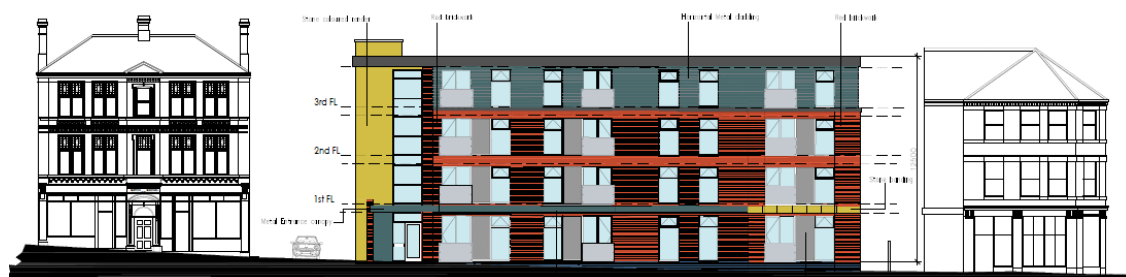


Fig. 3. Proposed streetscene

ACCESS AND PARKING

- 6.7 The site benefits from its location within the town centre and in close proximity to a good level of public transport services, with local connections to bus and rail services, which provide excellent links within the region and beyond.
- 6.8 The scheme also incorporates a cycle storage facility, with provision for 12 no. bicycles in total.
- 6.9 The vehicular access and egress point will be taken from Bridge Street, to the south eastern corner of the site. Due to the constraints of the site, the nature of the proposed use and the sites proximity to a range of sustainable local transport choices, only 14 no. car parking spaces are proposed within the boundary, which in turn encourages more sustainable means of transportation to and from the site. It has been demonstrated that the application site falls within a highly accessible location in Wrexham town centre.

- 6.10 The developer will ensure that all future residents are provided with a Residential Welcome Pack which highlights the local services and sustainable transport options available. As such, future occupants will be committing to a lifestyle choice where car ownership is not supported.
- 6.11 Within the building, the design has incorporated both a staircase and lift, to access all floor levels.

USE

- 6.12 The application site covers approximately 535sqm of vacant, previously developed land. The aim of the development proposal is to erect a high-quality, 4 no. storey residential apartment building, comprising 20 no. self-contained apartments, across sqm of new floorspace. The proposed scheme incorporates the following works:
- 16 no. 2-bed apartment units
 - 4 no. 1-bed apartment units
 - 14 no. car parking spaces
 - Internal refuse and cycle storage
 - Vehicular access works off Bridge Street
- 6.13 The amount of development proposed makes the optimum use of the building, whilst providing appropriately sized accommodation with a high-quality living environment.
- 6.14 All proposed works are shown in detail within the accompanying submission drawings.

AMOUNT

- 6.15 Overall, the aim has been to create a development which makes effective and efficient use of the site, whilst respecting its broader context.

6.16 The proposed development would sit comfortably within the wider surrounding area. The adjacent buildings are 3 no. storeys, but given the topography of the land, the ridge height of the proposed building is lower than that of the adjacent buildings. It is considered that the scale of the proposed building will complement the surrounding buildings within the locality, without being overbearing for neighbouring uses, and makes best use of the land available for development.

LAYOUT

6.17 The development has been set out to make the most efficient use of the space available on site, to meet end user requirements, to provide a legible scheme and to take account of local character and amenity.

6.18 The building is to be located centrally within the application site boundary, sited outside of the flood zone boundary, following the reason for refusal of the previous scheme. The site access point is to be taken from the south eastern corner of the site, which will lead to car parking to the west, which has also been sited outside of the flood zone.

6.19 Internally, the building will comprise 16 no. 2-bed apartments and 4 no. 1-bed apartments. The 2-bed apartment units will comprise two bedrooms, an open plan kitchen, dining and lounge area, and a separate bathroom, alongside a small storage area. The proposed 1-bed units will comprise a bedroom, as well as an open plan living, kitchen and dining area and a separate bathroom, alongside a small storage area.

6.20 The main pedestrian entrance to the building will be located at the eastern elevation of the building, off Bridge Street. The habitable rooms have been positioned along the external walls and would benefit from large windows, which bring in natural light. The insertion of windows to all elevations would also generate an additional form of surveillance and deter anti-social behaviour.

6.21 The internal layout will incorporate a secure cycle store and refuse store.

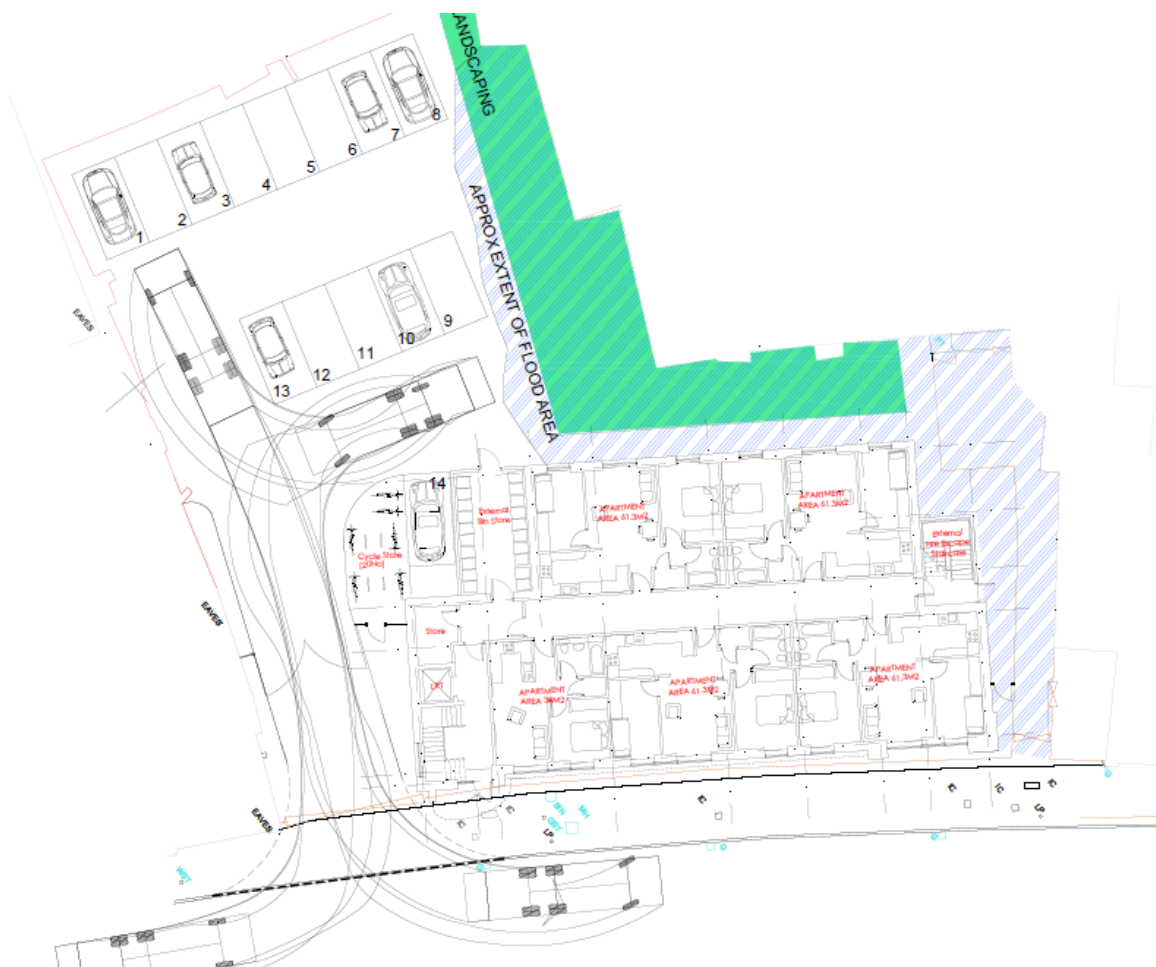


Fig.4 Proposed Site Layout

6.22 The entire layout boasts an organic nature set within the tree line and openings within, so as to accord with the rural setting to which it relates.

SCALE

6.23 The scale of the proposed development is considered wholly suitable in the context of its setting, concerning a modest quantum and scale of development which will not be visible externally.

- 6.24 The developable site area has been selected seeking to minimise the impact on the surrounding area, limiting the extent of land area adopted.
- 6.25 The pods themselves are modest in scale extending to a height of just 3.2m at the highest point. As the pods are curved and boast wooden elevations, they complement the natural landscape.

LANDSCAPING

- 6.26 The landscaping seeks to safeguard the organic nature of the site and its layout, defining the development well within its rural setting.
- 6.27 The landscaping therefore limits hardstanding, implementing hard landscaping only where necessary, for the path from the main part of the site and for the bases of pods.

COMMUNITY SAFETY

- 6.28 The scheme has been designed in consideration of LPGN 24 – Designing out Crime.
- 6.29 The presence of an apartment block in this location provides natural surveillance, so enhancing the safety of the local community.

ENVIRONMENTAL SUSTAINABILITY

- 6.30 The proposal supports the principles of sustainable development fundamentally through the use of a brownfield site.

7.0 CONCLUSION

- 7.1 This Statement supports a full planning application for the erection of an apartment building, with internal refuse and cycle storage provision, alongside associated vehicular access works and parking, at land at Bridge Street, Wrexham.
- 7.2 This Statement has sought to describe the proposed scheme and assess the development against relevant planning considerations. Consideration has been given within this Statement to a range of matters concerning; the principle of development, design and residential amenity, highways and access, flood risk, sustainability and other material considerations.
- 7.3 The application is considered to comply with national and local planning policy in terms of the principle of the use within this location. The application site is located within the Wrexham Town Centre Masterplan, promoted through Policy R2 of the Wrexham County Borough Council Local Development Plan, whereby development proposals for residential, business or retail uses are wholly supported.
- 7.4 With consideration to the above, it is considered that the principle of the development for a residential use is therefore acceptable.
- 7.5 One of the key considerations within the design development process was in relation to the design and scale of the proposed development. Good design is a core component of any proposals design process, creating visually distinctive places, which complement the local and wider context. The proposals represent an appropriate and high-quality form of development, providing new residential floorspace, for which there is an identified need, thereby making a significant contribution to the continuing regeneration taking place within the town centre.
- 7.6 The design of the building has been informed by a creative response to the local context, in terms of scale, massing and appearance, taking into consideration the significance of the nearby listed buildings. In respect of materials, these will be appropriate and complementary to the siting of the development as well as being appropriate for its respective uses. The design gives due attention to the existing

character of the site and its setting, to provide an aesthetically appealing development, which is functional and appropriate for the proposed use.

- 7.7 The proposed scheme would result in the redevelopment of a brownfield site, which is highly favourable within national and local planning policy. The land is currently vacant and therefore readily available for development and would benefit from a high-quality scheme.
- 7.8 It is submitted that the site offers a sustainable location, with good opportunities to access varied modes of transport and local facilities and services within the town centre, which will encourage a reduction in car use. The proposed extent of car parking is therefore considered to be acceptable, and it is concluded that the proposed development should not have a material impact in terms of highway operation and safety.
- 7.9 It is therefore considered that the proposed development would constitute sustainable development and not impact upon other matters of material significance. It is concluded that the development complies with the relevant national and local planning policies, and for that reason, full planning permission should be granted.

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