

Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning



Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Application for Outline Planning Permission With Some Matters Reserved.
Town and Country Planning Act 1990

P2021/0680

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

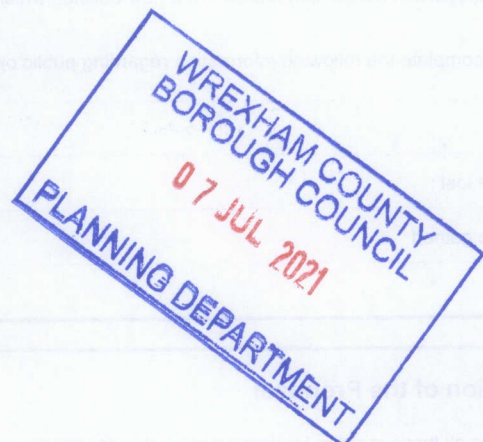
Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text"/>
Address line 2	<input type="text"/>
Town/city	<input type="text"/>
Postcode	LL12 7AU

Description of site location must be completed if postcode is not known:

Easting (x)	333760
Northing (y)	351271

Description

Land off Westminster Drive/Chester Road, Wrexham, LL12 7AU



2. Applicant Details

Postcode	<div></div>
Primary number	<div></div>
Secondary number	<div></div>
Email address	<div></div>

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title	<div></div>
First name	Keith
Surname	O'Hanlon
Company name	Lawray Architects
Address line 1	The Byre
Address line 2	Croesnewydd Hall
Address line 3	<div></div>
Town/city	Wrexham
Country	United Kingdom
Postcode	LL13 7YP
Primary number	01978357887
Secondary number	<div></div>
Email	wrexham@lawray.co.uk

4. Site Area

What is the site area?	3.65
Scale	Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☒ Yes ☐ No

If Yes, please complete the following information regarding public open space

Type	Area of land (ha)
Open space lost	0.00
Open space gained	1.1

5. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

5. Description of the Proposal

- ☒ Access
- ☐ Appearance
- ☐ Landscaping
- ☒ Layout
- ☐ Scale

Please describe the proposed development

Cais caniatâd cynllunio amlinellol ar gyfer codi adeilad ysgol gynradd 315 lle a meithrinfa 45 lle, parcio ceir a choetsys gyda mannau troi a gollwng, maes chwarae, dau gae chwaraeon pel droed, ardal ysgol goedwig, a man agored gwyrdd at ddefnydd y cyhoedd, ar dir oddi ar Chester Road, Wrexham, LL12 7AU.

Ar hyn o bryd nid yw'r darn o dir yn cael ei ddefnyddio ac yn ar gau i'r cyhoedd. Yn flaenorol fe'i defnyddiwyd fel maes ymarfer pêl-droed preifat yn 2005.

Byddai'r datbygliad yn creu cyfleusterau dysgu pwrpasol a ardaloedd chwarae gwyrdd i Ysgol Gynradd Catholig St Mary's, a byddai hefyd yn rhoi man agored gwyrdd i'r gymuned leol.

Mae'r safle'n mesur 36,850 m.sg. Cynigir 13,000 m.sg fel man agored gwyrdd ac ardal ysgol goedwig- y ddyluniad i'w benderfynu yn y dyfodol, gyda'r potensial am bod gae chwaraeon, parc cyhoeddus, neu erddi cymunedol. Cynigir 12,500 m.sg i cadw fel caeau chwaraeon gwyrdd ar gyfer plant ysgol a defnydd y chymuned tu allan i oriau ysgol - i'w cytuno â llywodraethwyr ysgol. Cynigir 1450 m.sg fel adeilad ysgol, ac yn weddill fydd llwybrau, meysydd parcio a chwarae athraidd / hydraidd.

I gyd-fynd â'r cais cynllunio hwn mae Datganiad Dylunio, Mynediad a Chynllunio, Cynllun Teithio, Cynllun Rheoli Maes Parcio, Datganiad Trafnidiaeth, Asesiad Effaith Coedyddiaeth, Darluniau Cynllun a'r Adroddiad PAC yn dilyn yr Ymgynghoriad Cyn-Ymgeisio a gynhaliwyd rhwng 13 Mawrth 2020 - 16eg Awst 2020.

Outline planning permission sought for the erection of a replacement 315 place primary school building and 45 place nursery, car and coach parking with turning and drop off areas, playground, two sports pitches, a forest school area, and a green Open Space for the use of the public, on land off Chester Road, Wrexham, LL12 7AU.

The area of land is currently unused and inaccessible to the public and was previously used as a private football training ground in 2005.

The proposal would provide St Mary's Catholic Primary School with purpose-built learning facilities and green playing space, and would also provide the local community with green open space.

The site measures 36,850 sq.m. 13,000 sq.m is proposed as a green open space and a forest school area, the design to be determined at a later date, with potential as a sports pitch, public park, or community gardens. 12,500 sq.m is proposed as retained and green pitches for the school children and community use out-of-school hours - to be agreed with school governors. 1450 sq.m is proposed as the school building itself, and the remaining space consists of paths, and permeable/porous car parking and playgrounds.

This planning application is accompanied by a Design, Access and Planning Statement, a Travel Plan, Car Park Management Plan, Transport Statement, Arboricultural Impact Assessment, Plan Drawings and the PAC Report following the Pre-Application Consultation carried out between 13th March 2020 - 16th August 2020.

Has the work already been started without planning permission?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Ar hyn o bryd nid yw'r darn o dir yn cael ei ddefnyddio ac yn ar gau i'r cyhoedd. Yn flaenorol fe'i defnyddiwyd fel maes ymarfer pêl-droed preifat yn 2005. Ers hyn, nid oes unrhyw awydd gan unrhyw clwb i ddefnyddio'r cae ar gyfer ymarfer pêl-droed neu fel arall.

The area of land is currently unused and inaccessible to the public and was previously used as a private football training ground in 2005. Since, there has been no interest in using the field by any local club as training ground or for other use.

Is the site currently vacant?

☐ Yes ☒ No

If Yes, please describe the last use of the site

Ar hyn o bryd nid yw'r darn o dir yn cael ei ddefnyddio ac yn ar gau i'r cyhoedd. Yn flaenorol fe'i defnyddiwyd fel maes ymarfer pêl-droed preifat yn 2005. Ers hyn, nid oes unrhyw awydd gan unrhyw clwb i ddefnyddio'r cae ar gyfer ymarfer pêl-droed neu fel arall.

The area of land is currently unused and inaccessible to the public and was previously used as a private football training ground in 2005. Since, there has been no interest in using the field by any local club as training ground or for other use.

When did this use end (if known)?

01/01/2005

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

☐ Yes ☒ No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

6. Existing Use

Type	Area of land (ha) proposed for new development
Greenfield land	0.15

7. Materials

Does the proposed development require any materials to be used in the build?

☐ Yes ☒ No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☒ Yes ☐ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☒ Yes ☐ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

9. Vehicle Parking

Is vehicle parking relevant to this proposal?

☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes ☐ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

11. Assessment of Flood Risk

Is the site within an area at risk of flooding?

☐ Yes ☒ No

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

11. Assessment of Flood Risk

- ☒ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
D1 - Non-residential institutions	0	0	2380	2380
Total	0	0	2380	2380

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

18. Employment

Will the proposed development require the employment of any staff?

☒ Yes ☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	33
Part-time	7
Total full-time equivalent	40.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	33
Part-time	7
Total full-time equivalent	40.00

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

☐ Yes ☒ No

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes ☐ No

If Yes, please provide details:

Gweler yr Adroddiad YCY i gael manylion yr Ymgynghoriad Cyn Ymgeisio, yr ymatebion, a'n gweithredoedd mewn ymateb i'r sylwadau a dderbyniwyd.

Please see the PAC Report for details of Pre-Application Consultation, the responses, and our actions in response to the comments received.

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

25. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☐ Yes ☒ No

26. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

☒ Yes ☐ No

If Yes, please provide details of the name, relationship and role:

Local Authority Application

27. Ownership Certificates

Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person role

- ☐ The applicant
☒ The agent

Title	Mr
First name	Keith
Surname	O'Hanlon
Declaration date	06/07/2021

☒ Declaration made

28. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role

☐ The applicant ☒ The agent

Title	Mr
First name	Keith
Surname	O'Hanlon
Declaration Date	06/07/2021

☒ Declaration made

29. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application) 06/07/2021