



Vacant Industrial site at Mold Road, Gwersyllt, Wrexham LL11 4AF

PROPOSED LOW SECURE UNIT AND GENERAL HOUSING

PROJECT DESCRIPTION AND DESIGN STATEMENT

PREPARED FOR THE PUBLIC CONSULTATION PROCESS

COMMENCED ON WEDNESDAY 21st JUNE 2017

In accordance with

ISSUE 01

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1.0 INTRODUCTION

1.1 Application Site

The application site is approximately 6.18 acres, and includes a discussed industrial site together with an access road, which also serves various other businesses. The site was a mine working prior to more recent uses, and is now unoccupied with the exception of a residential bungalow.

1.2 Site location

The site is approximately 6.18 acres, accessed off Mold, at the following address:

Mold Road
Gwersyllt
Wrexham LL11 4AF

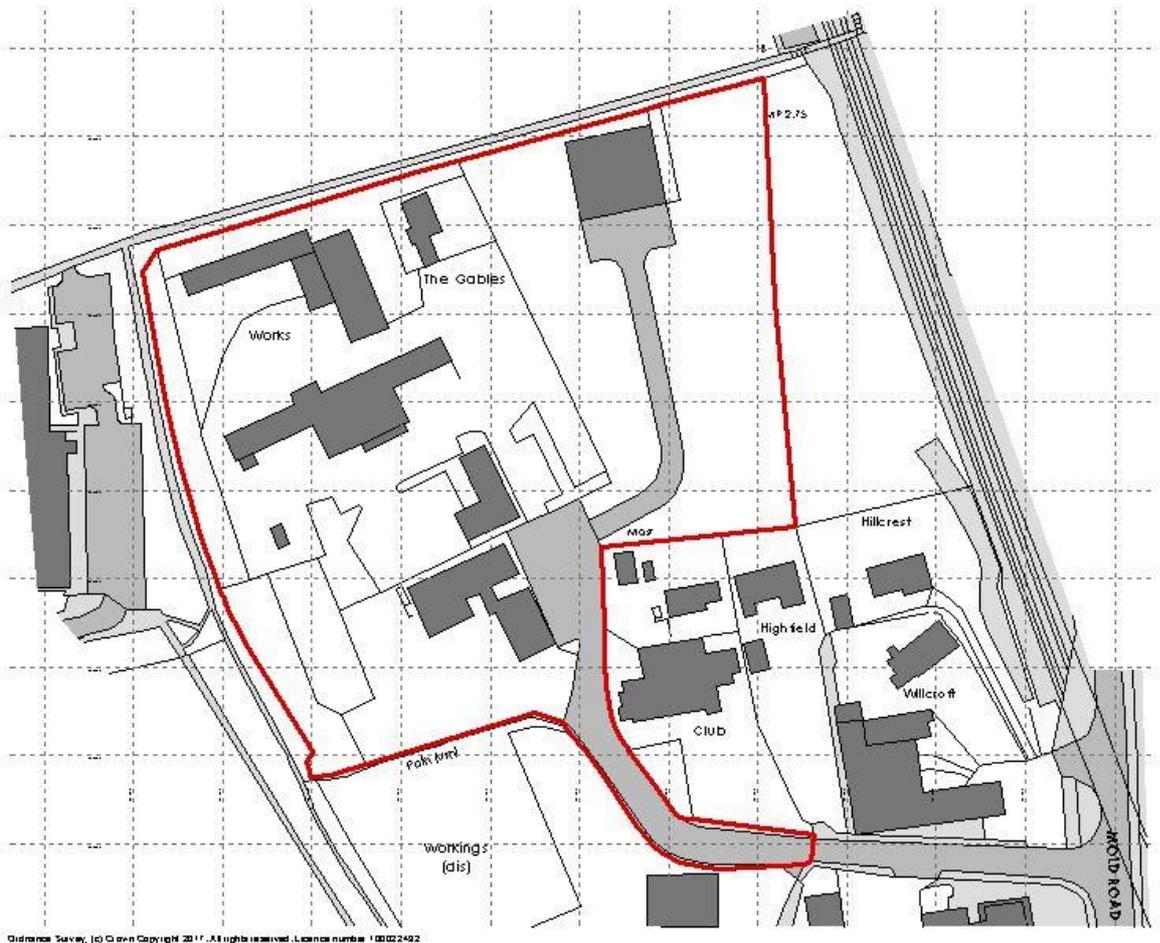


Fig 1: Site Location Plan

1.3 Site context

The site relatively well concealed from its surroundings, due to the following factors:

- To the South The site is at the end of a short and relatively narrow road off Mold Road, with largely commercial units sharing the access
Other uses are:
- A social club
- 4 No dwellings
- To the west A school and Leisure Centre occupy the land to the west, separated by a public footpath
The boundary fencing to the site of the site, is located on top of a continuous bund, with heavy shrub and tree planting, creating a well screened site. In addition, the levels of the site to the west and north west elevations are substantially lower, further concealing the buildings on the site.
- To the north Open amenity playing fields, again with a raised bund along the site boundary, with heavy shrub planting. The levels within the site are considerably lower at the north west end, and even out as the northern boundary progresses eastward.
- To the east The front part of the site, near the entrance point, is bounded by the social club and small dwelling to the rear.
The main body of the site is bounded by the long back garden of the bungalow called Hillcrest, which extends along the entire length of the boundary. The railway to the east cuts off this small collection of buildings from the main Mold Road artery into Wrexham.

The short cul-de-sac nature of the site access point, with a relatively small collection of largely commercial buildings, combined with the visually screening afforded by the banked and landscaped boundaries, as well as the railway cutting, create a very secluded site.



Fig 2: Site access road off Mold Road



Fig 3: Site access road – viewed from south east



Fig 4: Site access road, looking straight up.
Actual site access round corner at end, to right

1.4 Site condition

The site is now disused, and in a poor condition, in addition to which the previous uses of the land have introduced some level of contamination, which will be addressed with a comprehensive remediation package, as part of the new development.

2.0 THE PROPOSED DEVELOPMENT

2.1 Introduction

The proposal is for the site to be developed by ASC Realestate Investments Ltd, to deliver a low Secure Unit, and some housing, some possibly associated with the Low Secure Unit.

The intention is to build the Low Secure Unit first, along with any associated high improvements needed to deliver the development, and to follow on with the housing development at a later date. For this reason, the proposed Planning application is to be a hybrid submission as follows:

- a. Full application for the Low Secure Unit
- b. Outline application for the Housing element, with all matters reserved except for access

2.2 The Low Secure Unit

The Unit is intended to meet a need identified by the Commissioners for Wales, and this site is considered to be in a good location, with good access links to the town, and other routes.

The Unit would provide a home for 40 No residents, accommodated in a modern purpose built environment, in a landscaped setting, conducive to wellbeing and recovery. In addition, the unit will have an assessment unit, to cater for those in crisis, who can be brought in for assessment and recovery.

The accommodation proposed comprises:

- a. ATU – Assessment Treatment Unit
Purpose of provision:
Exclusively for adults aged 18 and over who have experienced a crisis /complex needs. The service will provide a combined programme of enhanced therapeutic and clinical support which incorporates flexible and creative care pathway solutions for individuals who have likely experienced varying degrees of

difficulty or crisis in previous care and support settings or for those who may have suffered a crisis at home

Accommodation:

A 14 bedded facility with individual private resident units, arranged as 2 No 7 bed units, as follows :

7No en-suite bedrooms with private lounges
2No communal lounges
Assisted bathroom
Activity rooms
Private gardens for the ground floor bedrooms
Staff areas (Nurse's station, clinic, WC)

b. Low Secure Unit

Purpose of provision:

Provided for adults aged 18 and over. This service will provide care and treatment for people with mental health problems. Patients admitted to this service will be detained under one of the sections of The Mental Health Act 1983, as amended in 2007.

Resident Accommodation:

A 40 bedded facility with individual resident bedrooms with en-suites, arranged as 4 No independent units, each comprising:

- 10 en-suite bedrooms
- 4No communal lounges
- Assisted bathroom
- Private gardens for the ground floor bedrooms

Amenity Accommodation:

Located within the Low Secure Facility, but outside of the individual resident accommodation units, the following additional amenities will be provided:

- Central landscaped courtyard garden
- Café and computer area
- Sports Hall
- Gym
- Activity Rooms with dedicated external gardens (one with green house and Horticulture space)

2.3 Housing

The housing component of the site is to be a second phase, and the details of unit types have not been finalised at this stage, so is referred to as general housing.

The drawings circulated for discussion indicate the principals and type of arrangement that may be delivered, the main principals of which are as follows:

The accommodation proposed at this stage comprises:

- a. 3 to 4 bed houses
- b. 1 and 2 bed apartments

3.0 PLANNING

3.1 Pre-Application Consultations

Pre-application consultations have been undertaken (Application Ref: ENQ 2007 0076), with a formal Planning response letter received on 18.05.2017.

Main advice arising:

- a. In principal (quotations are from Pre-Application formal response letter):
 - General conclusion:
"There would be no objection in principle to the development of the site for the proposed uses".
 - Specific comments on low secure residential accommodation/unit:
The proposals accord with applicable policy H11
 - Specific comments on general housing:
General housing on the site is "acceptable in principle and generally accord with policy H2 of the Wrexham Unitary Development Plan".
- b. Planning policies that apply:
 - Planning Policy Wales
 - Technical Advice Note 5: Nature Conservation and Planning
 - Technical Advice Note 11: Noise
 - Technical Advice Note 12: Design
 - Technical Advice Note 18: Transport

Development policies that apply:

- Wrexham Unitary Development Plan policies:
 - GDP1: Development Objectives
 - GDP2: Capacity of Infrastructure and Community Facilities
 - EC4: Hedgerows, Trees and Woodland
 - EC6: Biodiversity Conservation
 - H2: Residential Development (of Unannotated Land) within Settlements
 - H7: Affordable Housing
 - H11 Residential and Nursing Homes
 - CLF5: Open Space Requirements from new Residential Developments
 - T8: Parking
- c. Local Planning guidance Notes that apply:
 - Local Planning Guidance Note 10: Public Open Space on New Housing Developments
 - Local Planning Guidance Note 16: Parking
 - Local Planning Guidance Note 27: Developer Contributions to Schools
 - Local Planning Guidance Note 28: Affordable Housing

d. Highways

Reference has been made to a previous Planning Application (Ref: P/2014/0931), confirming that the Highways advice provided at that time should apply to this application.

The main points were:

- Improvement of the road to adoption standards
- Improvement of footways for safe pedestrian access
- Improved lighting
- Some yellow lining to prevent parking in bend in road

- No concerns regarding the actual capacity of the junction onto Mold Road (A541)

The Planning application will lead to a new application specific consultation advice from Highways.

3.2 Community Consultations

In addition to the general public community consultation process, accessed via the advertised web site, the following Consultees will also be approached directly:

- Environment and Planning
- Natural Resources Wales
- Welsh Water

4.0 DESIGN

4.1 Design Principals

The basis of the site layout is as follows:

- a. The Low Secure Unit Hospital is located in the north west corner of the site, for following reasons:
 - It is best screened from adjacent plots, due to banking, depressed ground levels and heavy shrub and tree planting along the boundary
 - It is in immediate view on entering site
 - It avoids passing houses to access the hospital, given that it has the highest number of vehicle movements
 - It is furthest from the adjacent dwellings
- b. The housing is located to occupy the eastern portion of the site, so that it backs onto existing residential properties, providing additional screening from the Low Secure Unit

4.2 Design of Low Secure Unit

The Low Secure Unit layout is designed to provide the following:

- a. An uplifting environment, which is light and airy, with a high standard of accommodation, conducive to recovery
- b. A positive and uplifting approach, in view on entering the site
- c. A soft landscaped setting, comprising:
 - A soft landscaped central amenity garden, linked to other amenity spaces
 - A variety of external resident amenity areas, including horticultural
 - High quality perimeter planting, including trees, to provide a pleasant green context, which additionally screens the facility from views into the site
- d. Ground floor resident accommodation benefit from individual fenced amenity gardens
- e. All ground floor resident day space areas open out onto dedicated fenced gardens
- f. Accommodation arranged generally on two floors, with elements and links
- g. Security is to meet the national standards for Low Secure Hospitals, which involves:
 - All resident areas being protected by a 3m high security fence, including separating fences between adjacent garden areas
 - A secure air lock system for access into the hospital ensures residents are not able to leave the facility unless formally discharged, or taken out in accordance with an approved process.
- h. Parking:
 - 100 spaces for staff and visitors
 - Approximately 5 No disabled spaces (included in overall number)

- Cycle and motorcycle parking



Fig 5: Proposed site plan



Fig 6: Illustrative perspective sketch of main entrance of low Secure Unit

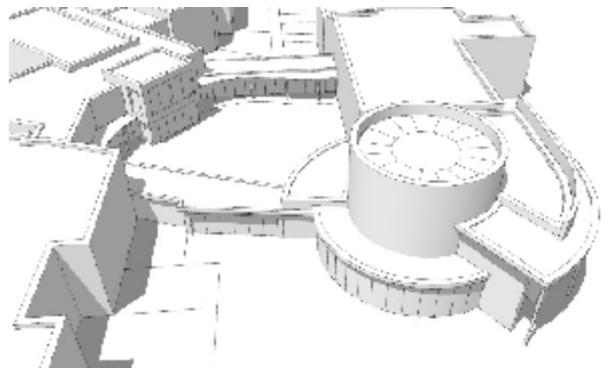


Fig 7: Illustrative 3D massing study, looking into the central amenity garden

Two storey accommodation blocks on both sides linked with single storey glazed link corridors

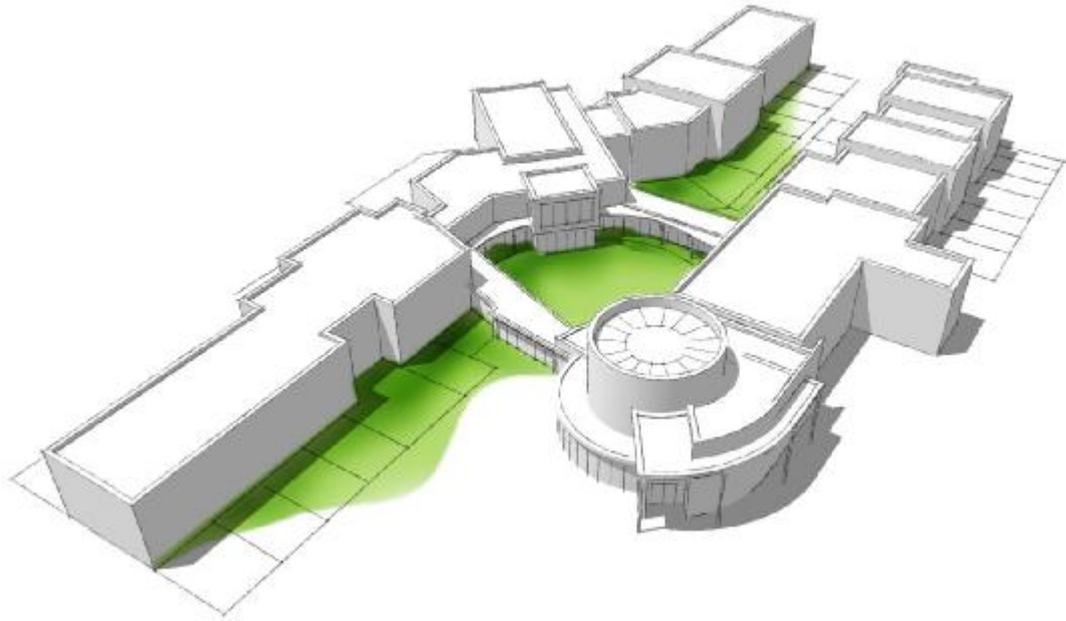


Fig 8: Illustrative 3D massing study, to demonstrate general arrangement of Low Secure Unit (viewed towards main entrance)

4.3 Design of Housing element

- a. Typical 2 storey scaled individual houses backing onto existing residential developments, with generous perimeter shrub and tree planting to create a green buffer zone
- b. Three storey blocks in centre and northern end of the development, set in a soft landscaped setting
- c. Parking, provisionally, and dependent on final housing types and mix:
 - 2 spaces for houses
 - 1.5 spaces for apartments

END