



# **Wrexham**

## **Unitary Development Plan 1996 - 2011**

**Wrexham Unitary Development Plan  
1996-2011**

**This document is available in Welsh  
Adopted February 2005**





## Adoption

The Unitary Development Plan 1996 - 2011 was adopted by Wrexham County Borough Council on the 14th February 2005.

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# 1. Introduction

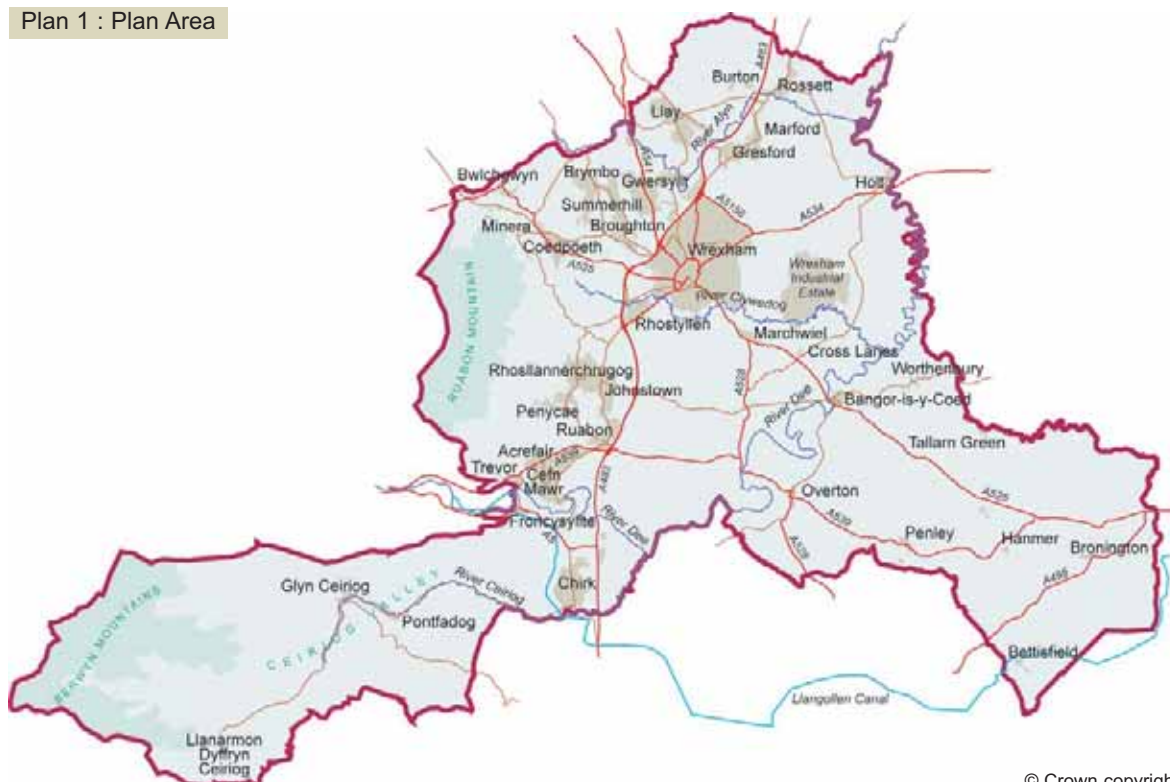
## Plan Form, Content and Timescale

**1.1** The Plan covers the administrative area of the Wrexham County Borough Council as shown in Plan 1. It supersedes previous adopted development plans, namely the Wrexham Maelor Local Plan: Forward to 2001, the Glyndwr District Local Plan, and the Clwyd Structure Plan: First Alteration. It provides a framework for local decision making and the reconciliation of development and conservation interests in order that land use changes proceed coherently and with maximum community benefit. The Plan's base date is April 2001. Only those developments which the Council realistically expects to be completed by 2011 are included in the Plan.

**1.2** The Plan comprises two parts:-

**Part 1** - The Strategy which outlines the Council's broad intention for development in the area and provides a framework for the more specific policies and proposals. It is chiefly concerned with a vision of how the area should develop for the benefit of local people, developers and visitors alike. It indicates the provision to be made for housing, employment and other major land uses; the broad locations for development and the areas where policies for restraint may be necessary. The Plan conforms with relevant Welsh Assembly Government policies as outlined in Planning Policy Wales (March 2002) and Technical Advice Notes and has taken account of resource availability, and social, economic and environmental considerations.

Plan 1 : Plan Area



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**Part 2** - Specific Policies accompanied by reasoned justifications, which expand on the strategic vision for the County Borough and provide detailed guidance for the development and other use of land. The Proposals Map and Insets either define sites for development or areas within which various policies will apply.

**1.3** Factors affecting the relevance and performance of the Plan's policies and underlying objectives are continuously monitored. Within the Plan period there is bound to be uncertainty in the availability of resources to carry out policies. Trends in population, housing and employment might also change.

## Plan Area

**1.4** Wrexham County Borough is situated in north-east Wales. Bounded by the Clwydian Hills to the west and the undulating Shropshire and Powys countryside to the south, the County Borough stretches northwards and eastwards to the English

border. Plan 2 indicates the County Borough's regional setting. The County Borough has a population of some 128,500 and comprises an interesting and varied pattern of settlements set in attractive, often historic, landscape. Strategically situated in a "gateway" to North Wales, the County Borough is readily accessible from the main commercial centres of the north west and midlands of England.

**1.5** Outline statistics for the County Borough are identified in Appendix 1.





# Part 1 The Strategy

Site cleared as part of the  
Bridge Street regeneration initiative

## 2. General Considerations

**2.1** The Plan reflects the Council's corporate vision for the County Borough's future based on:-

- \* Aspiring to city status with Wrexham centre as its civic hub, developing a vibrant commercial centre, attracting visitors from North Wales and its borders.
- \* rural revitalised distinct towns and villages and an attractive viable hinterland.
- \* a modern robust economy across all sectors including health, education, commerce, tourism and manufacturing industries.
- \* an improving quality of life for its residents with an emphasis on supporting access to a variety of education and employment opportunities; providing care for the more vulnerable in society; providing a decent place to live; conserving the environment; balancing rural and urban needs; and promoting leisure, culture and arts; promoting the Welsh language to encourage a bilingual society; developing safer communities.
- \* institutions of growing stature: for example, the Council itself; NEWI emerging as a University; Yale College continuing to develop its status; and Wrexham Maelor Hospital (currently the largest in North Wales) developing further its health care expertise, research and teaching capacity.

**2.2** Full account has been taken of national and regional planning guidance; the policies of neighbouring authorities; social, economic, and environmental considerations; and the likely realistic level of future resource availability.

### National Planning Guidance

**2.3** The Welsh Assembly Government states in Planning Policy Wales (March 2002) that the key role of the planning system is to achieve sustainable development, now and for future generations, between economic development to secure rising living standards and to protect and enhancement of the environment. Full and effective use should be made of derelict, unused, or waste land within urban areas to assist urban regeneration and reduce development pressure on the countryside.

**2.4** National transport policy promotes the efficient and safe movement of people and goods and the protection of the environment by reducing reliance on the car and limiting the increase in motorised journeys and by encouraging more sustainable alternative forms of transport. New trunk or local roads which would increase traffic congestion or encourage further traffic growth will not be built. At the same time sufficient land capable of development, well-served by existing infrastructure and well related to the existing





settlement pattern, must be made available for future development requirements. The role of town and village centres is paramount.

**2.5** National guidance (Planning Policy Wales) also promotes economic diversification in the countryside if it benefits the rural economy and maintains or enhances the environment. The countryside should be protected for its visual, ecological, historical, recreational, and agricultural value; the historic environment should be protected, as should open space with significant recreational or amenity value, particularly in urban areas.

**2.6** Activities associated with energy supply should be consistent with protecting the local and global environment. Any environmental damage or loss of amenity caused by energy supply or ancillary activities should be minimised and unnecessary sterilisation of



energy resources prevented. Renewable energy generation sources (e.g. wind, waste, water, sun, and wood) are preferred. Central government policy on waste management is based on a hierarchy of reduction, re-use, recovery (including material recycling, energy recovery, and composting), and safe disposal as close as possible to the point of generation. Derelict land should be restored and returned to beneficial use. Development should be located so as to reduce the risk from natural or man-made hazards.

## Policies of Neighbouring Authorities

**2.7** The County Borough is bordered by the Welsh unitary authorities of Flintshire, Denbighshire and Powys, to the north and east by Chester City in Cheshire, and to the south and east by North Shropshire District and Oswestry Borough in Shropshire. There are significant development pressures to the north of Wrexham and existing green barriers complement the West Cheshire Green Belt in controlling the growth of Chester into the countryside. The remaining borders of the County Borough are rural areas of low development pressures where policies protect the countryside and encourage rural economic diversification. The Council works closely with neighbouring authorities through a series of regional and sub-regional fora to ensure that planning policies and strategies are consistently applied.

## Social, Economic and Environmental Considerations

**2.8** Though the Plan is principally concerned with land use development it also takes account of the demographic, social, and economic considerations which affect, and are affected by, its policies. The Plan's main theme is the improvement of every local resident's quality of life, regardless of gender, race, age, and any disability. Pockets of severe deprivation, long term unemployment, a lack of accessibility to jobs and education opportunities, a high level of criminality and delinquency, and particularly run down environments exist in Wrexham and some of the urban villages to the west. The plan through its land use and development strategy, reflects the Council's priorities to combat poverty and to promote social inclusion via community based initiatives as well as physical and economic regeneration projects. Current regeneration initiative

priorities include the former Brymbo Steelworks site, Cefn Mawr, Plas Madoc, Brynteg/Broughton and Bridge Street, Wrexham. Others may come forward in the Plan period.

**2.9** Housing policies offer a range of site types and variety of locations and meet foreseeable future local requirements in an environmentally acceptable manner. Provision is made for affordable housing. The Welsh language is an important element of the character of many local areas and policies ensure that development in these villages, in scale and location, respects and supports the Welsh culture.

**2.10** The late 1980's and early 1990's witnessed significant economic diversification and job creation in the County Borough. However, fundamental weaknesses remain, one of the most significant being the County Borough's over-dependence on manufacturing. The County Borough will not benefit from EU structural funds under Objective 1 and 2 and the loss of Assisted Area status makes it more difficult to diversify further into new high-tech growth sectors. This is essential if the local economy is to remain buoyant. The Plan provides for a significant amount of employment land at a variety of locations to ensure sufficient potential for inward investment, service sector diversification and the expansion/relocation of existing businesses. Its employment policies, together with other policies, which seek to maximise access to local facilities, are consistent with the Council's aims of reducing poverty and unemployment and promoting equal opportunities. The importance of tourism in the local economy is also recognised.

**2.11** Policies aim to ensure the continued vitality and viability of Wrexham Town Centre

and district shopping centres as focal points for shopping, community, and leisure services. At the same time the Plan promotes a distribution of development sites which will provide all residents with a reasonable level of choice and convenience. The recycling and re-use of derelict, vacant, or underused land is a key principle of the Plan which has clear environmental, land use efficiency and quality of life benefits. Policies also ensure that development is promoted in accessible locations where community facilities are available and where adequate access to public transport exists.

**2.12** Environmental quality influences all aspects of life. All development has environmental implications. The Plan has been subjected to an environmental appraisal to ensure that, broadly, its policies have positive environmental implications and that appropriate future development is sustainable. The Environmental Appraisal is available as a background document to the Plan.

## Resources

**2.13** The level of public sector expenditure has been reduced since the early 1980's and it is probable that this trend will continue: most investment decisions and development projects will, therefore, rest with the private sector. Although the majority of resources needed for the implementation of the Plan's policies lie outside the Council's direct control, the Plan will be able to guide land use development to the most appropriate locations through its development control, and other planning powers.

# 3. Planning Strategy

## Sustainable Development

**3.1** The planning strategy applies the sustainable development principles contained in national planning policy guidance and which are summarised in Chapter 2. It seeks to integrate economic, social and environmental goals and accords with the Council's Local Agenda 21 action programme. Future land development land needs are satisfied in a controlled and incremental manner and new development is balanced against the interests of conservation and rehabilitation. Environmental and financial costs and dependence on long distance car journeys are minimised.

## Countryside, Landscape and Biodiversity

**3.2** In parallel with the need to provide for future built development, the strategy seeks to safeguard the County Borough's natural environment and particularly those landscapes, individual sites and habitats which have been identified as having specific visual or ecological importance. The strategy is therefore consistent with the aims of the Council's Biodiversity Action Plan (see Appendix III).

**3.3** The County Borough contains extensive areas of high quality agricultural land. The strategy recognises the importance of maintaining the productive capacity of these areas and this is taken into account in the detailed land allocations and other proposals put forward in Part 2 of the Plan.

## Settlement Growth

**3.4** Large scale extensions of settlements which occurred in the past are no longer appropriate. The strategy therefore seeks to

safeguard the amenity of settlements and secure economy and efficiency in the use of land resources through the regeneration of built-up areas together with limited outward growth. The strategy is applied within three policy sub-areas as follows:-

**a) Wrexham.** This is the principal town in the County Borough. It is the hub of the local transport network and is where most of the main retailing, employment, leisure and public services are concentrated. It is therefore the location most suited to significant additional development. Nevertheless, growth in every direction is not appropriate. The town adjoins areas of high quality agricultural land; landscapes of historic and amenity importance including Erddig, the Clywedog Valley and Cefn Park; sites of nature conservation interest; and extensive sand and gravel deposits to the north and east. There is also a need to prevent coalescence of the town with nearby villages. The strategy takes these constraints into account, particularly in relation to the allocation of land for new development.

**b) The Urban Villages.** These comprise the larger settlements to the north, west and south of Wrexham Town. While their range of services is narrower than Wrexham, they are capable of supporting some additional growth, particularly on derelict or underused land. However, in some urban villages (including Gwersyllt, Penycae and Rhostyllen), recent developments have been rapid and extensive. As a result, environmental thresholds have been reached and services and facilities are under pressure. In addition, many of the urban villages are separated from each other by narrow areas of open countryside. The strategy aims to safeguard the individual

character of the villages by maintaining these open areas and this is reflected in the allocation of land for development. It is therefore considered inadvisable to promote further major development on the edge of the urban villages beyond existing commitments.

**c) The Rural Villages.** The range of services available in these settlements is generally confined to those meeting purely local needs. The settlements themselves are surrounded by attractive countryside and some are not conveniently accessible by public transport. New development is therefore restricted to small sites.

**3.5** With the exception of the smallest hamlets, development boundaries have been defined for all settlements. These boundaries establish a clear limit beyond which new development will not be allowed. Inside settlement boundaries, development will normally be acceptable provided it accords with the built environment policies in Part 2 of the Plan and complies with the Council's

supplementary planning guidance and adopted standards listed in Appendix III.

**3.6** The strategy reflects the potential which some settlements have for further development while recognising that, in others, development opportunities are severely constrained by the capacity infrastructure or services or by the need to safeguard the environment.

## Housing

**3.7** The housing element of the strategy reflects the overall approach towards settlement growth set out above. In essence, the aim is to allocate most new housing development to a range of sites within and adjacent to existing built up areas; to make optimum use of previously developed or vacant land; to make use of spare capacity in infrastructure and services; and to focus on locations with reasonable public transport, walking and cycling links.

## Part 1: Strategic Policies

### THE BROAD LOCATION OF DEVELOPMENT

**Policy PS1** New development for housing, employment, and community services will be directed to within defined settlement limits/employment areas.

**Policy PS2** Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

**Policy PS3** Development should use previously developed brownfield land comprising vacant, derelict or underused land in preference to the use of greenfield land, wherever possible, particularly so where greenfield land is of ecological, landscape or amenity value, or comprises agricultural land of grades 1, 2 or 3a quality.

**Policy PS4** Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.



**HOUSING**

**Policy PS5** Provision will be made for the development of 5775 dwellings between 1996 and 2011.

**EMPLOYMENT**

**Policy PS6** Approximately 300 hectares of employment land will be made available for development between 1996 and 2011.

**SHOPPING**

**Policy PS7** The priority areas for new shopping and commercial office development will be the defined Wrexham Town Centre and district centre shopping areas.

**TRANSPORT**

**Policy PS8** The transport network will be developed by providing an integrated range of travel options to and from principal residential, commercial, employment and education centres by making the best use of the existing road and rail network, including, where necessary, the provision of facilities for both passenger and freight interchange and by the encouragement of public transport, cycling and walking.

**MINERALS**

**Policy PS9** Provision for minerals development will be made at a level that ensures a supply of minerals set in the context of regional land bank requirements, and that takes account of environmental protection policies and the potential for the use of rail freight transport.

**WASTE**

**Policy PS10** Priority in waste management will be given to minimising the volume of waste generated, followed by maximising the re-use and recycling as much waste as possible. Energy recovery from waste will be favoured where re-use and recycling is not feasible, and waste will be managed at, or as near as practicable, to the location where it is initially produced.

**BIODIVERSITY**

**Policy PS11** Encouragement will be given to proposals which improve the biodiversity value of sites and to the establishment of local nature reserves where the nature conservation and landscape interest of the land will be protected and enhanced.

**RENEWABLE ENERGY**

**Policy PS12** Proposals for the generation of energy from renewable sources will be supported provided that the wider environmental benefits are not outweighed by any detrimental impacts of the proposed development (including any electricity transmission facilities needed) on the landscape, public safety, and the local environment.





# Part 2 Specific Policies

# 4. General Development Principles

## Development Objectives

**Policy GDP1** All new development should:-

- a)** Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- b)** Take account of personal and community safety and security in the design and layout of development and public / private spaces.
- c)** Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.
- d)** Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
- e)** Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.
- f)** Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
- g)** Secure public services (e.g. gas, water, electricity) to development at minimum public cost.
- h)** Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.
- i)** Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.
- j)** Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
- k)** Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.



**4.1** In addition to the specific land use or locational policies of the Plan, all development proposals must satisfy certain general requirements, the regulation of which is a key function of the planning system (e.g. drainage/liability to flood, stability, natural hazard, energy efficiency, materials and design, etc.). Many of these matters are the responsibility of statutory organisations that are automatically consulted on development proposals. Quality development can only be achieved through the application of flexible but sensitive standards relating to the visual and operational quality of new development and its impact on people and the surrounding environment. Good design often costs no more than bad. The Council, will, from time to time issue supplementary planning guidance with the aim of encouraging high standards of development and design. Development proposals will be determined in accordance with the Unitary Development Plan, unless material considerations indicate otherwise. The Council will also make reference to non-statutory Supplementary Planning Guidance in their consideration and determination of development proposals, as appropriate. The Council will make full use of obligations under section 106 of the Town and Country Planning Act and of planning conditions to ensure that all new development accords with detailed Plan policies and that



the aims of the Plan are fully implemented. The Council will also prepare Development Briefs for allocated sites where it is appropriate to do so. A development brief has been prepared, for example, for the major development site at Ruthin Road, Wrexham, where land is allocated for housing, employment, and education.

**4.2** Wrexham County Borough contains a number of installations designated as notifiable to the Health and Safety Executive by virtue of the quantities of hazardous substances stored and used. Whilst they are subject to stringent controls under existing health and safety legislation, it is considered prudent to control the development of land in their vicinity. The siting of new installations will be subject to planning controls aimed at keeping them separated from houses and other land with which they might be incompatible from a safety viewpoint.

**4.3** The unique character of parts of the County Borough is derived from its Welsh culture and landscape. The Welsh language is an important part of the daily lives of many local inhabitants and a key determinant of the social fabric of the communities of, for example, the Ceiriog Valley, Rhos/Johnstown, Penycae, Coedpoeth and Minera. The safeguarding and nurturing of this cultural and linguistic identity cannot occur in isolation from the development of the local economy and conservation of the landscape.

**4.4** Crime prevention can be a material consideration when considering planning applications, and local authorities are under an obligation to consider the need to prevent crime in all decisions they take. There has to be a balanced approach to design which attempts to reconcile the visual and other qualities of a development with the need to prevent crime, the fear of crime, and disorder.

## Capacity of Infrastructure and Community Facilities

**Policy GDP2** Where the capacity of infrastructure, including community facilities, is likely to be deficient as a consequence of new development, a planning agreement/obligation will be negotiated whereby the developer provides the additional capacity either on or off-site, and/or provides funding for the Council to provide the additional capacity itself. Requirements will be fairly and reasonably related in scale and kind to the proposed development.

**4.5** Community benefits, related to proposed development and necessary for the grant of planning permission, can reasonably be sought providing they are fairly and reasonably related in scale and kind to the proposed development. A developer may reasonably be expected to pay for, provide in kind, or contribute to, the provision of infrastructure or community facilities which would not have been necessary but for this development, or which would otherwise have created a consequential and significant planning loss to the community (e.g. reduction in local transport standards, exceeding the capacity of local schools, etc.). It is not only large scale developments which can adversely impinge on existing infrastructure or community facilities. All new



development will, in some way, affect the existing situation and cumulatively over a period of time the impact can be significant, particularly at a time of severe public sector financial constraint. This policy will be particularly relevant to securing the implementation of proposals within the Ruthin Road Development Area.



**4.6** Changes in population resulting from new housing can exert pressure on the availability of school places. Locally, there is an increasing mismatch of education demand and supply. Generally, school capacity surpluses exist in both rural and urban villages where development is severely constrained by environmental, topographical, infrastructure, or marketing constraints. However, many schools are full. The Council intends to rectify this imbalance by reducing surplus places through the conversion of surplus premises to community use, the adjustment of feeder schools to secondary to more efficiently match capacity to roll, and possible mergers and/or closures. This will be balanced by the improvement and/or replacement of older schools, the provision of new schools in areas of significant population growth and requirement, and the continued development of adult, further, and higher education.

# 5. Environment and Conservation

## Background

**5.1** The local environment is one of the County Borough's greatest resources, being an essential component in residents' quality of life and in the successful development of local industrial and tourism initiatives. Environmental quality is under threat from many directions, including intensive farming methods, the destruction of natural habitats, the use of countryside for development, and the redevelopment of historic areas in settlements. The County Borough contains several derelict and underused or neglected sites and hazardous industrial uses. The Council is committed to action to rectify the damage done in the past, to prevent further deterioration, and to conserve and enhance those landscape and townscape elements which form an important part of the local heritage and its residents' quality of life. Necessary changes should respect and complement the character of the environment.

## Green Barriers

**Policy EC1** Within Green Barriers, development will only be granted planning permission if it is for agriculture, forestry, essential facilities for outdoor sport and recreation, cemeteries and other uses of land which maintain the openness of the Green Barrier and do not conflict with the purpose of including land within it.

**5.2** There are several instances where existing settlements come into close proximity and there is a need to maintain a belt of countryside free from development. The purposes of a Green Barrier include:

- i) to prevent the coalescence of urban areas and villages with other settlements;
- ii) to assist in safeguarding the countryside from encroachment;
- iii) to protect the setting of urban areas and villages;
- iv) to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

In Wrexham, green barriers which possess the same characteristics and purposes of formal green belts, except in their long-term permanency, have coped with a wide variety of development pressures and successfully served their purposes. The designation of a green belt is therefore considered unnecessary. Mineral extraction and landfilling of wastes do not conflict with the purposes of the Green Barrier provided that the development does not detract from the open character of the area and includes high standards of restoration. Predominantly urban uses involving substantial built development or night-time lighting are not considered suitable uses in a green barrier.

## Agricultural Land

**Policy EC2** Development on agricultural land of grades 1, 2 or 3a will only be permitted if it does not lead to the irreversible loss of that land.

**5.3** The County Borough contains large tracts of high quality agricultural land generally concentrated around Wrexham, Gresford/Marford, Rossett/Burton, Holt and along the River Dee flood plain. Generally, the incidence of high quality agricultural land coincides with locations where development pressures are greatest. High quality agricultural land cannot readily be replaced and should not be irreversibly built upon unless there is no other lower quality site available. In the local context, grade 3a quality land is considered to be amongst the best and most versatile land and is given the same protection as higher grade land. In considering development affecting agricultural land, the agricultural implications will be considered together with environmental and economic aspects. In exceptional circumstances, where high quality agricultural land has to be taken, development should if possible avoid using the best managed land and land which has been improved through capital investment. Development proposals on land of Grades 1, 2 and 3a quality will require a specialist evaluation of the economic and environmental impact of the permanent loss of the land. Policy MW8, which deals with the restoration of Mineral Working Sites, states that if a restoration scheme entails the return to agriculture of land which is classified as Grades 1, 2, or 3a, the site should be restored as closely as practicable to its original grade.

## Agricultural Buildings

**Policy EC3** The construction of new agricultural buildings will be permitted unless the development is materially detrimental in terms of its impact on the environment or surrounding landscape. The development should form part of an existing farm complex and take advantage of topography and other landscape features for screening. Isolated buildings will only be permitted in exceptional circumstances where there is an essential agricultural need, and no reasonable alternative location for the development.

**5.4** The Council is aware of the need for continuing investment in modern farm buildings, slurry stores and equipment. Farm businesses need to change and grow in response to market forces and legislation if they are to survive. Problems can arise due to proposals which are unusually large or in sensitive locations. Where this is the case then planning conditions may be necessary to lessen the impact, although consideration will be given to functional requirements and cost implications. The farm complex is defined as the curtilage of the usable farm buildings usually centred around the farmhouse.

## Hedgerows, Trees and Woodland

**Policy EC4** Development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss or significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.



**5.5** Much of the landscape's quality stems from the pattern of hedgerows, trees and woodland and other natural features such as ponds. The conservation, planting and proper management of such features must be encouraged in order to maintain and enhance the landscape, to conserve wildlife habitats, and to reverse some changes made to the rural landscape by modern agriculture.

Developments and land use changes may therefore be resisted if they adversely affect, directly or indirectly, the integrity or continuity of landscape features which are designated as of major importance for wild flora and fauna. A development may be acceptable if mitigating measures can be provided for within the control of the developer which would reinstate the integrity or continuity of these features. Management of these features will generally be encouraged and, where appropriate, conditions will be imposed on planning permission. Planning obligations may be entered into with landowners or developers to secure long term management. TPO's will be used to prevent loss,

destruction or damage to trees which form notable features of the landscape or townscape. Certain hedgerows are protected by the Hedgerow Regulations, and the Council will use its powers under this legislation to exercise control over important hedgerows. Where damage to woodland is unavoidable, appropriate mitigation measures will be required.

## Special Landscape Areas

**Policy EC5** Within Special Landscape Areas, priority will be given to the conservation and enhancement of the landscape. Development, other than for agriculture, small-scale farm-based and other rural enterprises, and essential operational development by utility service providers, will be strictly controlled. Development will be required to conform to a high standard of design and landscaping, and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints.



**5.6** Within the County Borough there are a number of areas which are considered to be of particularly high landscape value. These include the upper slopes of Ruabon Mountain, the Ffrith Valley, parts of the Dee Valley, and the Ceiriog Valley. In addition, there are pockets of high value landscape which contribute to the setting, amenity, and character of local settlements, or views along main communication routes, and comprise attractive and sensitive environments in their own right. Examples include parkland and garden landscapes in the CADW register of Parks and Gardens of Special Historic Interest (all of which lie within special Landscape Areas), Landscapes of Historic Interest, village greens, open areas within or adjacent to built up areas, river valleys, and farmland. Development is often inappropriate in such sensitive locations and the maintenance and enhancement of the landscape quality is particularly important.

### Area of Outstanding Natural Beauty

**5.7** During the plan period the existing Clwydian Range Area of Outstanding Natural Beauty may be extended to include sections of Ruabon Mountain, and the Berwyn Mountain Range, which includes much of the Ceiriog Valley, may be designated as an Area of Outstanding Natural Beauty. The Council supports such a proposal. Such designation would recognise the national importance of that landscape and the need to protect, manage, and enhance it. Landscape conservation would be the primary consideration and development which detracts from the character and appearance of the landscape would be resisted. Any development permitted must be of the highest standard of design, and use materials appropriate to the locality.

## Biodiversity Conservation

**Policy EC6** Development either within or close to sites of biodiversity interest will only be permitted where it can be clearly demonstrated that the need for the development outweighs the need to safeguard the intrinsic nature conservation value of the site. Where such development is permitted, damage should be kept to a minimum, and compensatory measures should be provided. Measures to improve the biodiversity value of sites and enhance their natural conservation interest and landscape quality including the establishment of local nature reserves, will be supported.

**5.8** Sites of biodiversity interest in the County Borough require protection by virtue of their special and exceptional flora, fauna, geological and physiographical features. These sensitive nature conservation sites are often subject to pressures for change and can be affected or even destroyed by operations which are harmful to a protected site, such as changes in farming techniques, which may not be subject to planning control. The continuous survey and assessment of nature conservation sites could bring statutory protection for other hitherto unscheduled sites. This policy applies to, in order of importance: nature conservation sites of international importance comprising Special Protection Areas, Special Areas of Conservation, and Ramsar Sites; nationally important Sites of Special Scientific Interest; regionally important Geological Sites; locally important Wildlife Sites; and other protected species and their habitats. The Council will require a survey to be undertaken in order to evaluate the impact of development on the intrinsic qualities of these sites. Local nature reserves comprising habitats of local

significance, can make a useful contribution both to nature conservation and to the opportunities for the public to see, learn about, and enjoy wildlife.

## Conservation Areas

**Policy EC7** Within, and in close proximity to, conservation areas, the priority will be to preserve and/ or enhance those buildings, structures, streets, trees, open spaces, archeological remains, views, and other elements which contribute to the unique character of the area. New buildings and alterations or additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.

**5.9** The centres of historic settlements often possess visual charm, architectural unity, interesting social and economic histories, and a sense of place, which are of considerable importance to local inhabitants and visitors alike. The County Borough contains twenty two conservation areas, designated to preserve and enhance their special architectural or historic character. Within conservation areas, development should ensure design compatibility, and should respect the various elements which give them their unique character (e.g. the mix and grouping of buildings, variety of spaces, movement routes, materials, architectural detailing, patterns of land use, landscaping, etc.). It is essential that any development within conservation areas is designed to respect the character of the area as a whole, and inappropriate or unsympathetically designed development will be resisted. The Council may introduce Article 4 Directions where changes resulting from permitted

development rights would adversely affect the character of conservation areas. Outline planning permission will not be granted for development in conservation areas; the Council will require detailed plans of proposals, including elevations, which show the proposed development in its setting. The Council will prepare and publish enhancement proposals for designated conservation areas.

**Policy EC8** The demolition of any building in a conservation area will not be permitted unless, in exceptional circumstances:-

- a)** the building or structure is beyond reasonable repair; or
- b)** demolition would be a positive benefit to the conservation area's enhancement; and
- c)** planning permission has been granted and a legal agreement entered into for the erection of an appropriate replacement building reflecting the design and character of the conservation area.
- d)** the material generated from the demolition of the building will, where appropriate, be used for the construction of the replacement building or structure.

**5.10** There is a general presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area, but some buildings and structures represent discordant elements in the street scene and would be better removed and the site developed to higher quality design standards. Most works involving demolition require Conservation Area Consent, and this will not normally be granted unless there are acceptable and



detailed plans for redevelopment. The material generated from the demolition of buildings can often be re-used in the repair of other local buildings of other historic or architectural value or in the construction of the replacement building(s). This arrangement would ensure a better standard of design as well as promoting a more sustainable use of scarce traditional building resources.

### Listed Buildings of Special Architectural or Historic Interest

**Policy EC9** Alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures listed as of special architectural or historic interest must respect the setting and character of the listed buildings or structures.

**5.11** The County Borough contains over 870 listed buildings of special architectural or historic interest. The emphasis must be on their sensitive repair and improvement, using traditional materials and techniques, and in establishing appropriate new uses for them in order to guarantee their future survival. Demolition will not normally be allowed. Alterations/additions to listed buildings require the greatest skill and care in order to avoid damage to the intrinsic character of the buildings themselves (including interiors and fixtures) and to their setting. Similarly, new development affecting a listed building must be sympathetically designed so as not to harm the listed building's historic integrity and identity. The use of legal powers will be considered where listed buildings are at risk from wilful neglect, long term dereliction or abandonment.





## Environmental Enhancement

**Policy EC10** Environmental enhancement schemes will be implemented at :-

*Wrexham: Abbot Street; Argyle Street; Chester Street (part); Duke Street; Egerton Street (south); Lord Street (part); Priory Street; Regent Street (part); Town Hill; Trinity Street; Yorke Street; and the Bridge Street Area of Wrexham.*

**5.12** Wrexham Town Centre is of considerable importance both to the population of the County Borough and visitors from elsewhere and it is essential that pedestrianisation and complementary schemes of improvement should be given priority in order to provide for a safer and more attractive environment. Similar justification, albeit at a local level, relates to Rhos. An integral part of the necessary enhancement is the landscaping and paving, with street furniture, of sections of street within which priority is given to pedestrians. At the same time, attention will be given to a creative approach to conservation and urban renewal by preserving and promoting the local heritage. Environmental enhancement proposals complement relevant traffic management policies.



## Archaeology

**Policy EC11** Development which would adversely affect the site or setting of a Scheduled Ancient Monument or archeological site of national significance will not be permitted. Development that directly affects non-scheduled sites of archeological importance will only be permitted if an archeological investigation has been carried out to determine the nature, extent and significance of the remains, and this investigation indicates that in-situ preservation is not justified, and a programme of excavation and recording has been agreed. Development will also be carefully controlled to ensure that the setting of non-scheduled sites of archeological importance is not harmed where appropriate.

**5.13** archeological remains are listed in the County Sites and Monuments Record. They are a vital part of the County Borough's heritage and provide a key record of the history and culture of the local area. They are important both for the information they provide about the past, and for their role in education, leisure, and tourism; they are a finite asset, which must not be needlessly destroyed. There are over 110 scheduled ancient monument sites in the County Borough, some of which (e.g. Wat's Dyke and Offa's Dyke) are of national significance. Before development is carried out to these, Scheduled Monument Consent is required from CADW - Welsh Historic Monuments. CADW is currently engaged in a survey programme which may result in significant additions to the list of scheduled sites. However, not all archeological remains meriting preservation will necessarily be scheduled, and the desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled.

**5.14** An archeological evaluation can help to define the character and extent of the archeological remains in the area of a proposed development, and can indicate the weight that should be attached to their preservation. It also helps to identify options for minimising or avoiding damage. Such an evaluation should be carried out by a professionally qualified archeological organisation or archaeologist, working to a brief supplied by the Council, and should be carried out before any decision on the planning application is taken.

## Development and Flood Risk

**Policy EC12** Development (including the raising of land) within defined flood plains will only be permitted if it:-

- a)** would not be subject to an unacceptable risk of flooding on-site; and/or
- b)** does not result in an unacceptable risk of flooding on or off-site; and/or
- c)** does not adversely affect flood management or maintenance schemes

**5.15** Development proposals within areas of flood risk are not only at risk of flooding, but may also exacerbate existing or create new flooding problems on other land or property through reductions in floodplain storage capacity or by impeding flood flows. Flood alleviation measures can only reduce the risk of flooding and can never eliminate the risk. For these reasons, development within land at an unacceptable risk of flooding will not be permitted. Where detailed information in respect of flood risk is not available, developers will be required to carry out detailed technical investigations to evaluate the extent of the flood risk and ensure that no unacceptable development, including the raising of land, occurs within the flood risk area identified.

**5.16** In exceptional circumstances, where the Council considers a development essential for the economic viability of the area, and it has been confirmed that there are no other sites capable of providing the necessary stimulus, the development will still only be permitted where the developer can conclusively demonstrate that appropriate and environmentally sympathetic flood protection and mitigation measures can be implemented. The Council will require developers to carry out and provide details of hydraulic investigations to properly determine the implications of the proposed development. Developers should be aware that the responsibility for, and costs of, carrying out of any investigation/mitigation works rests with themselves. Development will not be permitted to commence until any mitigation works required have been implemented to the satisfaction of the Council, and a formal agreement regarding the future maintenance of any flood protection/mitigation structures is in place.

**5.17** The extent of the indicative flood plain within the County Borough, based on information provided by Environment Agency Wales, is shown on the proposals maps. It must be stressed that this is indicative information (i.e. not definitive), and as such may be subject to review and refinement during the plan period.

## Surface Water Run-off

**Policy EC13** Development which would result in an unacceptable adverse impact on the water environment due to additional surface water run-off will not be permitted.

**5.18** Development on green field sites usually results in an increase in the amount of impermeable land. This can alter the natural water cycle as rates and volumes of surface water reaching a surface watercourse generally increase. Drains and sewers generally convey surface water from impermeable areas directly, or via a sewerage system, to a watercourse. Such arrangements not only reduce the natural recharge of groundwater, which wastes a valuable resource and increases pollution risk (for example from contaminated urban run-off and combined sewage overflows) but can also increase river flows. Increased river flows can cause physical damage to the banks and bed of a watercourse, and increase the risk of flooding.

**5.19** Wherever practicable surface water should be disposed of as close to the source as possible. Where potential risks are identified appropriate flow attenuation facilities or mitigation measures may be a pre-requisite for development. Consideration should be given to the use of softer engineering structures referred to as Sustainable Urban Drainage Systems

(SUDS). SUDS is a concept that focuses decisions about drainage design, construction and maintenance on the quality of the receiving environment and people. SUDS are physical structures built to receive surface water runoff. They typically include swales, ponds, infiltration basins and porous surfaces and should be considered as alternatives to conventional drainage where appropriate. The Environment Agency Wales can provide guidance on the design of SUDS and have produced a document entitled "Protecting the Quality of Our Environment, Sustainable Urban Drainage Systems - An Introduction". The Council will require the developer to demonstrate, both financially and practically, how the long term maintenance of any attenuation facilities or mitigation measures will be achieved.

## Protection of Controlled Waters

**Policy EC14** Development which would have an unacceptable adverse impact upon the capacity, flow, quality or availability of controlled waters and associated land will not be permitted.



**5.20** Water is an essential resource, whose presence and purity is essential for the sustainability of life, and is at constant risk from misuse. Over-abstraction can have a detrimental impact on existing abstractors and the environment, while pollution of surface and ground waters can render water unsuitable for use and damaging to the environment. The Council, in liaison with Environment Agency Wales, will not permit development which puts controlled waters at unacceptable risk.

**5.21** Environment Agency Wales is responsible for protecting and improving water resources. Dwr Cymru/Welsh Water, in association with Environment Agency Wales, is assessing the reliability of water supplies and whether work may be required to constrain demand or increase supplies in certain areas. The Council will consult Environment Agency Wales and Dwr Cymru/Welsh Water on proposals likely to affect the supply or quality of water, or likely to cause or be affected by flooding. Licenses granted under the Water Resources Act 1991 control certain abstractions. The abstraction licensing process ensures that Environment Agency Wales can properly manage water resources.

**5.22** Future developments will be limited to locations where adequate water resources exist, or where new provision of water resources can be made without adversely affecting existing abstractions, river flows, water quality, agriculture, fisheries, amenity or nature conservation.

## Small Scale Neglected Sites

**Policy EC15** Action will be taken to protect and enhance general amenity through the reclamation and restoration of derelict sites, and through the improvement of untidy sites, dilapidated buildings, and other eyesores, particularly those in sensitive locations.

**5.23** There are many abandoned or neglected sites and buildings throughout the County Borough, often within, or adjacent to, built up areas (e.g. gap sites resulting from clearance, dilapidated buildings, and underused often non-conforming industrial sites). Sometimes, the unauthorised or temporary use of such sites (e.g. for car parking, open storage, or fly tipping) emphasises the blighting effect on the surrounding area. Schemes to improve local amenity will be encouraged and supported, with priority given to conspicuous sites within built up areas, on the urban fringe, and close to main communication routes such as the A483. Such sites are often suitable for tree planting/landscaping, sitting out areas, play areas, car parking, redevelopment, or incorporation into adjacent land uses. Regard will be had to the possible nature conservation interest of neglected sites, and to the potential for habitat creation.





## Derelict Land

**Policy EC16** The following sites will be reclaimed and restored for beneficial use :-

Ref. Number	Location	Proposed After Use
1	Rhos : Aberderfyn	Amenity / Open Space
2	Southsea : Plas Power Tip	Amenity / Recreation / Nature Conservation
3	Tanyfron : Tanyfron Tip/ Nancy Thompson Tip	Amenity / Open Space / Nature Conservation
4	Brymbo Steelworks	Housing /Employment / Amenitiy
5	Acrefair : Tref-y-Nant *	Agriculture / Woodland
6	Bersham : Former Colliery Spoil Tip *	Amenity
7	Brymbo : Mount Pleasant *	Agriculture
8	Brymbo : Penrhos *	Agriculture
9	Brymbo : Railway *	Recreation / Nature Conservation
10	Moss : Former Quarry Westminster Road *	Amenity / Woodland
11	Rhos-Legacy : Former Railway Land *	Amenity
12	Rhos : Llwyneinion *	Amenity
13	Plas Bennion *	Agriculture / Woodland
14	Bwlchgwyn Quarry *	Amenity/Tourism

\* indicates sites which are not in a firm programme at present.

**5.24** Large areas of dereliction have already been reclaimed. However, much remains to be done in the enhancement of land and buildings which seriously injure local amenity and the overall environmental quality of the County Borough. The re-use of hitherto derelict land will reduce pressure for development on greenfield sites and contribute to economy in the use of land. Although the ultimate objective is the removal of all dereliction, priority will be given to those derelict sites which are close to residential areas or main communication routes, and where beneficial after-uses can be established. The schemes listed above are currently programmed for reclamation. Where derelict sites have nature conservation, archeological or other interests, care will be taken to protect those interests in

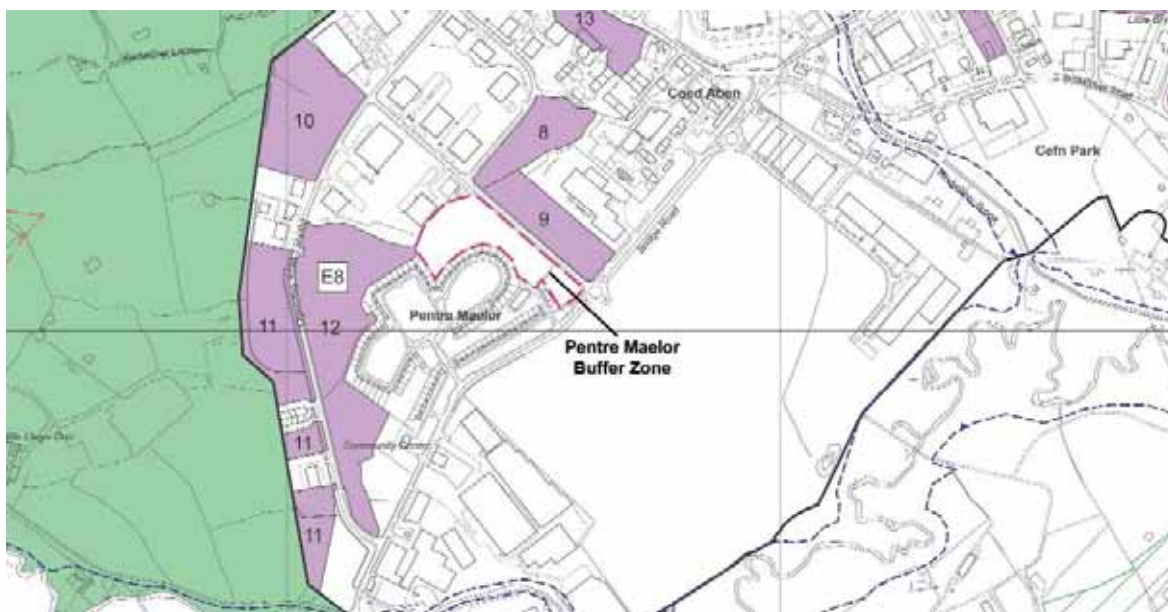
any reclamation scheme. Reclamation of sites indicated by an asterisk is highly desirable but there are presently no firm programmed proposals; resources may, however, become available to enable action to be taken on these sites during the Plan period.



## Pentre Maelor

**Policy EC17** Land at Clywedog Road (East), Wrexham Industrial Estate will be safeguarded as a landscape buffer zone to remain free of built development.

**5.25** The Pentre Maelor housing estate lies within the development boundary of the Wrexham Industrial Estate and residents often suffer harm to their quality of life through the detrimental impact of traffic, operational noise etc. associated with industry. The proximity of Deeside Aluminium to housing development has been a particular source of problems. Such problems should not be permitted to increase, and this policy, by designating the land between Pentre Maelor and Clywedog Road (East) as a buffer zone, to be landscaped and kept free of built development, will help to protect and enhance the amenity of local residents. The Council will encourage the owners of the land to develop and implement a landscaping scheme for the land. This policy complements Policy E8, which safeguards the land between Pentre Maelor and Clywedog Road (South) for Business Use only.



# 6. Housing

## Background

**6.1** Housing is a major land user in the County Borough. Between 1971 and 1991 the number of households increased by 26.0% even though the population rose by only 7.0%. This is primarily a result of a decrease in the average household size from 3.16 persons in 1971 to 2.52 persons in 1991, which has resulted in a proportionately higher demand for new homes. Approximately 4.0% of the housing stock is vacant; very few homes are second or holiday homes and most vacancies are temporary and due to normal market turnover and improvement activities.

**6.2** The level of private house building has declined significantly since the early 1970's but demand for housing is still fairly buoyant. Housing completions (including conversions) 1981-1996 inclusive averaged 470 homes per annum.

**6.3** Planning policy has, over the last twenty five years, given priority to new housing development in the urban villages located to the west and south of Wrexham in order to stem population decline, maintain community services, encourage redevelopment of disused sites, and generally to improve confidence in those villages. At the same time, a reasonable level of housing provision, appropriate to the general development strategy and set within the prevailing framework of environmental constraints, has been achieved in Wrexham town and, to a lesser extent, the rural villages.

**6.4** Attention is drawn to the following recent housing distribution trends:

- \* between 1984 and 1997 inclusive, the erection of 3,019 new homes in the urban villages, 1,677 new homes in Wrexham town and 1400 new homes in the rural villages.
- \* from the mid-1970's a consistent and relatively high level of housing development in Broughton, Rhos, and Gwersyllt supplemented by large developments in Coedpoeth and Chirk during the 1970's in particular and, over the last few years, Penycae and Rhostyllen. An annual average of 232 homes has been completed over the last ten years.
- \* very rapid increases in the number of homes in Wrexham town during the mid 1960's and 1970's but with the rate of development having slowed over the last ten years to an annual average of 123 homes.
- \* limited growth in the rural villages excepting phases of rapid expansion during the late 1960's and early 1970's in Bangor-is-y-Coed and Marchwiell, and, during the 1970's in Gresford/Marford. The last ten years witnessed an annual average of 115 homes.



## Housing Allocations

**Policy H1** Sufficient land will be allocated for housing development between 2001 and 2011 as follows:-

### URBAN VILLAGES

Ref. Number	Location	Area (ha)	Units
1.	Acrefair: Llangollen Road	2.40	60
2.	Broughton : Former Gatewen Colliery Site	8.57	214
3.	Broughton: Southsea Road/New Road	3.28	77
4.	Chirk : Lodgevale Park	0.70	18
5.	Gwersyllt: Bottom Road	1.33	33
6.	Llay : Llay Road	1.31	31
7.	Penycae: Afoneitha Road	0.53	12
8.	Pentre Broughton : High Street	0.70	18
9.	Rhos : High Street/Hall Street	0.25	9
10.	Rhostyllen : Wrexham Road	7.57	160
11.	Ruabon : Station Road	1.17	23
12.	Ruabon: New Hall Road	3.50	80
13.	Tanyfro: Bryn Gwenfro	2.33	56
14.	Trevor: Former Brickworks, Llangollen Road	1.40	40
<b>Urban Villages Sub Total</b>		<b>35.04</b>	<b>831</b>

### WREXHAM TOWN

Ref. Number	Location	Area(ha)	Units
15.	Rhosrobin: Pontrobin Farm	1.22	36
16.	Bridge Street/Cambrian Yard	4.73	260
17.	Former Brewery, Central Road	2.80	100
18.	Former Depot, Crescent Road	0.54	13
19.	Salop Road / Greenbank Road	1.06	30
20.	Stansty Road/Garden Road	2.05	60
21.	Ruthin Road	11.00	327
22.	Watery Road	1.23	37
<b>Wrexham Town Sub Total</b>		<b>24.63</b>	<b>863</b>

### RURAL VILLAGES

Ref. Number	Location	Area (ha)	Units
23.	Bronington : Former Garden Centre, New Hall Lane	0.63	12
24.	Dolywern : Adjacent to Y Wern	0.30	5
25.	Gresford : Bryn y Groes	2.87	43
26.	Holt : Wrexham Road	0.67	12
27.	Lavister : Waterways Garden Centre	0.94	12
28.	Minera : Adjacent to Eversley Court	0.25	6
29.	Penley : Polish Hospital	4.05	66
<b>Rural Villages Sub Total</b>		<b>9.71</b>	<b>156</b>
<b>TOTAL</b>		<b>69.38</b>	<b>1850</b>



**6.5** The Plan's projected population and household/dwelling requirements are informed by a migration-led projection using migration trends agreed with the National Assembly for 1996 based projections and proxy detailed household formation data which includes some provision for the locality's student population. The population of Wrexham County Borough in 1996 was 125,110. This figure is expected to grow by 1,198 to a 2011 population of 126,308. This is considerably lower than the rate of population increase seen in the recent past, due to reduced inward investment, natural change, and in-migration. Consequently a slower rate of new household formation is projected. The resulting dwelling requirement is expected to increase from 52,470 in 1996 to 58,113 in 2011, an increase of 5,643 new dwellings or 376 new dwellings per annum over the Plan period. A slippage allowance, to



cover unforeseen circumstances (e.g. land ownership or infrastructure constraints, etc.) which may delay the development of the Plan's committed and allocated housing sites, of 10% of the total requirement (i.e. 564 new homes) has been added. Policy PS5 therefore makes provision for the development of 5775 dwellings between 1996 and 2011. It is acknowledged that the population forecast is only one of several factors that influence the Plan's housing requirement. Other factors such as recent housing completion rates, the physical and environmental capacity of settlements to absorb growth, and the extent of existing commitments have also been fully considered as part of the planning strategy.

**6.6** The Plan identifies sufficient land to meet this future new housing requirement as follows:-

<b>Total Dwelling Provision 1996-2011</b>	<b>5775</b>
<b>a)</b> Dwellings completed 1996-2001 = 2075, leaving a dwelling requirement for 2001-2011	3700
<b>b)</b> Land with planning permission for new homes as at 1st April 2000 and contributing to the five years supply or likely to start within the five years and contributing beyond	1070
<b>c)</b> Unidentified small sites (9 dwellings or fewer)	1000
<b>d)</b> Residual dwelling requirement from allocations	1630

The residual requirement of 1630 will be increased by 10% (163 dwellings) to allow for possible slippage in the implementation of the allocated sites, and by 107 to allow for slippage in the implementation of the sites with planning permission. The sites allocated under Policy H1 seek to reflect this requirement for 1900 dwellings.

**6.7** The Wrexham Housing Needs Study (1999) found a requirement for an additional 1950 dwellings (of which 164 are social sector dwellings) over the 5 year period 1998 to 2003. Most of the additional housing required is in the Wrexham Town (45%), North West (36%) and South West (17%) areas of the County Borough. In addition, the model, based on the continuation of existing trends has projected a total net shortfall of up to about 4,150 dwellings (averaging 320 dwellings per annum) over the period 1998 to

2011. Again, this figure is the result of combining shortages and surpluses of properties of different size and across different tenures. The survey does suggest that generally there is a reasonable balance of accommodation in the County Borough and that there is adequate provision for future allocation within the Unitary Development Plan.

**6.8** The housing land allocations identified in Policy H1, in number, range of site types, and variety of location, are considered reasonable and adequate to cater for the County Borough's future housing requirements to 2011. The proportion of new housing allocations on brownfield land is 53%. The proportion of new housing permissions (as at April 2001) on brownfield land is 67%. The combined figure (allocations and permissions) on brownfield land is 59%. Full account has been taken of the constraints of marketing, servicing, phasing, and ownership in defining genuinely available land. Development densities on each site are approximate and vary according to the location, topography, and physical constraints of the allocated sites, and the general character of its surroundings. Allocated sites are well-related in scale and location to existing development and are well integrated within the existing pattern of settlement and surrounding land uses. Further residential land releases could unnecessarily and unreasonably extend development, contrary to the strategy of consolidation/urban regeneration and the protection of countryside, and will be resisted.

## Residential Development (of Unannotated Land) within Settlements

**Policy H2** Residential development on unannotated land within settlement limits will be permitted subject to compliance with Policy GDP1.

**6.9** Although the Plan provides an adequate supply of undeveloped sites, consideration will be given to proposals for the development of unannotated land within settlement limits compatible with the character and form of the built up area. Such development contributes to the economic use of land, avoids pressure on the countryside, and serves to remove the detrimental effect of neglected land in residential areas. However, development should not prejudice either the existing amenity enjoyed by adjacent residents or potential opportunities for redevelopment. Attractive tree-lined, and/or low density residential areas (e.g. the Chester Road/Maes-y-Dre Road/Penymaes Avenue/Park Avenue neighbourhood in Wrexham, or the Wynnstay Lane/Standcliffe Avenue/Pistyll Hill/Hoseley Lane locality in Marford), must not be spoilt by insensitive developments which increase densities; constitute over-development; result in the loss of private or public open space; or detract from the general character of the area.





## Conversion of Buildings Outside Settlement Limits

**Policy H3** The change of use or conversion of a building to residential use outside settlement limits will only be permitted where:-

- a) in the case of agricultural buildings, there is no longer an agricultural need and alternative non-residential uses have proved inappropriate; and
- b) the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new dwelling; and
- c) any inherent characteristics of merit in the building are retained; and
- d) the proposed dwelling and the resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost; and
- e) the floor plan of the existing building is sufficient to create a habitable dwelling.

## Sub-division of Dwellings

**Policy H4** The sub-division of existing dwellings will only be permitted where:-

- a) sub-division is possible without major alterations, extensions, or additional new buildings which would significantly alter the character of the original dwelling; and
- b) proposals accord with Policy GDP1; and
- c) adequate private open space is available.
- d) the proposal would not result in the over-concentration of Houses in Multiple Occupation to the detriment of crime levels, the social fabric of the area, and the amenity of existing residents.

**6.10** New homes can also be created from the conversion of redundant buildings and the sub-division of larger residences. There is a significant number of vacant and underused properties in the County Borough. Conversion and sub-division has contributed an annual average of 42 new homes over the last nine years to satisfy an increasing demand for smaller accommodation. Conversion may provide much needed smaller accommodation more quickly and cheaply than would the provision of new homes and, at the same time, ensure a satisfactory re-use of existing resources and supplement conservation policies. Similarly, the sympathetic conversion of redundant non-residential buildings to housing accommodation will be encouraged, providing that basic design standards can be achieved and it can be proven that the agricultural use has ceased and alternative non-residential uses have proved inappropriate. In this way buildings of historic

or architectural interest, often set in landscaped grounds of considerable interest, can be saved thereby also helping to achieve the Plan's environmental strategy. Any conversion in the countryside must be sympathetically designed in order to safeguard the existing settlement pattern and the local historic, wildlife and landscape character, and conditions may be attached to restrict permitted development rights. Policy H4 only applies to proposals which require planning permission for the sub-division of existing dwellings. Planning controls only cover certain types of "Houses in Multiple Occupation", and the policy does not therefore apply to all HMO developments. Planning permission for the conversion of a non-residential property in the countryside will not be granted unless the building is of domestic scale and constructed of permanent materials, such as stone, brick, slate or tiles. The conversion of prefabricated buildings to residential use would not therefore be allowed under Policy H3.

**6.11** The incorporation of self-contained residential accommodation in existing or proposed shopping and commercial premises, principally within Wrexham town centre and the defined district shopping centres, can increase the overall dwelling stock as well as providing added security and vitality outside shop opening hours.



## Housing in the Countryside

**Policy H5** Outside defined settlement limits new dwellings will only be permitted where:-

- a)** proposals accord with Policies H3, H4, and H8; or
- b)** proposals comprise infilling subject to Policy GDP1; or
- c)** an essential need to house a full time agricultural or forestry key worker can be established and
  - i)** the long term financial viability and functional management of the enterprise is proven; and
  - ii)** the person, due to the nature of the work, has to live on the site rather than in a nearby settlement; and
  - iii)** there are no suitable buildings nearby which could be converted into a dwelling; and
  - iv)** the new dwelling is sited adjacent to an existing building, can be landscaped, and is of a form, bulk, design and materials which reflect the locality's rural character.

Any permission will be conditioned to limit residential occupancy to essential workers.

**6.12** This policy is designed to prevent new housing in the form of isolated dwellings, the consolidation of sporadic groups, or the extension of ribbon development in the countryside as it would result in a loss of visual quality and landscape character and adversely affect agriculture. New housing is defined here as permanent dwelling houses, caravans, mobile homes, or other prefabricated or temporary structures which could be used for residential purposes. Scattered development is also generally more expensive to service than that in, or adjacent to, existing settlements.



**6.13** However, infilling defined as the development of no more than two dwellings in a small gap within a well developed built frontage, may be acceptable where no environmental damage occurs. This definition excludes sites which extend into the countryside beyond the limits of neighbouring curtilages. Infill housing development should reflect the line of older adjacent property. The opportunities for such development in the countryside are very limited.

**6.14** In exceptional circumstances it may be appropriate to allow the erection of a dwelling in the countryside for those, who, by virtue of their particular job requirements need to be available on a full-time basis at their place of work and cannot live in a nearby settlement or building. (i.e. agricultural or forestry key workers). In these cases an essential housing need in connection with the management of the enterprise and the enterprise's long term economic viability must be satisfactorily established; in the case of the agricultural workers' dwellings this will require a specialist evaluation of the need.

## Residential Occupancy Conditions

**Policy H6** Planning applications for the discharge of conditions restricting the occupancy of dwellings to agricultural or forestry key workers will only be permitted where it can be demonstrated to the satisfaction of the local planning authority that:-

- a)** the long term key worker housing need has ceased; and
- b)** bona fide attempts over a period of at least twelve months at a price reflecting the existence of the occupancy condition, bearing in mind general market conditions, have been unsuccessfully made to sell or rent the property to persons eligible under the original condition.

**6.15** Changes in the scale and character of agriculture may affect the requirement for dwellings for occupation by agricultural or forestry workers. Such dwellings should not be kept vacant simply by virtue of planning



conditions restricting occupancy which have outlived their usefulness. Applications to discharge agricultural or forestry occupancy conditions will be considered realistically in relation to evidence that the long term need for such dwellings is no longer warranted and that unsuccessful attempts have been made over a reasonable period, and at a price reflecting the existence of the occupancy condition, to sell or rent the dwelling.

## Affordable Housing

**Policy H7** Where there is a proven lack of affordable housing to meet local needs, the Council will negotiate with developers to provide an element of affordable housing in new proposals of 25 or more homes. The initial benefit of discounted prices will be retained for subsequent and future occupants through the scheme's management by a suitable local housing body with the aid of legal agreements.

**Policy H8** In exceptional circumstances, where a proven need from persons unable to compete in the local housing market cannot be met within rural settlement limits, consideration will be given to other limited affordable housing proposals on the edge of settlements where:-

- a) no more than 5 dwellings can be accommodated on a site which forms a logical extension to the settlement limit and the development reflects the surrounding townscape and landscape in form, bulk, design and materials; and
- b) the initial benefit of discounted prices will be retained for subsequent and future occupants through the scheme's management by a suitable local housing body with the aid of legal agreements.

**6.16** Increasingly in some parts of the County Borough, there are genuine difficulties in securing an adequate supply of affordable housing for local people. The term "affordable housing" refers to both low cost market and subsidised housing, irrespective of tenure, ownership, or financial arrangements, that will be available to people who cannot afford to occupy houses generally available on the open market. The problem is caused by a combination of a significant decline in the supply of Council and other affordable rented housing, and the inward migration of commuters and retired people. These pressures raise property values and effectively squeeze out local people in the housing market. The problems are particularly acute for those on below average earnings or not earning at all.

**6.17** An assessment of the level and distribution of demand for affordable housing, tempered by an evaluation of existing opportunities for such facilities, is critical to the application of this policy. Proposals for low cost housing will be directed to sites within settlement limits and the Council will negotiate with developers to provide an element of low cost housing in proposals of 25 or more homes. Due consideration will be given to the size, character and location of the site, particularly with regard to its convenient proximity on foot or cycle to local services and public transport. Proposals will be assessed in relation to the Wrexham Housing Needs Survey (1999). This identified a shortfall of just over 1000 social sector dwellings and nearly 600 private rented sector limits; this demand varies dramatically between local settlements. However, the areas where demand is being generated may not necessarily be the locations where future needs and demands should be, or can be met given the many and varied local planning constraints. The findings of any surveys commissioned by the Council into Local

Housing Need will be treated as material considerations when planning applications which fall within the scope of this policy are being considered. Due consideration will be given to the size, character and location of the site, particularly with regard to its convenient proximity on foot or cycle to local services and public transport.

**6.18** In exceptional circumstances, where no suitable land can be identified within settlements, small edge of settlement sites capable of accommodating up to 5 dwellings may be released if no detrimental impact on countryside protection and conservation policies occurs. Such sites are not intended for individual self-build homes or for cross-subsidy schemes where houses sold at full market value subsidise the price of low cost housing. They will be additional to the general market housing provision contained in the Plan. Any permission will be conditional upon appropriate legal agreements which safeguard the initial, subsequent, and future occupancy of dwellings as low cost homes and a management arrangement with a Housing Association, Village Trust, or other suitable body. Planning conditions are generally inappropriate for restricting tenure. The problem of a lack of affordable housing is particularly acute in the more attractive rural villages where demand for housing from the private sector is high and/or the availability of development land is restricted. The Wrexham Housing Need Survey (1999) has identified a need for social units particularly in the rural north east and south east of the County.

## Gypsy Caravan Sites

**Policy H9** In exceptional circumstances, where sites for caravans for individual gypsy families cannot be accommodated within settlement limits, consideration will be given to other proposals, subject to compliance with Policy GDP 1.

**6.19** The County Borough has developed a strategy for gypsies which involves the provision of additional pitches at Ruthin Road, Wrexham; the closure of the Croesnewydd Site, Wrexham; the provision of housing for gypsies in existing accommodation; and the development by the gypsies themselves of appropriate sites for individual families. It is not intended to develop any additional large sites during the Plan period, and it is likely that any new proposals by gypsies to develop caravan sites will be for small sites of no more than three caravans, for individual families. The policy recognises that it will not always be possible to find a suitable site within settlement limits. Proposals will not be supported where the new caravan site conflicts with other general environmental and locational policies and the general development principles outlined in Policy GDP1. Particular attention will be paid to proposals' visual impact on the surrounding landscape character.

## Replacement Dwellings in the Countryside

**Policy H10** Replacement dwellings may be permitted in the countryside only where:-

- a)** the existing dwelling is habitable or capable of being made habitable without substantial reconstruction or substantial increases in floor area.
- b)** the existing dwelling is not of architectural or historic interest, or is a prefabricated or temporary structure.
- c)** the proposed dwelling:
  - i)** is located on the site of the original dwelling; or
  - ii)** is exceptionally, where a planning constraint can be overcome, located within the curtilage of the existing building; and
  - iii)** reflects the floor area, form, bulk, and character of the original dwelling; and
  - iv)** satisfies Policy GDP1.

Extensions will not be permitted and conditions may be attached to restrict permitted development rights. Any permission will be conditioned to require the demolition of the existing property prior to/upon occupation of the replacement dwelling.

**6.20** An existing dwelling may prove inadequate for modern living standards (e.g. by virtue of poor siting) or its physical condition makes renovation impossible. To be properly considered for replacement an existing dwelling will either be habitable in its present state or capable of being made habitable according to reasonable modern standards without recourse to works amounting to substantial reconstruction or

substantial increase in floor area.

Replacement is generally unacceptable in the case of buildings of architectural or historic interest and the policy criteria exclude prefabricated and temporary structures (e.g. caravans, chalets). Proposals for replacement dwellings will not be supported where the new dwelling adversely affects the character of the local landscape. The Council will aim to ensure that the replacement dwelling reflects the form, bulk, height, and character of the existing building and that it will lead to an improvement in the rural environment. Permission for a replacement dwelling will include a condition requiring the demolition of the existing property prior to/upon occupation of the new dwelling. Outline planning permission will not normally be granted for replacement dwellings as the design and siting of the new dwelling is integral to the proposal's consideration.

## Residential and Nursing Homes

**Policy H11** Proposals for elderly persons residential care homes, nursing homes, and development for specialist health care services will normally be allowed where:-

- a)** the development accords with Policy GDP1; and
- b)** adequate garden area for the amenity of residents can be provided; and
- c)** in the case of change of use, the existing building is of an adequate size for the use proposed without substantial extension; and
- d)** the facility is accessible to community facilities (e.g. shops, post office, doctor's surgery, etc.).



**6.21** The proportion of elderly persons in the population is increasing and their special housing needs must be catered for. Much of this demand is met through the new build of, or changes of use of dwellings to, elderly persons' residential care and nursing homes. In order to protect the amenity of residents with generally diminished mobility and visitors, and in the interests of highway safety, it is necessary to ensure that only suitable buildings in adequate grounds and at suitable locations, close to community services, are used. Proposals for new build residential care and nursing homes must accord with the Plan's locational and environmental policies. The Council will ensure that any extension(s) to residential and nursing homes will not result in an over development of the site and will not detrimentally affect the integrity of the original building, or the local landscape and/or townscape character.

## Housing Rehabilitation

**Policy H12** The renewal and improvement in the quality of older housing areas will be encouraged. Unfit housing, excepting listed buildings of special architectural or historic interest and that in conservation areas, which is incapable of repair at reasonable expense will be cleared.

**6.22** While the quality, type and location of new dwellings is important, new build could prove an unending process if the quality of the existing housing stock is not substantially improved. The County Borough has a large legacy of pre-1920's industrial housing, much of it in poor condition: there are an estimated 3,200 unfit dwellings which amounts to 7.5% of the total private sector stock. This compares favourably with the national average unfitness of 13.3% substandard private sector dwellings. The gradual renewal of older housing stock and adjacent open spaces is necessary to stabilise older neighbourhoods, both physically and socially, to prevent further decline, to provide a more efficient use of existing resources, and to supplement conservation policies. There is a general presumption against the demolition of listed buildings of special architectural or historic interest or housing in conservation areas. Any materials generated from the demolition of unfit housing will, wherever possible, be reused for repair of other local buildings or in the construction of the replacement building(s), thereby promoting a more sustainable use of scarce traditional natural building resources.



## Bridge Street/Cambrian Yard Regeneration, Wrexham

**Policy H13** The regeneration of the Bridge Street/Cambrian Yard area of Wrexham of 4.73 hectares will be undertaken. In addition to property and environmental improvements a measure of redevelopment is proposed to include the Cambrian Yard site. The main land uses within the regeneration area will comprise residential development, business development (Class B1) and shopping provision for local needs.

**6.23** In 2002, the Council endorsed a regeneration strategy and action plan for the Bridge Street/Cambrian Yard area of Wrexham. The area has a very high profile adjoining Wrexham Town Centre, with frontage to the inner ring road and on a major gateway into the town centre. It adjoins two conservation areas, and contains a number of fine buildings which the action plan seeks to retain and enhance. New development will therefore need to be of a particularly high quality design. Among the key proposals in the action plan is the development of some 260 units of high density housing, within a well designed, mixed use environment. Given the location of the site and the type of housing to be provided, reduced car parking standards are likely to be appropriate. The lower parts of the site lie within a flood risk area, and development will need to incorporate hard flood defences that meet the requirements of Environment Agency Wales.



## Former Carlsberg Tetley Brewery, Wrexham

**Policy H14** Land at the former Carlsberg Tetley Brewery Site, Central Road, Wrexham will be safeguarded for mixed uses comprising housing, employment, and leisure.

**6.24** This site near Wrexham town centre forms a key part of the Western Gateway to Wrexham, which has been identified as one of the County Borough's most important redevelopment areas. Given the site's close proximity both to the town centre and to NEWI, suitable residential options include high density flats and student accommodation. Suitable employment options include hi-tech office development, incubator units, and a training suite. Leisure options would include a pub and/or restaurant. The Council will seek to ensure that speedy action is undertaken to achieve the development of the site. Any development will need to respect the setting and character of the listed building which is located within the site. Discussions are taking place to address transport problems in the vicinity of the brewery site, but at the present time it is not known whether it will be directly affected by any specific proposal which may come forward.

# 7. Employment

## Background

**7.1** The County Borough's industrial strength was built largely on traditional heavy industries such as coal, steel and textiles. The recession of the late 1970's and early 1980's led to major job losses, and unemployment reached almost 20% by 1982.

**7.2** The local authorities and Welsh Development Agency responded to this trend with a series of employment development initiatives which regenerated the local economy. New jobs have been created in the manufacturing, commercial and service sectors, and the area has become an international base for numerous European, American, and Far Eastern corporations. By October 1999, the County Borough's unemployment rate had been reduced to 3.5%, below the average for Great Britain of 4.1%.

**7.3** Despite this success, the local economy faces a number of challenges:

- \* less mobile investment available, and greater competition from other parts of the United Kingdom and other countries;
- \* loss of all assisted area status;
- \* pockets of severe unemployment and deprivation, especially in the urban villages to the west of Wrexham;
- \* commuting to centres of employment outside the County Borough, leading to monetary leakage;
- \* low economic activity rates and an increasingly dependent population;
- \* over-reliance on manufacturing, leaving the economy increasingly vulnerable to external decision-making.



## Employment Allocations

**Policy E1** Sufficient land will be allocated for employment development between 2001 and 2011 at:-

### WREXHAM INDUSTRIAL ESTATE

Ref. Number	Location	Area (ha.)
1.	Abbey Road	1.4
2.	Abenbury Way	1.7
3.	Ash Road South (i)	2.6
4.	Ash Road South (ii)	7.3
5.	Ash Road South (iii)	0.8
6.	Bryn Cottages	3.6
7.	Bryn Road	9.5
8.	Clywedog Road North	1.9
9.	Clywedog Road East	2.2
10.	Clywedog Road South (i)	3.3
11.	Clywedog Road South (ii)	5.0
12.	Clywedog Road South (iii)	6.5
13.	Coed Aben Road	2.6
14.	Dunster Road	1.5
15.	Maelor, Bedwell Road	2.9
16.	Redwither (i)	2.1
17.	Redwither (ii)	0.9
18.	Redwither (iii)	2.1
19.	Redwither (iv)	0.9
20.	Redwither (v)	3.3
21.	Ridley Wood Road	3.3
<b>Wrexham Industrial Estate Sub Total</b>		<b>65.4</b>





OTHER SITES		
Ref. Number	Location	Area (ha.)
22.	Acrefair: Wynnstay Industrial Estate	1.4
23.	Gresford: Industrial Estate	1.1
24.	Johnstown: Vauxhall Industrial Estate	2.5
25.	Llay: Industrial Estate (i)	3.3
26.	Llay: Industrial Estate (ii)	2.9
27.	Llay: Industrial Estate (iii)	0.4
28.	Llay: Industrial Estate (iv)	1.4
29.	Llay: Industrial Estate (v)	1.2
30.	Llay: Industrial Estate (vi)	0.8
31.	Llay: Industrial Estate (vii)	7.5
32.	Rhosllannerchrugog: Coppi Industrial Estate, Hall Lane	0.4
33.	Rhostyllen : Croesfoel Industrial Estate	1.3
34.	Rhosymedre: Plas Kynaston	0.6
35.	Wrexham: Pandy Industrial Estate	1.1
36.	Wrexham: Queensway Industrial Estate	0.5
37.	Wrexham: Rhosddu Industrial Estate	1.7
38.	Wrexham: Technology Park	5.3
39.	Wrexham: Ruthin Road Development Area	15.2
Other Sites Sub Total		48.6
TOTAL		114.0

**7.4** The Plan seeks to identify sufficient land to meet the future new employment requirements of the County Borough for the period 1996 - 2011 on the basis of 20 hectares of land per annum. This is below the peak rate of the late 1980's , but is well above the rate for the early 1990's and therefore allows for a future upturn in the rate of development given the need to enhance local job opportunities and to diversify the local economy. 46.0 hectares of employment land was developed during 1996-2001 The adjusted employment requirement for the period 2001- 2011 is therefore 254.0 hectares. This is met as follows:

- a) land with planning permission at 1 April 2001 employment of 138.3 hectares as outlined in Appendix II .
- b) land allocations of 113.5 hectares.

**7.5** The Plan identifies sufficient fully serviced and easily accessible employment land to cater for the sustained economic development of the County Borough. All new employment development will be directed to the above locations and to sites with planning permission for employment use. The proposals strike the best balance between a variety of site size, location, and type of

employment development essential to positive economic promotion. In making land available, consideration has been given to other Plan policies, especially those relating to protection of high quality agricultural land, green barriers and countryside. Over 57% of the employment allowance comprises 'brownfield' sites. The availability of land does not in itself create jobs; the allocated sites must be converted into development and job opportunities through a programme of infrastructure provision and promotion by public and private sector agencies.

**7.6** Storage and wholesale warehousing activities make an important contribution to job creation and local economic diversification. Warehousing activities generally involve the movement of goods in bulk, and often require the use of heavy vehicles. Only those allocated employment sites directly accessible to main roads and where any detrimental effects on residential amenity is minimised are suitable for wholesale warehousing. Wholesale warehousing is not suitable on the High Quality sites identified in Policy E2. The identified sites are also suitable locations for call centres where public accessibility is not required.



## High Quality Sites for Manufacturing/Office/Research Uses

**Policy E2** Land is allocated for the establishment of high quality employment development comprising high technology, manufacturing, research and development, and prestige offices at:-

**Wrexham Technology Park** 5.3ha  
See Policy E1: Ref Number 38

**Ruthin Road Development Area** 15.2ha  
See Policy E1: Ref Number 39

Development will be restricted to Business Use as defined by Class B1 of the Town and Country Planning (Use Classes) Order 1987.

Development will be low density, with buildings and hard surfaced areas of high quality design and materials set within an attractive natural and designed landscaped setting.

**7.7** Improvements to the A483 (T) route have increased the attraction of the County Borough for employment development. Pressures for high quality sites must be met within the constraints imposed by the Plan's general development strategy. The preference is for a self-contained site within an attractive natural and designed landscape setting for a low density but high quality purpose-built development; in effect, providing the best possible working environment for highly skilled personnel and, at the same time, creating an impressive image for marketing purposes. Similarly, operational requirements call for good accessibility onto the local communication system, clean air, pure water, reliable services and a low risk of ground instability or airborne vibration to meet the highest standards necessary in the

production and assembly of high-tech components. Development at the sites listed will be restricted to Business Use as defined by Class B1 of the Town and Country Planning (Use Classes) Order 1987. As a general guideline, a maximum of 50% of each individual development site should be devoted to operational and built requirements.

**7.8** Recent shifts in office/research technology have made the location of premises far more flexible than hitherto. Consequently, larger office and research uses, where public access is not important, may be located on high quality sites that are suitable from an environmental and communications viewpoint. Such development could also provide for the beneficial re-use of large country houses, some of which are of architectural or historic interest and may be in a semi-derelict state; there may also be scope for office/research development in the grounds of such country houses.

## Large Single User Employment Site

**Policy E3** Land is allocated at Owens Corning Fibreglass, Wrexham Industrial Estate for a major single user employment project that requires a site of over 30 hectares for an employment development that cannot be accommodated on allocated employment land or employment land with planning permission. Any development proposed will need to incorporate extensive high quality landscaping in order to mitigate the visual impact of the development on the appearance of the neighbouring countryside and local landscape.

**7.9** Sufficient employment land has already been identified in the Plan, to meet foreseeable future requirements. Exceptionally however, some very large employment projects which may require sites of 30 hectares or upwards cannot be accommodated on identified land. The 32.2 hectares site allocated above complies fully with the Plan's strategic and environmental policies and its advance identification should significantly reduce potential development lead-in time, thereby making it attractive to a potential occupier. In addition the former Firestone site at Bridge Road (also on the Wrexham Industrial Estate), which covers an area of 46.1 hectares and has an existing planning permission is currently being held by the Welsh Development Agency for a single user. However, anticipating the likely future demand for and the likely locational and infrastructure requirements of large single user employment projects is extremely difficult. Any additional proposals that cannot be developed on current allocated or committed employment land must comply with the Plan's strategic and general development principles as well as environmental policies. The allocated site at Owens Corning Fibreglass adjoins Wrexham Industrial Estate and landscaping details should form part of the overall design of buildings and layout of the site. Landscaping proposals should be sympathetic to the local landscape in terms of types of planting required, and opportunities should be sought to create new habitats for wildlife, reflecting Policies EC5 and EC6 of the UDP.

## Employment Development (of Unannotated Land) within Settlements

**Policy E4** Employment development on unannotated land within settlement limits will be permitted subject to Policy GDP1.

**7.10** Although the Plan provides for a generous supply of undeveloped sites, consideration will be given to other employment proposals on unannotated land within settlements. Such development contributes to the economic use of land, avoids pressure on the countryside, and serves to remove the detrimental effect of blight within settlements. However, proposals must not prejudice existing amenities through noise, vibration, smell, safety, health or excessive traffic generation. Where there are planning objections, it may be possible to meet them satisfactorily by attaching conditions to the permission or by the use of a legal agreement (e.g. operating hours, types of machinery to be used, changes in method of production, future extension, etc.). These agreements would provide additional powers to protect the amenities of existing residents if there were any adverse changes in the nature of the business being carried out. Acceptable development within



settlement limits must, in accordance with the Council's supplementary planning guidance, provide adequate landscaping in order to protect and/or enhance the visual quality of the urban fringe.

## Employment in the Countryside

**Policy E5** Small-scale employment development in the countryside will only be permitted through the conversion of an existing building where:-

- a)** the proposal accords with Policy GDP1; and
- b)** the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new building; and
- c)** any inherent characteristics of merit in the building are retained; and
- d)** the building and resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost.

**7.11** New development in the countryside which would result in a loss of visual quality and landscape character and adversely affect agriculture will be resisted. However, in some rural areas there is a need to provide employment, prevent the loss of services, and maintain a viable and balanced community. Small businesses, often start-ups, which are financially constrained, can operate from low cost accommodation thereby providing employment opportunities for local rural communities. The re-use and adaptation of existing vacant or underused buildings in the countryside can provide such opportunities providing proposals do not conflict with the



interests of local residents, the quality of the local environment, and providing satisfactory access and parking can be provided.

## Small Farm-Based or Related Employment Operations

**Policy E6** Small on-farm operations such as food processing and packing, together with services to other farms, such as workshop facilities and equipment hire and maintenance, should be located within existing farm buildings. Where it can be shown that no suitable buildings are available for such operations, the erection of a new building will be permitted, provided that:-

- a) the building adjoins, and forms a logical extension to the existing farm complex;
- b) the building will not result in a detrimental intrusion in the landscape;
- c) the building does not exceed 300 square metres in area.

**7.12** The changing structure of the farming industry and the increasing pressure on farm incomes are together increasing the need for

farm diversification. In a draft Technical Advice Note on Agriculture and Rural Development issued in September 1998, the Government stated that small on-farm operations such as food processing and packing, together with services to other farms, such as workshop facilities, and equipment hire and maintenance, should be encouraged. It is important however that any such development does not detrimentally affect the rural landscape. Policy E6 allows in carefully defined circumstances, the erection of new buildings for employment purposes run as part of the farm business.

## Commercial Offices

**Policy E7** Commercial office development will be located in the defined commercial centres of Wrexham (excluding ground floor level in shopping streets) and at Hightown Barracks, Grosvenor Road, Regent Street (part) and Rhosddu Road (part) Wrexham, and in the defined district shopping centres of Borrass Park, Cefn Mawr, Chirk, Coedpoeth, Gresford, Gwersyllt, Holt, Penybryn, Rhos and Ruabon.



**7.13** Commercial office developments (e.g. banks, building societies, solicitors, etc.) which serve principally visiting members of the public contribute to job creation and a buoyant and diversified local economy. Such offices should normally be situated in or near to the main urban areas where suitable floorspace on existing sites may be available, or access by public and private transport can be combined with shopping or other trips, or ready access by the public can be achieved. The intention is to encourage commercial office development in the Wrexham town centre and neighbouring district shopping centres. The identified sites are also suitable location for call centres. In order to secure a viable scheme of development on particular sites, a mixed-used development comprising office/employment, housing and leisure uses may be appropriate.

**7.14** In Wrexham town centre the continued vitality of shopping frontages is of paramount importance and commercial office development will not be allowed at ground floor level in principal shopping streets. While office space is readily available on upper floors in the town centre, this is not wholly acceptable to businesses which require on-site car parking: hence, the demand for office space in the Hightown Barracks, Grosvenor Road, Rhosddu Road (part), and Regent Street (part) localities. Further opportunities to enhance office space exist in mixed commercial redevelopment schemes.



## Pentre Maelor

**Policy E8** Land at Clywedog Road South (iii), Wrexham Industrial Estate will be safeguarded for Business Use.

**7.15** The Pentre Maelor housing estate lies within the development boundary of the Wrexham Industrial Estate and residents often suffer harm to their quality of life through the detrimental impact of traffic, operational noise etc. associated with industry. Such problems should not be permitted to increase, and this policy, by strictly limiting the type of employment use on land adjacent to the Pentre Maelor housing estate, ensures that the amenity of local residents is not detrimentally affected. The land is to be developed solely for Business Use, as defined by Class B1 of the Town and Country Planning (Use Classes) Order 1987, i.e. as an office, for research and development, and for those industrial processes which can be carried out in a residential area without detriment to the amenity of that area by reason of noise, vibration, smell etc. No general industrial development will therefore be allowed within this area. Development permitted will need to demonstrate adequate landscaping and separation distance between industrial buildings and adjacent housing. To further protect the amenity of Pentre Maelor, the land immediately to the north of the housing development has been designated by Policy EC17 as a "buffer zone", to remain free of built development.

# 8. Shopping

## Background

**8.1** The 1990's was a period of significant change in the retailing sector in Wrexham town, which witnessed several major retail developments: in the town centre at Henblas Square, at Island Green, and on the edge of Wrexham at Plas Coch. There have also been major additions to convenience goods floorspace with the relocation and expansion of the Asda and Tesco stores.

**8.2** Wrexham Town Centre is the main focus for both durable and convenience goods shopping trips attracting shoppers from throughout the County Borough and surrounding areas, particularly from adjacent parts of Denbighshire, Flintshire and Shropshire. The larger urban villages such as Cefn Mawr, Chirk, Gwersyllt and Rhos, are important centres for convenience goods shopping, attracting a high proportion of walk-in trade from relatively small local catchment areas.

## Research Findings

**8.3** A retail floorspace assessment of the County Borough, undertaken in early 2001, provided the following key findings and recommendations:

- \* Wrexham town centre and its surrounding shopping facilities have 96,200 square metres of retail floorspace, providing an attractive shopping area which is trading well on property market indicators such as rentals and vacancy rates. The planning authority should continue to sustain and enhance Wrexham Town Centre, and seek a qualitative improvement to local shopping;
- \* Convenience goods: there is likely to be very little growth in convenience expenditure over the plan period, and there is no current capacity for further convenience floorspace development in Wrexham. No new sites should therefore be identified in the UDP for convenience floorspace.



- \* Comparison Goods: there is likely to be significant growth in comparison expenditure over the plan period, with capacity for additional floorspace of 13,800 square metres by 2006. Wrexham is currently consolidating following the completion of several major retail developments but within 2-3 years retailers not currently represented will be reconsidering their requirements in Wrexham.
- \* There should be a review of the Town Centre to quantify the level of under used sites and identify potential sites for new comparison floorspace. A combination of new sites and vacant units may be able to cater for additional retail capacity during the plan period. If new sites cannot be identified, there should be a criteria based policy to ensure all town and district centre sites are considered before any edge of centre or new out of town retail parks are developed.
- \* Retail warehousing is well represented in Wrexham and the limited capacity for comparison floorspace should not be taken up by further retail park development, which could weaken the town centre.

**8.4** The Council has carefully considered the findings and recommendations of the Consultants' report. It is accepted that no new sites should be identified in the UDP for convenience floorspace before 2006. With regard to the finding that there is capacity for additional comparison retail floorspace of 13,800 square metres by 2006, the Council considers that it is highly unlikely that that amount of additional floorspace could be provided in the short term within the boundary of the town centre as designated in the UDP. The Council therefore accepts the

recommendation that there should be a criteria based policy to ensure that all town and district centre sites are considered before any edge-of-centre or new retail parks are developed.

## Shopping Requirements

**8.5** Wrexham Town Centre dominates the pattern of trade and commerce locally and offers a range and quality of shopping provision unrivalled in North Wales. Sufficient provision has been made for edge-of-centre and out-of-centre shopping, and, with the exception of district centres and local need provision, most new retailing provision will be directed to the defined Wrexham Town Centre. Forming an arc centred on the Hope Street/Queen Street junction the outer boundary is defined broadly by the 300 metres walking distance from the centre; it is compact enough to allow easy pedestrian movement between its different parts but contains adequate possibilities for additional retail and commercial floorspace without one part gaining unduly at the expense of another. Wrexham town centre must improve its functional retailing provision and, at the same time, enhance its physical form and quality if it is to continue to fulfil its sub-regional shopping/commercial role. The Council intends that Wrexham Town Centre will continue to be the focus of local shopping/commercial activity. Policy T2 of the Unitary Development Plan promotes the redevelopment of the Bus Station at King Street, Wrexham to incorporate shopping and commercial uses with new high standard passenger facilities. The Bus Station is adjacent to the main shopping, commercial and civic area of Wrexham Town Centre and is the destination for most of the County Borough's bus services.



**8.6** The effective management and promotion of Wrexham Town Centre is likely to enhance its vitality and viability. Although many factors upon which the quality of a town centre depends, (e.g. the presence of security staff; effective street cleansing) lie outside the scope of the planning system, the Council will encourage any town centre management strategies drawn up within the broad framework provided by the Plan.

**8.7** The northern sector of Wrexham Town Centre largely comprises civic uses housed in attractive low density developments set within public open spaces. As such, the overall character of this area is different from that of the main shopping core of the Wrexham Town Centre. The Council intends that future development or redevelopment for civic uses should be concentrated in this area and that development reflects the existing character of the area.

## Shopping Streets in Wrexham Town Centre

**Policy S1** Non-retail proposals on ground floor frontages in the principal shopping streets of Chester Street (part); Henblas Street; Hope Street; Lord Street (part); Queen Street; Regent Street (part); and Rhosddu Road (part), Wrexham will not be permitted if they have a detrimental effect upon the character, vitality or viability of the area.



**8.8** The expansion of ground floor non-retail uses (e.g. financial and professional services, food and drink establishments, entertainment uses) in shopping streets can be of little interest to passing shoppers and represent a "dead frontage". Whilst the contribution of such uses is recognised, an over-concentration in a small area does disrupt the retail attraction of shopping streets, associated pedestrian flows, and the visual quality of the Wrexham Town Centre Conservation Area. Often, retail and non-retail uses are balanced and a further material loss of retail uses would damage the visual and land use pattern of the area. The Council seeks to maintain the shopping streets of Wrexham Town Centre by resisting further pressure for ground floor non-retail uses where proposals would lead to an over-concentration of such uses and have a detrimental effect upon the character, vitality or viability of its core shopping streets and the town centre Conservation Area.

**Policy S2** Outside the principal shopping streets of Wrexham Town Centre, encouragement will be given to ground floor retailing proposals. Mixed use commercial development will be allowed only if it enhances the vitality and environmental quality of the area.

**8.9** Those streets adjacent to, or linking, principal shopping streets, traditionally comprise mixed commercial uses (e.g. retailing, financial and professional services, food and drink establishments etc.). Their ground floor retailing element is smaller than in the principal shopping streets, but still makes a valuable contribution to the vitality of the shopping centre as a whole, since while retailing is usually the key factor underpinning the success of a town centre, it is only one of a range of uses which contributes to the

overall well-being of the centre. Banks and other financial institutions, for example, provide important services and their retention within town centres need to be encouraged. Similarly, mixed-use developments, for example combining retailing with food and drink establishments, can provide a lively town centre as well as reducing the need to travel to visit a range of facilities. Mixed-use developments have recently contributed in conjunction with regeneration initiatives (e.g. pedestrianisation and public art) to environmental quality improvements within Wrexham Town Centre. However, it is likely, that a continuous ground floor non-retail frontage of four or more units, or ground floor non-retail units covering 30% of the total length of one side of a street frontage, would significantly undermine the retailing status and character of Wrexham Town Centre's secondary shopping streets. This policy will be implemented through the use of planning conditions, legal agreements, and negotiation.



## Non-shopping key town centre uses

**Policy S3** In order to sustain and enhance its vitality and viability, Wrexham Town Centre will be the preferred location for non-shopping uses, such as offices providing services to the public at large, and for major leisure uses. Proposals for such uses will be permitted firstly within the town centre where they are readily accessible to public transport facilities, followed by edge-of-centre locations, provided that they are of a scale appropriate to the size and function of the town centre and would help to sustain and enhance the vitality and viability of the town centre as a whole.

As with retail proposals, only where there is a clearly defined need (defined in accordance with individual proposals) which cannot be accommodated on a site or sites in preferred locations, should out-of-centre sites accessible by a choice of means of transport, be considered. A developer must demonstrate that all potential sites in preferred locations have been thoroughly assessed, before proposing less central sites for other key town centre uses.

**8.10** This policy reflects the advice in Planning Policy Wales, which emphasises that land uses which need to be accessible to a large number of people, including retailing, major leisure uses (such as theatres, multi-screen cinemas, bingo halls and bowling alleys), offices of central and local government, commercial offices, hospitals, and tertiary education facilities are preferably to be located in town centres.

## Large-Scale Retail Development

**Policy S4** Large-scale retail development will be located within the Shopping Area of Wrexham Town Centre and within District Shopping Centres. Where possible, development should use vacant, underused or derelict land, or buildings suitable for conversion, in order to sustain and enhance the attractiveness, vitality and viability of Wrexham Town Centres and District Shopping Centres. Development should integrate well with existing shopping areas.

Where a need is identified for large-scale retail development and it is demonstrated that there is no site available with Wrexham Town Centre Shopping Area or within District Shopping Centres, then a sequential approach to site selection will be taken. The next preference will be for sites on the edge of the Wrexham Town Centre or District Shopping Centres; then if there are no suitable sites here (edge-of-centre), out-of-centre sites will be considered. In considering both edge-of-centre and out-of-centre sites, development should:

- a) where possible, use vacant, underused or derelict land, or buildings suitable for conversion; and
- b) be accessible by a choice of transport, and does not give rise to serious traffic congestion or road safety problems on local highways that cannot be addressed.

**8.11** A "large scale retail development", for the purposes of Policy S4, will generally be one of more than 2500 square metres gross floor space. The Welsh Assembly Government's Technical Advice Note 4 - Retailing and Town Centres (1996) provides useful guidance on:

- \* types and sources of retail information;
- \* criteria for measuring the vitality, attractiveness, and viability of town and district centres;
- \* retail impact assessments;
- \* the terminology for retail developments and retail locations.

## District Shopping Centres

**Policy S5** New shopping and leisure development will be allowed in the defined district centres of Borrass Park, Cefn Mawr, Chirk, Coedpoeth, Gresford, Gwersyllt, Holt, Penybryn, Ruabon and Rhos, provided that it is appropriate in scale in relation to the function of the centre and is of a type which will complement and enhance the existing centre. Changes of use which would adversely affect the vitality and viability of these centres will not be allowed.



**8.12** In general terms shopping within the County Borough is dominated by Wrexham Town Centre. However, ten other centres function as secondary district shopping centres, serving predominantly convenience shopping needs, although most also possess a reasonable level and range of comparison shopping facilities and limited service and professional uses (e.g. building societies, banks, hairdressers, video hire shops) in a continuous frontage or block. They provide a vital function and focus for the communities they serve and should not be undermined by the injurious location of retail development in other locations within the centre's catchment area or by changes of use from retail/commercial. In order to: enhance the level of shopping facilities in these centres; make the best use of available facilities such as car parking; to retain accessibility to all sectors of the community, and help to renew and enhance the physical fabric, it is intended that most new shopping and commercial uses in villages will be concentrated in defined district shopping centres.

### Local Need Shopping

**Policy S6** Small scale shopping developments will be allowed within settlement limits provided that:-

- a)** the development is safely accessible for customers on foot;
- b)** the development does not harm residential amenity and / or does not give rise to traffic problems e.g. on-street parking that cannot be addressed;
- c)** the sales floor area of each development does not exceed 300 square metres.

**8.13** Outside of the defined shopping centres, but within prescribed settlement limits it is acknowledged that there may be a role for local need shops that cater for the day to day needs of consumers in the immediate area and are conveniently accessible on foot. The 'corner shop' or small convenience goods store can often be easily assimilated into the predominantly residential neighbourhood that it serves. Retail sales from petrol filling stations can also provide a valuable local need service providing outside storage or displays are strictly controlled on amenity and traffic safety grounds and the general operation of the filling stations remains unaffected. Clearly, it would be undesirable for such retail sales to develop to such a scale that existing shopping centres were seriously threatened or where they could have an unacceptable effect on the area's environment, residential amenity, general amenity, or traffic arrangements. Locating new developments close to existing similar uses could avoid harmful environmental or residential amenity impacts. Local need establishments not exceeding a sales floor area of around 300 square metres are characteristic of the area and would not materially detrimentally affect the vitality and viability of district shopping centres.

### Retail Sales in the Countryside

**Policy S7** Retail outlets in the countryside, preferably achieved by the conversion and/or use of suitable buildings will be permitted providing:-

- a)** they primarily sell goods or produce predominately made or grown on the premises; and
- b)** proposals accord with Policy GDP1; and
- c)** the sales floor area does not exceed 50 square metres.



**8.14** Village shops contribute to the quality of rural life and often provide the only day to day needs of local residents, particularly those without access to a car in areas generally poorly served by public transport. The Plan seeks to arrest the decline in the number of shops in rural villages by encouraging any self-help initiatives from within local communities, directing shopping development to existing shopping centres or within settlement limits, and by protecting the countryside from development. However, in exceptional circumstances, limited shopping development in the countryside (e.g. farm shops which sell their own produce; a small shop selling goods produced in an integral craft workshop; or a small shop integral to a tourist facility or petrol filling station) could create additional employment opportunities and aid rural economic diversification. Open air markets or shopping facilities unrelated to a complementary use are unacceptable. Proposals must satisfy normal highway, landscape, and amenity standards and must be subsidiary in floor area to the main non-retail use of the land use/building. An outlet not exceeding a sales floor area of around 50 square metres is unlikely to materially detrimentally affect the retail attractiveness and viability of existing local need shops in nearby settlements.

## Shopping Development within Defined Employment Areas

**Policy S8** The development of land allocated for employment use, for retail and other uses, will only be permitted where it can be demonstrated that the loss of the employment land would not result in limiting the range and quality of available employment sites.

**8.15** It is considered that defined employment areas should be safeguarded for employment uses and are not appropriate locations for retail development except for limited small scale outlets selling some products manufactured on the premises. Any large new shopping development must accord with Policy S4 which directs retail development to appropriate locations.

## Loss of Local Facilities

**Policy S9** Outside Wrexham Town Centre the district shopping centres, proposals that entail the loss of shopping/commercial facilities will only be permitted where:-

- a)** the use is no longer viable and all reasonable attempts to sell or let the business over a 12 month period have proved unsuccessful or;
- b)** the building is in a derelict or unsightly condition and the proposal would bring about substantial environmental improvements and
- c)** the loss of the facility would not prove detrimental to the social and economic fabric of its locality.

**8.16** Many neighbourhoods, villages and hamlets within the County Borough contain small scale shopping and commercial facilities which are vital to their social and economic wellbeing. These facilities usually take the form of post offices, small convenience stores, banks and public houses. The loss of these facilities could detrimentally affect local residents' quality of life and create a need to travel to facilities further afield. This policy seeks to retain facilities that provide important services for the residents of small or remote communities in particular.

# 9. Community and Leisure Facilities and Tourism

## Background

**9.1** Community facilities (e.g. village halls, post offices, local shops, public houses, schools, etc.) provide a valuable ingredient of community identity, often providing a focus for social intercourse, and are essential for community development. The availability of community facilities is a key consideration in deciding where new housing should be located. Where existing facilities are substandard, new developments will be expected to provide new, or improve existing facilities. Furthermore, the important role of tourism in helping to sustain current employment and generate additional spending is recognised. It is a key element in the economy of the County Borough and is becoming increasingly important. The Plan complements the Council's Tourism Strategy.

## Existing Facilities

**Policy CLF1** Development which adversely affects indoor or outdoor central multi-activity community and leisure facilities, particularly within settlement limits, will not be permitted.

**9.2** Many community facilities, must be provided on an area basis so that economies of scale are realised. Existing facilities represent substantial investments and their use should be maximised. Change of use or redevelopment of community facilities will, therefore, be resisted unless they are clearly redundant, badly located or create environmental damage. Often, the amalgamation and/or enhancement of



existing facilities with no adverse loss of provision locally may bring overall benefits. Community and leisure facilities include indoor provision (e.g. community centres, leisure centres, public houses, etc.) and outdoor provision (e.g. municipal parks, country parks) for multi-activity recreation and are usually centrally located within their communities.

## New Facilities

**Policy CLF2** Land will be safeguarded for the provision of:-

1. a health centre and a day psychiatric hospital (10 places) adjacent to Primary School, Rhosymedre.
2. a community theatre, adjacent to the Library and Arts Centre, Wrexham.
3. a community centre, School Lane, Bronington
4. a primary school on 4.5 hectares of land within the housing portion of the Ruthin Road Development Area, Wrexham.

Additional facilities may be provided during the plan period.

**9.3** It is unlikely that social services, police or fire services will create additional land use needs in the County Borough within the Plan period. Future development of health services is likely to take place within existing sites or on the above site. There have been local demands for community centres at Minera and Rossett; libraries at Bangor-is-y-Coed, Coedpoeth, Gwersyllt, Holt, Llay, Overton, Penley, and Rossett/Marford but at present no new sites have been identified. The Cemetery, Ruabon Road, Wrexham is reaching its maximum capacity; there will shortly be a need to identify other possible

sites although the Council does not have a statutory obligation to provide a Cemetery. In addition, Wrexham has the potential for a community hospital but no site has been identified.

## Dual Use Facilities

**Policy CLF3** The extension of dual community and school use of existing leisure facilities will be favoured/ encouraged.

**9.4** Some facilities, such as leisure centres or golf courses, provide for the needs of the County Borough as a whole, or at least a substantial part of it: other facilities such as playing fields, children's play areas or community halls satisfy demand from the immediate population. Often, additional facilities can be provided by more intensive development or use of existing sites and buildings or can be accommodated on plots of land whose size, shape, or physical characteristics render them unsuitable for other uses. The Sports Council for Wales has indicated that 61% of expected demand for sports halls and 15% of expected demand for swimming pools in the County Borough is unsatisfied by existing facilities. Optimising the use of existing sports and swimming facilities is therefore a priority. The opening up of existing school facilities as dual community and school use can substantially reduce local unsatisfied recreational demand, maximise existing infrastructure, and increase land use economy, and will be encouraged.

## Playing Fields, Children's Play Areas and Open Space

**Policy CLF 4** The redevelopment of sports grounds, playing fields, children's play areas and informal open spaces and allotment gardens for uses other than sport and recreation will not be permitted unless:-

- a) redevelopment of only a small part of the site would allow the retention and enhancement of that existing facility; or
- b) the long term requirement for the facility has ceased and it would not lead to, or increase an existing shortfall of that facility in the immediate locality; or
- c) the loss can be replaced with an equivalent or greater provision in the immediate locality. Alternative sites should be within settlement limits or, in exceptional circumstances, adjacent to settlement limits provided that associated buildings, lighting, and parking facilities are not intrusive in the landscape and user accessibility is not reduced.

**9.5** Over 70% of local communities exhibit deficits in playing fields provision; deficits are particularly severe in Wrexham, Cefn Mawr, Broughton, Coedpoeth, and Penycae. Approximately 90% of local communities also exhibit deficits in the provision of children's play areas. Significant emphasis will be placed on the protection of existing playing fields, which will be safeguarded from development and retained for recreational use. Increasing importance is placed on the contribution to the character of the local landscape and townscape and residents' quality of life made by open space through both its active recreational and visual contribution. The National Playing Field

Association standards of provision for playing fields and public open space (i.e. a minimum of 2.4 hectares of outdoor playing space per 1000 population) will be used in assessing the level of existing provision. The provision of facilities with synthetic or other surfaces capable of intensive use does not justify the release of grass facilities.

## Open Space Requirements from new Residential Developments

**Policy CLF5** New development of ten dwellings or more must provide informal public open space within the site at a minimum level of 0.4 hectare per 50 dwellings, be conveniently located for users, and usable for playing field(s) and/or equipped children's play area(s) and open amenity area(s). In exceptional circumstances, the application of these standards may be varied, in the case of small urban infill housing development, where the developer enters into a legal agreement for financial contributions towards the cost of public open space provision where:-

- a) the site is unsuitable for public open space provision; or
- b) the development would not place significant additional pressure on public open space facilities in the vicinity of the site.

**9.6** New housing can place additional pressure upon existing local public open space and other informal recreation facilities unless increased provision is made as an integral part of the development. It is necessary, therefore, to ensure that significant new housing developments of 10 or more dwellings should incorporate an adequate amount of informal public open



space. Provision should be made at a minimum level of 0.4 hectare per 50 dwellings and include an equipped children's play area (s), and / or informal open space(s), and, where the necessary open space requirements is 0.6 hectare or more, a playing field(s). The policy recognises that in the case of small urban infill sites, it may not be practical to provide public open space in accordance with the required standards, and allows a developer to enter into a legal agreement for financial contributions towards the costs of public open space. Furthermore, developers should provide commuted sums to aid the Council in its adoption and long term maintenance of public open space. The off-site public open space provision should be directly relevant to the proposed development, meeting the standard requirements of planning obligations as given in Welsh Office Circular 13/97 (i.e. necessary, relevant, related, reasonable).

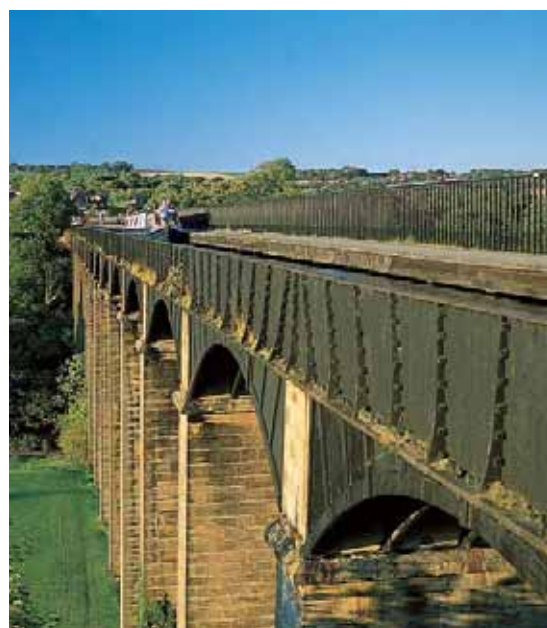
## Informal Recreation

**Policy CLF6** The existing pattern of public rights of way will be protected, maintained and improved and any potential new routes will be identified and safeguarded.

**Policy CLF7** The development of countryside and water resources for informal recreation will be permitted provided that it does not harm visual amenity or nature conservation interests. Built development (e.g. information centres, toilets and car parking) should be small scale and directly related to the use of the resource.

**9.7** Shorter working hours, early retirement, and a longer life expectancy have increased people's leisure time and created an

increased demand for leisure facilities. Both the public and private sectors have invested in improved and new largely informal rural visitor facilities which have secured increased job opportunities, local incomes, and the range of leisure facilities available to local residents. Most people do not take part in organised recreation activities. Informal outdoor recreation such as picnicking, nature study, or visiting places of interest is becoming increasingly important. Opportunities exist to develop informal facilities in the existing Country Parks at Alyn Waters and Ty Mawr (including a new visitor centre with adjacent facilities); at Fenns Moss; at various privately owned countryside sites; and along the extensive network of public rights of way, including the Maelor Way recreation footpath, Offa's Dyke Long Distance Path and the Clywedog Trail. The Llangollen Canal, Pontcysyllte Aqueduct, and Trevor Wharf are valuable local water recreation attractions that could be enhanced by small-scale developments directly related to the recreational use of the canal. Where rights of way are illegally obstructed the Borough will take the necessary action to remove the obstruction immediately.



## Telecommunications

**Policy CLF8** The development of telecommunications facilities and related infrastructure will be permitted, having regard to technical and operational considerations, where an appraisal has been carried out:-

- a) firstly, of the potential for sharing other masts and sites; if there is no potential
- b) secondly, of the potential to use existing buildings and structures; if there is no potential
- c) thirdly, of the potential to use other sites.

The siting of any development should minimise the impact on the local landscape/ townscape, and should comprise measures of mitigation of any adverse impact, as appropriate.

**9.8** Modern telecommunications are an essential and beneficial element in the life of the local community and in the national economy. Much of the telephone network is, of course, long established. New communications technology is now spreading rapidly to meet the growing demand for better communications at work and at home, in business and in public services. Modern telecommunications can also enable people to work with less need to travel, in accordance with the plan's strategic aims. This policy aims to facilitate the growth of new and existing systems whilst ensuring that masts or installations are carefully sited to avoid or minimise any visual intrusion upon the landscape/townscape.

## Visitor Accommodation outside Settlement Limits

**Policy CLF9** Visitor accommodation outside settlement limits will only be permitted through the conversion of existing buildings and by extensions to existing serviced and self-serviced accommodation.

The conversion of existing buildings will only be permitted where:-

- a) the building is of pre-1948, brick/stone, and slate/tile construction; and
- b) the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new structure; and
- c) any inherent characteristics of merit in the building are retained; and
- d) the proposed accommodation and the resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost; and
- e) the floor plan of the existing building must be sufficient to create a habitable unit without extension.

Extensions to existing serviced and self-serviced accommodation will only be permitted where:-

- a) existing buildings are fully utilised and incapable of further adaptation; and
- b) the proposed extension is appropriate in scale and design to the existing building, and does not have an adverse impact on the local landscape, green barrier or other features of acknowledged importance.

**9.9** Good quality overnight visitor accommodation can provide opportunities for local jobs and benefits for local service suppliers and, in rural areas aid economic diversification. There is a general shortfall in accommodation locally. Demand for the conversion of non-residential rural buildings to self-serviced accommodation is increasing and opportunities exist for converting existing rural buildings for this. The sympathetic conversion of redundant buildings in the countryside to visitor accommodation will be encouraged, providing that it can be proven that the agricultural use has ceased and alternative non-residential uses have proved inappropriate. Any conversion in the countryside must be sympathetically designed in order to safeguard the existing settlement pattern and the local historic, wildlife, and landscape character. Conversion ensures a re-use of existing resources, and supplements conservation policies. Conditions may be attached to restrict permitted development rights.

## Touring Caravan and Camping Sites

**Policy CLF10** New touring caravan and camping sites, and extensions to existing sites, will only be permitted where:-

- a)** the site is unobtrusive and well screened without the need for additional strategic landscaping; and
- b)** the site is not located within a green barrier or Special Landscape Area; and
- c)** the site is used for touring purposes only and is not used for the storage of caravans which are not in use.

**9.10** Holiday and touring caravan and camping sites are an important part of the self-catering holiday sector, and can make a useful contribution to the rural economy. There may be a demand for additional sites, or extensions to existing sites, during the Plan period. However, caravan and camping sites can also be an extremely alien and intrusive feature in the landscape, and their siting needs to be very carefully controlled. The location of sites is also important in order to ensure that danger and inconvenience is not caused to other road users, since caravans under tow are slower moving and more unwieldy than most other vehicles. Ready access to the main road network is therefore important.



# 10. Transport

## Background

**10.1** The movement of people and goods cannot be considered in isolation from other aspects of land use development. An efficient passenger and freight transport network with a strong element of integration, with existing and future areas of development, will be essential to secure both a high quality environment and a successful economy. The Council's Local Transport Plan will set out in detail the means to achieve these objectives. Proposals which seek to reduce reliance on travel by car will be favoured.

coverage and frequency of services and passenger facilities (e.g. the upgrading of stations and facilities; safe and convenient pedestrian access; secure car and cycle parking; etc.) will be required. Any new public transport initiatives will be supported in principle. The Council remains committed to the development of a park and ride facility when the conditions are appropriate. Development proposals which facilitate the use of public transport and reduce reliance on the car will be favoured by the Council, subject to their compliance with other plan policies.

## Public Transport

**Policy T1** Proposals for new and improved public transport facilities for bus, taxi and rail services will be supported, to include public transport interchange facilities, park and ride facilities, car and cycle parking, cycle and walkway routes, and access for buses on new developments.

**Policy T2** The Bus Station at King Street, Wrexham will be redeveloped to incorporate shopping and commercial uses with new high standard passenger facilities as part of an integrated public transport system.

**10.2** Wrexham is the focus of a network of bus and rail services serving the County Borough and regional routes which feed into the national public transport system. Approximately 33% of local households have no car and rely entirely on public transport to reach employment, shopping, education, leisure, etc. facilities. Particularly disadvantaged are the County Borough's rural communities, and urban villages to the west of Wrexham, especially in the evenings and weekends. The existing network has the potential to accommodate a significantly higher number of passengers. However, in order to achieve this, improvements to the

**10.3** The Bus Station is adjacent to the main shopping, commercial and civic area of Wrexham town centre and is the destination for most of the County Borough's bus services. It is the first image of Wrexham that many people obtain. Waiting and ancillary facilities are, however, outdated and the station requires major capital investment to enable it to be brought up to modern standards. The Council is promoting the redevelopment of land at King Street, which includes the bus station, for shopping/commercial development to incorporate new equally accessible passenger facilities.



**Policy T3** Land at Rossett and Johnstown and Rhosymedre on the Chester to Shrewsbury rail route will be safeguarded for new rail stations together with ancillary car and cycle parking and passenger facilities.

**Policy T5** Land will be safeguarded for the following road improvement scheme where the land take is not yet known:-

- \* A5156 Borrass Park Road
- \* Roundabout/Llanypwll/Cross Lanes

**10.4** Studies have highlighted the potential long-term benefits and viability of providing rail stations at Johnstown and Rhosymedre while there is also strong local support for the re-opening of the station at Rossett. The Council's Integrated Transport Strategy promotes the need for detailed funding and design investigations complementary to other initiatives on the line in adjacent local authority areas.

## Roads

**Policy T4** Land will be safeguarded for the following road improvement scheme where the land take is known:-

- \* Junction of Watery Road/Bradley Road, Wrexham

**10.5** Wrexham lies at the junction of numerous main roads linking it with North and South Wales, and the north west and midlands of England. Recent and programmed improvements to local trunk and principal routes both within the County Borough and in adjacent Cheshire, Shropshire and Powys are seen as essential stimuli to the local economy. Furthermore the strategic A483(T) road is a prominent gateway into and through the County Borough for visitors and residents and creates a lasting perception of the area's environmental quality. The Council will strive to enhance the image of the A483(T) route corridor. The Council's Local Transport Plan 2001-2006 (adopted July 2000) sets out the Council's programme for the five years to 2006, outlines a twenty year vision for transport for the County Borough, and forms the basis for defining the road improvement strategy.



**10.6** Within the County Borough the principal route corridor, the A483(T), runs generally north-south. Traffic congestion on the A483 near its junction with the A55 in Cheshire can cause significant delays during peak periods. Intensive housing and industrial development has occurred in urban villages located west of the A483(T). Some of this development lies on the side of these settlements remote from the A483, making road accessibility improvements difficult, expensive, and disruptive to local communities. Wrexham and the Wrexham Industrial Estate lie to the east of this corridor and do not suffer the same problems. However, access to the Wrexham Industrial Estate is poor. Traffic flows along the southern and eastern fringes of Wrexham Town Centre have increased to such an extent that they now cause an unacceptable level of environmental damage to historic and residential areas and cause pedestrian safety problems. While the

completion of the Wrexham town centre link scheme has considerably assisted in traffic management locally and has enabled pedestrianisation to be extended, it will do little to remove problems currently affecting residential areas to the south of Wrexham Town Centre by local distributor traffic.

**10.7** The achievement of the Plan's overall strategy does not depend on major road improvements. However, the proposed road improvement schemes are needed to increase accessibility, provide enhanced environments for by-passed settlements, to support the attraction of industry, and for road safety reasons. The road improvement schemes outlined in Policies T4 and T5 are highly desirable but there are presently no firm programmed proposals; resources may, however, become available to enable action to be taken on these schemes during the Plan period.



## Primary and Core Highway Network

**Policy T6** The design of road improvement schemes; the implementation of traffic management proposals; and the control of development adjacent to the primary and core highway network will have regard to the need to ensure the free and safe flow of traffic. Routes forming the primary and core network will take precedence over other routes and there will be limitations on access, parking, crossing and turning movements. The primary and core network is defined below.

### Primary Highway Network

A5(T)	Chirk (Shropshire Boundary) to Froncysyllte (Denbighshire Boundary)
A483(T)	Halton (A5) to Pulford Brook (Cheshire Boundary)
A495	Breadon Heath (Shropshire Boundary) to Redbrook (A525)
A525	Redbrook (A495) to Redbrook Bridge (Shropshire Boundary)
A534	Holt (Cheshire Boundary) to Llanypwll (A5156)
A5156	Acton (A483) to Llanypwll (A534)

### Core Highway Network

A525	Redbrook (A495) to Wrexham (A5152)
A525	Wrexham (A5152) to Minera (B5430)
B5430	Minera (A525) to Four Crosses (A525)
A525	Four Crosses (B5430) to Denbighshire Boundary
A528	Marchwiel (A525) to Knolton (Shropshire Boundary)
A534	Llanypwll (A5156) to Wrexham (A5152)
A539	Eglwys Cross (A525) to Trevor (Denbighshire Boundary)
A541	Wrexham (A5152) to County Bridge (Flintshire Boundary)
A5152	Rhostyllen (A483) to Acton (A483) including Wrexham Inner Ring Road, except for Watery Road, Pentre Felin, Brook Street and St Giles Way.

**10.8** This policy defines the County Borough's road hierarchy for the purposes of assessing the highway implications of development proposals.



## Traffic Management

**Policy T7** The following traffic management schemes will be implemented:-

1. Wrexham : Limited vehicular access in: Chester Street (part), Duke Street, Lord Street (part), Regent Street (part), and Trinity Street
2. A541: Gwersyllt (Stansty to Park Wall)



**10.9** Narrow sections of roads used by through traffic, local traffic and delivery vehicles cause congestion and hazards, particularly when combined with street parking, inadequate service arrangements and pavements which are either sub standard or non existent. Particularly affected are Wrexham town centre and Rhos and Coedpoeth district shopping centres. Within Wrexham town centre, pedestrianisation of shopping streets, together with the provision of rear servicing, has created safe and attractive shopping conditions and considerably improved the appearance of the area. The construction of the St. Giles Link road has enabled further traffic management schemes to be implemented. Opportunities for traffic management schemes in existing and future shopping and residential areas of the County Borough may also arise during the plan period. The introduction of traffic management measures can make a positive contribution towards environmental improvement, provide opportunities to maximise the use of existing roads, assist in the operation of bus services, and create safer, more accessible, and more attractive shopping centres and residential areas for pedestrians and cyclists. The B5245 (New Road/Rhosddu Road, Wrexham) suffers from congestion and hazards, and on-street

parking, that make it unsuitable for additional traffic flows. Proposed traffic management schemes will ensure that essential service access is safeguarded.

## Parking

**Policy T8** Development granted planning permission will be required to provide vehicle parking spaces either on site or nearby, in accordance with the Council's current parking standards. Special regard will be paid to the following factors, as appropriate:-

- a)** the availability of public transport nearby,
- b)** proximity to public car parking,
- c)** proximity to local services and facilities,
- d)** road safety hazards and amenity considerations arising from on-street parking in the vicinity of the site.

Where implementation difficulties arise in making parking provision on-site or nearby, the Council will require a developer to make financial contributions for measures to assist public transport, or walking and cycling as appropriate.







**10.10** The Council's guidance on parking standards, which is updated from time to time, ensures that development does not adversely affect road safety or local amenity. Occasionally, however, full compliance with these standards may neither be practicable nor appropriate (e.g. where there may be insurmountable access, amenity, space or layout constraints) particularly where key urban regeneration or building conservation objectives are denied. Such circumstances are likely to apply in Wrexham town centre and the larger district shopping centres. If there is no space available on the site, suitable parking provision will need to be made elsewhere in the area. The Council operates a policy of allowing a developer to buy parking spaces for non-operational parking or to finance public transport improvements or measures for walking and cycling in lieu of on site provision. Such arrangements can be advantageous to both developer, in saving valuable space on site, and to the general public, which in the long term will benefit from increased public car parking provision, particularly targeted at short stay spaces to protect the vitality and viability of the Wrexham town centre, or improved public transport facilities and

services. Supplementary policies on car parking are set out in the Parking Strategy contained in the Council's Local Transport Plan 2001-2006 (see Appendix III). The Council recognises that the management of car parking may be used in the future as a means to encourage the use of public transport, footpaths and cycleways, where this is appropriate.

## Walking, Cycling and Horse Riding Routes

**Policy T9** Development proposals will be required to provide walking and cycling routes, where feasible and appropriate, that link with existing or proposed walking and cycling routes, and integrate with the public transport system. Opportunities for horse riding along these routes will be secured where appropriate.

**10.11** Road improvements, traffic management measures, and pedestrian schemes will create safer and more pleasant areas for pedestrians, cyclists, and horse riders. The County Borough contains many

public rights of way that fulfil an important recreational role. However, opportunities for regular walking or cycling for employment, shopping, educational or leisure purposes are limited by the lack of safe and convenient routes between settlements. The provision of dedicated and segregated cycling routes, and parking facilities, linked to the public transport system will be a material consideration in the evaluation of development proposals. The provision of dedicated and segregated cycling, walking, and horse riding routes and parking facilities, linked to the public transport system, will be a material consideration in the evaluation of development proposals. All such routes should be open and benefit from a high degree of natural surveillance, where appropriate, to ensure that they remain safe and convenient for users. It is essential that walking, including the use of canal towpaths, and cycling become practical alternatives to the car.

**10.12** Former railway trackbeds and other disused land have potential for conversion, without major land acquisitions or engineering

works, to walking, cycling and horse riding routes. The above routes link the outer areas of the County Borough with Wrexham and provide continuous cycling links to employment, shopping, educational and leisure facilities. Furthermore, routes complement existing and planned cycleways in areas adjoining the County Borough. It is, however, recognised that full implementation of these routes will require negotiation with, and the co-operation of current landowners. Some minor adjustments to the alignment of these routes may therefore need to be made as detailed planning and design work proceeds. Long distance routes through the County Borough to adjoining districts will also be supported, such as the proposed link in the National Cycle Network from Trawsfynydd to Chester, via Wrexham.

**10.13** Further guidance on the development of the walking and cycling network is set out in the walking, rights of way and cycling strategies which form part of the Local Transport Plan (see Appendix III).

**Policy T10** Land will be safeguarded for the development of the following walking and cycling routes:-

1. Minera to Brymbo (High Street)
2. Brymbo (High Street) to New Broughton (Dale Road)
3. New Broughton (Stryt y Bydden) to Wrexham (Watery Road)
4. New Broughton (Poolmouth Road) to Wrexham (Watery Road)
5. Caego (Gatewen Road) to Gwersyllt (Summerhill Road)
6. Gwersyllt (Dodds Lane) to Rhosrobin (Llay New Road)
7. Rhos (Llwyneinion Road) to Legacy (Bronwylfa Road)
8. Legacy (Bronwylfa Road) to Rhostyllen (Bersham Road)
9. Ruabon via Acrefair to Trevor (Denbighshire boundary)
10. Wrexham (Abenbury Road) to Overton (Cae Dyah Lane)
11. Bettisfield to Fenns Bank
12. Berwig Crossing to the Limestone Weighbridge, Minera

Opportunities for horse-riding along these routes will be secured, where appropriate. Additional walking/cycling routes will be provided within Wrexham Town.

# 11. Minerals and Waste

## Background

**11.1** Mineral extraction makes an important contribution to both the local and regional economies and is a significant source of employment. However, although significant mineral deposits exist in the County Borough their extraction could affect the living conditions of local people and permanently affect the landscape. The Plan therefore encourages the recycling of minerals and the use of secondary aggregates wherever possible in order to foster the aims of sustainable development by reducing (a) reliance on primary aggregates; and (b) the need to work new reserves. The resumption of mineral working at sites where extraction ceased many years ago may be contrary to the Plan's amenity and landscape protection policies. In these circumstances, the Council will, where appropriate, seek to impose prohibition orders to prevent mineral working from recommencing. Guidance on Mineral Working produced by the Welsh Assembly Government will be taken into account by the Council in parallel with the policies set out below.



## Mineral Landbanks

**Policy MW1** In determining applications for the working of aggregate minerals, the Council will have regard to current national policy requirements for maintaining landbanks in Wales. The sub-regional apportionments made by the North Wales Regional Aggregates Working Party will be taken into account when assessing the landbank implications of any proposed development.

**11.2** A landbank of sites with planning permission for the working of aggregates enables mineral operators to manage their reserves efficiently and to maintain essential production. Landbanks also assist local planning authorities to balance the interests of the minerals industry with the need to protect the environment in the medium to long term. The North Wales Regional Aggregates Working Party collates information on the production of aggregate across the region and records the levels of permitted reserves. This information provides the context for landbank calculations. At the time of preparation of this Plan, the Working Party had yet to decide whether, for landbank assessment purposes, reserves should be apportioned to separate sub-regions of North Wales. The sub-regions might be based upon one or more local authority areas. The Policy will therefore be applied having regard to the appropriate landbank area defined for Wrexham by the Working Party and in the context of the national policy guidance for landbanks contained in Minerals Technical Advice Note (Wales) 1 : Aggregates.

## Sand and Gravel

**Policy MW2** Sand and gravel extraction will take place:-

- a) firstly, on land with planning permission for mineral working;
- b) secondly, on extensions to active workings either when reserves worked under (a) above are insufficient to maintain landbank requirements or when further working is necessary to enable the full utilisation of materials (in relation to their quality and composition) which would not be possible from within the existing working above;
- c) thirdly, on new sites, where the quantity, quality and composition of the reserves worked under (a) and (b) declines to such a significant degree that landbank requirements cannot be maintained.

**11.3** Sand and gravel working is the principal mineral working activity in the County Borough with output contributing significantly to the total regional output of North Wales. Extensive sand and gravel deposits are present, some of which are in close proximity to residential areas and the quality of life of local people, together with the quality of the countryside, could potentially be affected by further extraction. Sites at Borrás/Caia Farm, Ballswood, Llay and Hafod, Johnstown together contain substantial permitted reserves as outlined in Appendix II. The Council therefore considers that the priority should be to seek the optimum exploitation of these resources. Should these reserves not suffice, the Policy recognises that further reserves may need to be made available through the extension laterally and/or in depth of existing operations. The Council is mindful of the fact that in order to optimise the use of existing permitted reserve, it may on

occasions be appropriate to blend the material with sand and gravel from an adjacent deposit. Such situations could arise from unforeseen variations in the composition of the materials being worked in an existing quarry. An extension for blending purposes, rather than solely to meet landbank requirements, could obviate any need to seek permission for opening a new quarry elsewhere. Emphasis will also be placed on the recycling of minerals and on the use of secondary aggregates both in themselves and in the context of blending. The objective is to seek a more sustainable approach to mineral working which should reduce the need for additional mineral working. The opening of new sites will only be favoured when landbank requirements cannot be met from active sites and extensions to these. In all cases, the impact on the local landscape, nature conservation and biodiversity, highways network, drainage and water systems, ground stability and local amenities will be material considerations. Where it is proposed to extend an existing site, the Council will seek to achieve improvements to the management and restoration of the sites concerned, where feasible and appropriate.

## Crushed Rock

**Policy MW3** Proposals to extract crushed rock from new sites or extensions to existing sites will be considered in terms of landbank requirements for crushed rock.

**11.4** Crushed rock extraction within the County Borough has not taken place since 1993 when Minera Quarry ceased operating. Operators are now concentrating their activities on large quarries elsewhere in North Wales where reserves of limestone, sandstone, etc. are of a high quality and operational conditions more efficient.



Consequently, it is unlikely that any regional apportionment will need to be made for crushed rock extraction in Wrexham. Planning permissions for limestone working exist for sites at Minera, within and adjacent to areas of significant conservation and landscape importance, and at Froncysyllte, in a location close to dwellings built since the quarry ceased working in the mid 1960's. However, given the extent of existing permitted crushed rock reserves elsewhere in North Wales and the likely severe detrimental environmental impact of quarrying locally, it is unnecessary and undesirable to provide for further crushed rock extraction in the County Borough during the Plan period.



## Coal

**Policy MW4** Proposals for short term and small-scale schemes of opencast coal extraction will only be permitted where strict measures for screening and landscaping, and strict operational controls are put in place and where there would be no detrimental impact on local residents.

Elsewhere, proposals for opencast coal extraction will only be permitted where:-

- a)** the site is derelict or significantly contaminated; and
- b)** reclamation can be achieved more effectively through opencasting than by other means; and
- c)** opencasting is an integral part of a comprehensive scheme for redevelopment of a site; and
- d)** local improvements and community benefits are so significant and long lasting that the disruption caused by opencast operations would be outweighed.

All proposals must ensure that there is no lasting environmental damage.



**11.5** There has been no recent history of large-scale opencast working locally. The exposed coalfield is characterised by an extensive concentration of urban villages and the quality of life of this large local population, together with the quality of the intervening countryside could be significantly harmed by opencast coal extraction. However, small-scale schemes that can be completed in the short term will be considered in the light of the specific details of the proposal, and other policies of the Unitary Development Plan. In certain locations, opencast coal extraction may provide an opportunity to restore land to a better condition and bring about local or community benefits. Such gains could include derelict land reclamation, the removal or stabilisation of physical hazards, landscape enhancement, public access provision, public open space, and the protection and enhancement of wildlife habitats and archeological conservation features. In this context, a short-term scheme is defined as one that can be completed, including restoration, in less than three years. A small-scale scheme is one which produces less than 150,000 tonnes of coal.

## Clay

**Policy MW5** Proposals for clay extraction will only be permitted where:-

- a) the clay is required to meet a national or regional shortage of clay with the specific characteristics of the deposits found in the Wrexham area; or
- b) other committed development would prevent clay resources on the same site from being worked.

Proposals to develop new sites for clay extraction will only be considered favourably when it can be demonstrated that clay extraction proposals that satisfy the other terms of this policy cannot be met by the extension of existing sites.

**11.6** Clay extraction is a traditional industry in the County Borough and the Hafod Pit near Johnstown, continues to supply material for tile making. The unworked reserves at the site are sufficient to maintain production during the Plan period and it appears unlikely that there will be a demand to open up other clay workings in the County Borough during the plan period. Nevertheless there are still clay deposits in the County Borough which are of high quality and whose composition may be particularly suitable for specialised industrial purposes. While Policy MW5 recognises that there may be interest in working these reserves, it specifies that extraction should take place only in the limited circumstances described. Clay working creates deep voids which can present major restoration problems. In Wrexham this would only be appropriate if it can be demonstrated that there is a proven need for material of a quality and specification which is not readily obtainable from existing sources outside the County Borough.

## Peat

**Policy MW6** Proposals for peat extraction from new sites or by extending existing sites will not be permitted.

**11.7** Extensive areas of peatland, much of it designated a Special Area of Conservation and site of special scientific interest, occur at Fenn's Moss. Peat extraction for some domestic use but primarily for horticultural use has resulted in irreparable damage to the ecology and archaeology of parts of the local peatlands. The remains of prehistoric and later human settlements which are preserved in peat constitute a rich archeological resource. Peat also provides an important historical record of climatic and biological changes through pollen analysis. The current

fauna and flora of the peatlands are equally important. They should, therefore, remain undisturbed in order to protect their valuable archeological and scientific features. Peat extraction will be limited to land with an existing planning permission and working methods will be strictly controlled to minimise damage to ecological, archeological and landscape interests make the continued commercial extraction of peat unnecessary.

## Reworking Mineral Waste

**Policy MW7** The reworking of mineral waste for the purpose of mineral extraction will be permitted where:-

- a)** it would achieve the permanent high quality reclamation of derelict land; and/or
- b)** significant hazards such as ground instability, flood risk, contamination or other pollution would be removed where relevant; and/or
- c)** the waste has not naturally revegetated to the extent that the site has assimilated into the landscape.

**11.8** There are few remaining mineral waste sites in the County Borough and it is, therefore, unlikely that schemes for reworking will make a significant contribution to mineral extraction over the Plan period. However, where an opportunity arises to achieve significant planning benefits by reworking, this will be encouraged as the materials recovered would contribute towards sustainable development and environmental improvements, subject to complying with other Plan policies. In particular, where a site has substantially revegetated and contains significant ecological, archeological or landscape value, the degree of disturbance required to remove what may be a limited amount of marketable material may not be justified. Special regard will be had to any adverse impact upon local residents by virtue of noise, dust, traffic and visual amenity.



## Restoration of Mineral Working Sites

**Policy MW8** Proposals for the winning, working and processing of minerals should make provision for securing a beneficial after use. Sites should be progressively restored in accordance with the following criteria:-

- a) where the development comprises a single, discrete phase of working, restoration of the site should commence immediately on conclusion of all extraction and processing operations;
- b) where the development comprises two or more discrete phases of working, restoration of the site should be undertaken in sequence commencing as soon as extraction and processing operations within each phase have been completed;
- c) where the development comprises overlapping phases of working which prevent full restoration of each phase in sequence, deferred restoration of some phases may be acceptable within the broader context of the site restoration as a whole.
- d) if the restoration scheme entails the return to agriculture of land which is classified as Grades 1, 2 or 3a, the site should be restored as closely as practicable to its original grade.

**11.9** Planning permissions for mineral working are granted for finite periods at the end of which land affected must be restored to a beneficial and sustainable after use. Operations must generally allow for phased restoration which reduces the overall environmental impact of the working and, as far as reasonably practicable, restricts the

amount of land subject to mineral working at any one time. In accordance with the principles of sustainability, reclamation schemes should be to a high standard that enhances the quality of poorer land and landscapes and provides opportunities for creating sites for nature conservation interest. In addition to restoration, where a site is restored to a "green" afteruse then reclamation will normally also involve aftercare. The phasing of operations allows for a phased restoration that reduces the overall environmental impact of the working and minimises the loss of agricultural land. The restoration scheme must comply with the Plan's land use and environmental policies.

## Protection of Mineral Resources

**Policy MW9** Resources of sand and gravel, and clay will be safeguarded from non-mineral development in order to prevent the sterilisation of unworked minerals deposits. The identification of mineral resource areas gives no presumption in favour of the working of any deposits. Within such areas non-mineral development will be strongly resisted unless a resource assessment (or other information) is provided to demonstrate that no exploitable reserves exist within the development site. Where non-mineral development which materially prejudices minerals resources is granted planning permission on land holding minerals deposits, provision should be made for the prior removal of mineral deposits.

**11.10** Sand and gravel extraction is the principal mineral working activity in the County Borough with output contributing significantly to the total regional output of North Wales. In addition, the County Borough's clay reserves provide a high quality



material for brick and tile making. Policies MW2 and MW5 therefore seek to ensure that the extraction of sand, gravel and clay is undertaken in a sustainable manner within the broad context of meeting realistic market demands during the plan period. However, extensive unworked reserves of these minerals occur throughout the County Borough and, in accordance with Welsh Assembly Government policy, it is important that access to these resources should be safeguarded in case they are needed in the longer term. Policy MW9 therefore protects sand, gravel and clay resources from other types of permanent development which would either sterilise them completely or hinder future extraction.

## Inactive Minerals Sites

**Policy MW10** Prohibition Orders, designed to ensure that no further extraction takes place without a further planning consent, will be made for the following inactive sites:-

- 1 Bwlchgwyn: Bwlchgwyn Quarry (north)
- 2 Bwlchgwyn: Bwlchgwyn Quarry (south)
- 3 Froncysyllte: Pen y Craig
- 4 Rhos: Llwyneinion
- 5 Wern: Tir Celyn

**11.11** Clarification regarding the future of inactive sites which are considered unlikely to be reactivated is required to provide certainty to the local community, encourage early and effective restoration and after use, and contribute to a more accurate and realistic reflection of minerals landbanks.

## Minerals Buffer Zones

**Policy MW11** Open buffer zones, where new mineral extraction and new sensitive non-mineral development will be resisted, will provide protection around the following minerals sites:-

### Inactive Sites

- 1 Bwlchgwyn: Bwlchgwyn Quarry (north)
- 2 Bwlchgwyn: Bwlchgwyn Quarry (south)
- 3 Froncysyllte: Pen y Craig
- 4 Rhos: Llwyneinion
- 5 Wern: Tir Celyn

### Active Sites

- 6 Bronington: Fenns Bank and Whixall Mosses
- 7 Gresford: Caia Farm
- 8 Johnstown: Hafod
- 9 Llay: Ballswood
- 10 Llay: Llay Main Tip
- 11 Minera: Minera
- 12 Wrexham: Borrass Airfield/Caia Farm

**11.12** There is often conflict between mineral workings and other land uses resulting from the environmental impact of noise and dust from mineral extraction and processing and vibration from blasting. Establishing and retaining open buffer zones around both inactive and active minerals sites provides protection against such conflicts. New non-minerals development (e.g. housing, schools, etc) which would be sensitive to any adverse impact of minerals development or new mineral extraction that would significantly and detrimentally affect existing adjacent non-mineral development will be resisted. In view

of the extensive landbank of permitted reserves, further permissions for extraction are unlikely within the Plan period. However, where subject to compliance with other policies, planning permission is granted to extend a mineral working site, the buffer zone policy will be applied to a revised area taking into account the minimum distances recommended in national guidance. In the case of any new mineral workings which might be permitted, the distances recommended in national guidance will be used as the basis for defining an appropriate zone in which this policy will be applied.

## Waste Management

**11.13** Waste Management in Wrexham has traditionally focused on landfilling. However, sites suitable for landfilling are becoming scarcer and the costs imposed by the landfill tax are likely to make this form of waste management less attractive in any event. A more sustainable approach towards waste management is also required in order to conform with the relevant European Directives and with the National Waste Strategy for Wales. Accordingly there is now a need to take a more comprehensive view of waste management with the following objectives in mind:

1. To provide a planning framework which enables adequate provision to be made for waste management facilities to meet the needs of society for the re-use, recovery and disposal of waste, taking into account the potential for waste minimisation and the particular needs in respect of hazardous and other wastes which require special treatment.
2. To help meet the needs of business and encourage competitiveness.
3. To encourage sensitive waste management practices in order to preserve or enhance

the overall quality of the environment and avoid risks to human health.

4. To have regard to the need to protect areas of designated landscape and nature conservation value from inappropriate development.
5. To minimise adverse environmental impacts resulting from the handling, processing, transport and disposal of waste.
6. To consider what new facilities may be needed, in the light of wastes forecast to arise.
7. To ensure that opportunities for incorporating re-use/recycling facilities in new developments are properly addressed.

**Policy MW12** Waste management facilities will be located having regard to:-

- a) the best practicable environmental option;
- b) the waste hierarchy;
- c) the proximity principle.
- d) regional self-sufficiency.

With the exception of landfilling, windrow composting or small-scale collection and recycling points, facilities for sorting, transferring and processing of waste will be permitted within sites on general industrial estates.

**11.14** The County Borough Council supports the Government's aim of achieving a more integrated and sustainable approach to waste management, including waste minimisation. With this in mind, this policy defines the key principles to which the Council expects developers to adhere. The best practicable environmental option in that which provides

the most benefits or the least damage to the environment as a whole at acceptable cost in the long term as well as the short term. The waste hierarchy consists of: reduction (reducing the generation of waste at source and the use of natural resources); re-use: (products and materials may be re-used again for the same or a different purpose); recovery: composting and recycling (value can be recovered from waste through recycling and composting); recovery: energy from waste (value can be recovered from energy generation); safe disposal: (landfill or incineration without energy recovery). Incineration should only be used where all the other methods listed above cannot be adopted, and it is prohibitively impracticable or environmentally harmful to treat the waste in any other way. The proximity principle (the treatment of waste at or near to its source) aims to ensure that waste management problems are not exported from one area or region to another and recognises that the transportation of waste can have a significant environmental impact on itself. Regional self sufficiency requires that most waste should



be treated or disposed of within the region where it is generated. The implementation of Policy MW12 will follow closely Planning Policy Wales Technical Advice Note (Wales) 21 : Waste published in November 2001. Further contexts will be provided by guidance and policies set out in the Regional Waste Plan and in the detail of Waste Strategies that will be prepared.

**11.15** The new waste management facilities needed to comply with Regional Waste Plan targets will largely be provided by the private sector. In the absence of detailed site requirements, no specific allocations have therefore been made in the Unitary Development Plan. However the scale, complexity, and operational characteristics of modern waste management facilities are substantially the same as that of manufacturing industry. Accordingly, the most appropriate location for sorting, transferring and processing wastes, including in-vessel composting, are on those industrial estates which are suitable for general employment development. These locations would include the sites allocated for employment purposes under Policy E1 but exclude those safeguarded for high quality employment under Policy E2. Certain types of waste management facilities are unsuited to an industrial estate location by reason of space requirements (e.g. windrow composting), incompatibility with adjoining uses (e.g. landfilling) and inconvenience to communities (e.g. small-scale collection and recycling points. Sites for these facilities will therefore be permitted outside industrial estates, although compliance with the criteria set out in Policy MW12 will still be required. Landfilling proposals will need to comply with Policy MW13. Windrow composting is more suitable on farms as part of farm diversification. The Welsh Assembly Government stated in May 2004 that an early review of the Regional Waste Plans, in

relation to the land use provision of sites for managing hazardous waste, will be undertaken as a matter of urgency to provide a sound basis for local planning authorities in preparing their unitary development plans and determining planning applications. However, until this review is completed, it would not be appropriate for the Wrexham Unitary Development Plan to set out further detailed guidance on this issue.

## Waste Disposal

**Policy MW13** The disposal of wastes will take place:-

- a)** through landfilling of controlled wastes at sites with existing planning permissions; or
- b)** at the source where the wastes are produced, subject to any necessary on-site treatment; or
- c)** at purpose-built treatment and disposal facilities which comply with the principles set out in Policy MW12; or
- d)** at sites where the deposit of inert wastes would enable land to be redeveloped.

New proposals for landfilling of controlled wastes will not be permitted unless there is an exceptional and specific need to manage waste originating from within the County Borough and which cannot be received by existing sites.

**11.16** In order to conserve good countryside, maintain environmental quality standards, and minimise pollution, optimum use must be made of existing waste disposal landfill sites and improved methods of waste treatment. There is already sufficient capacity in existing landfill sites to meet future controlled waste requirements, generated within the County

Borough and progress towards more sustainable management methods could further extend the operational lifetime of the currently approved sites. There is, therefore, no justification for permitting further controlled landfill sites within the Plan period.

**Policy MW14** Proposals for the deposit of waste materials for the improvement of low grade agricultural land will only be permitted where:-

- a)** it can be demonstrated that the improvement sought is reasonably necessary for the purposes of agriculture; and
- b)** the volume of waste to be deposited is the minimum necessary to achieve the improvement sought.

**11.17** The Planning Authority is aware that improvements to drainage or soil quality can increase the productivity of lower grade agricultural land. However, it is not always the case that the importation of waste materials with a view to reprofiling an uneven ground surface achieves genuine agricultural benefits. Indeed, where the deposit of waste is not undertaken in accordance with the principles of good landfill practice, such activities have the potential to create their own environmental hazards. Accordingly, this policy aims to limit the deposit of waste on farmland to the minimum necessary for agricultural improvement.



# 12. Monitoring and Implementation

**12.1** Achieving the Plan's provisions requires investment decisions to be taken at a variety of levels and sustained over several years by a number of agencies and individuals, all with different, and in some cases competing, priorities and levels of resources. Full account has been taken of the likely level of resource provision in terms of finance, land, buildings, and manpower and the Council is confident that the Plan's policies will be achieved within the Plan period.

**12.2** Local government expenditure has been reduced by central government since the early 1980's and it is assumed that there will not be any major increase in capital spending in the short term. On the other hand, other public sector bodies have seen increases in capital resources. It is expected that private

investment will play the major role in the County Borough's future development. Although many of the resources needed for the implementation of the Plan's policies lie outside the Council's direct control, the Plan will be able to guide investment over a wide range of land use activities through the Council's exercise of its development control, and other planning, and corporate statutory powers.

**12.3** The success, or otherwise, of the Plan's strategy will be monitored, in association with other relevant organisations, through the use of measurable land used based indicators. Significant issues, for example, housing and industry, will be evaluated annually. The following performance indicators are relevant:



### a) Development Indicators

- \* Housing land supply, completions (new build and net new conversions)
- \* Employment land supply, take up, and vacant buildings
- \* Shopping land supply, take up, vacancy rates, pedestrian flow and non retail uses in Wrexham town centre
- \* New and losses of community and leisure facilities, playing fields and other public open space, length of accessible footpaths
- \* New highways, length of new cycleways, car parking capacity
- \* Minerals land supply and take up
- \* Waste percentage disposal via recycling and capacity of landfill site



### b) Environmental Protection / Enhancement Indicators

- \* Landscape impact through net losses of quality agricultural land, green barrier, special landscape area,
- \* Townscape impact sites, tree preservation orders, and derelict land hectareage through net numbers of conservation areas, listed buildings, scheduled ancient monuments, and lengths of pedestrianised streets
- \* Number of developments within settlement limits and percentage of developments on brownfield sites
- \* Conservation Schemes
- \* Improvement of amenities such as parks, number of tree planting schemes, and vacant or derelict land reclaimed for beneficial use.
- \* Biodiversity impact through net gains or losses to sites of nature conservation interest, woodlands, hedgerows and protected species

**12.4** The Council will produce an annual UDP monitoring report, in line with the guidance published by the Welsh Assembly Government. The report will list in more detail the development indicators listed in paragraph 12.3, and will be a source of statistical information to assist in monitoring the UDP, and in considerations relevant to its review.



# Appendix I

## Outline Statistics

### Outline Statistics

The information for the tables below was obtained from the 2001 Census of Population.

Table 1: Population in Wards 2001			
Ward	No.	Ward	No.
Acton	3023	Little Acton	2376
Borras Park	2517	Llangollen Rural	1999
Bronington	3224	Llay	4905
Brymbo	2653	Maesydre	2003
Brynyffynnon	3105	Marchwiell	2418
Bryn Cefn	1974	Marford & Hoseley	2458
Cartrefle	2288	Minera	2437
Cefn	4866	New Broughton	3173
Ceiriog Valley	2310	Offa	2201
Chirk North	2505	Overton	3139
Chirk South	1870	Pant	2263
Coedpoeth	4721	Penycae	2247
Erddig	2217	Penycae & Ruabon S	2331
Esclusham	2719	Plas Madoc	1833
Garden Village	2073	Ponciau	4486
Gresford E & W	2876	Queensway	2462
Grosvenor	2334	Rhosnesni	3041
Gwenfro	1801	Rossett	3336
Gwersyllt E & S	4370	Ruabon	2400
Gwersyllt North	2623	Smithfield	2136
Gwersyllt West	3063	Stansty	2175
Hermitage	2329	Whitegate	2786
Holt	2828	Wynnstay	2210
Johnstown	3372		
Total		128476	

Table 2: Population in Age Groups 2001		
Age Bands	Number	% total
0-14	23,764	18.50
15-29	23,899	18.60
30-44	27,867	21.69
45-64	32,341	25.17
65-74	10,733	8.35
75+	9,872	7.68
Total	128,476	100.00

Table 3: Population in Age Groups 2001		
Age Bands	% Male	% Female
0-14	9.57	8.93
15-29	9.51	9.09
30-44	10.60	11.09
45-64	12.56	12.61
65-74	3.90	4.46
75+	2.68	5.00
Total	48.82	51.18

Table 4: Household Size 2001		
Persons	Households	% Total
1	15227	28.61
2	18210	34.21
3	8667	16.28
4	7494	14.08
5	2785	5.23
6	688	1.29
7	109	0.20
8+	46	0.09
	53226	

**Table 5: Occupational Groups 2001**

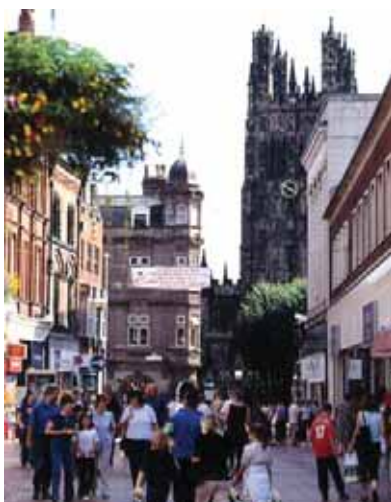
Class	% Head of Household	
	Wrexham CBC	Wales
Managers and senior officials	11.0	12.2
Professional	9.1	10.4
Associate professional and technical	12.0	12.8
Administrative and secretarial	10.9	12.2
Skilled trade	13.3	13.4
Personal Service	7.6	7.4
Sales and customer service	8.0	8.0
Process; plant, machine operatives	15.1	10.2
Elementary occupations	12.9	13.3

**Table 6: Household Tenure 2001**

Tenure	No. Households	% Total
Owner Occupied	34,887	65.55
Privately Rented	3,179	5.97
Housing Association Rented	1,436	2.70
Local Authority Rented	12,501	23.49
Other	1,223	2.30

**Table 7: Distribution of Employment 2001**

Industry	% of employed residents working in	
	Wrexham CB	Wales
Agriculture; hunting and forestry	2.1	2.5
Fishing	0.0	0.0
Mining and quarrying	0.2	0.3
Manufacturing	25.4	17.3
Electricity; gas and water supply	1.3	1.0
Construction	6.3	7.1
Wholesale and retail trade; repairs	16.0	16.3
Hotels and restaurants	4.5	5.4
Transport; storage, communications	5.1	5.5
Financial Intermediation	2.9	3.3
Real estate; renting and business	8.0	8.5
Public administration and defence	4.6	6.8
Education	7.1	8.1
Health and social work	12.7	13.0
Working in other	3.9	4.8





**Table 8 : Unemployment 2001**

	Number	%
<b>Male</b>	1658	3.6
<b>Female</b>	859	1.8

**Table 9 : Households, Car Ownership & Welsh Speakers 2001**

Wards	Population in Private Households	Percentage Households with no car	Percentage aged 3+ speaking Welsh
Acton	789	32.20	14.26
Borras Park	1021	11.28	15.29
Bronington	1018	9.08	12.79
Brymbo	647	27.77	20.48
Brynyffynnon	728	36.67	16.05
Bryn Cefn	575	19.64	15.72
Cartrefle	372	39.93	12.40
Cefn	1147	29.74	18.58
Ceiriog Valley	672	13.43	37.34
Chirk North	693	21.33	15.09
Chirk South	452	27.71	14.69
Coedpoeth	1260	26.04	25.58
Erddig	607	16.60	20.95
Esclusham	793	24.36	17.39
Garden Village	860	14.13	17.62
Gresford East & West	1024	17.71	13.32
Grosvenor	593	31.14	15.17
Gwenfro	327	37.52	16.72
Gwersyllt East & South	1246	21.04	12.86
Gwersyllt North	642	25.32	12.76
Gwersyllt West	782	22.51	14.40
Hermitage	465	40.29	14.88
Holt	864	10.40	11.61
Johnstown	1008	20.98	25.34
Little Acton	850	15.47	16.78
Llangollen Rural	598	19.60	21.70
Llay	1240	23.05	13.08
Maesydre	567	22.80	15.48
Marchwiel	723	9.85	13.59
Marford and Hoseley	877	5.54	12.69
Minera	814	10.46	23.96
New Broughton	921	25.71	13.57
Offa	621	30.01	15.90
Overton	919	11.91	12.25
Pant	480	33.78	35.87
Penycae	497	31.14	26.26
Penycae & Ruabon South	741	15.57	21.55
Plas Madoc	111	48.69	17.26
Ponciau	1362	29.13	40.42
Queensway	200	52.92	12.13
Rhosnesni	1049	12.19	14.48
Rossett	1049	13.53	9.15
Ruabon	571	32.43	18.08
Smithfield	489	42.53	11.81
Stansty	730	23.74	14.35
Whitegate	696	31.35	13.49
Wynnstay	198	51.94	12.38



# Appendix II

## Land with Planning Permission: 1 April 2001

The sites listed in Tables 1 to 9 below are not shown on the Proposals Map.

### 1. Housing

These sites either contribute to the 5 year supply or are likely to start within 5 years and contribute beyond.

Sites of 10 or more dwellings and those residual to larger developments are shown in Tables 1,2 & 3. Sites under 10 dwellings are shown in Table 4.

**Table 1. Urban Villages**

Ref Location	Area (ha)	Units
1. Acrefair: Bethania Road	0.42	10
2. Brymbo: Former Steelworks (Western Module)	7.46	160
3. Brymbo: Former Steelworks (Eastern Module)	5.85	140
4. Brymbo: Mount Hill	1.57	25
5. Brymbo: Blast Road	0.50	10
6. Brymbo: New Rd/Queens Rd	0.65	11
7. Chirk: Highfields	0.78	25
8. Chirk: Shepherds Lane	0.63	11
9. Gwersyllt: Main Road, Rhosrobin	0.60	15
10. Gwersyllt: Top Road	1.05	34
11. Llay: Woodlands Fold, Llay Place	0.26	6
12. Rhos: Fennant Road	0.02	1
13. Rhos: School Street	0.39	18
14. Ruabon: High School	1.23	30
15. Ruabon: New Hall Road	0.91	24
16. Summerhill: Top Road (The Fields)	0.24	15
<b>Urban Villages Sub-Total</b>	<b>22.56</b>	<b>535</b>

**Table 2. Wrexham Town**

Ref Location	Area (ha)	Units
17. Former Brickworks, Abenbury Rd	6.90	240
18. Bersham Road	0.10	4
19. Ffordd Garmonydd	0.46	10
20. Garden Road: Cambrian Works	0.73	20
21. Cefn Road: Llwyn Onn	2.02	38
22. Holt Road/Bryn Estyn Road	11.91	250
23. Hullah Lane	1.23	42
24. 5 Ruthin Road	0.25	22
<b>Wrexham Town Sub-Total</b>	<b>23.60</b>	<b>626</b>

**Table 3. Rural Villages**

Ref Location	Area (ha)	Units
25. Bangor-is-y-Coed: Station Road	0.26	2
26. Bronington: School Lane	0.54	13
27. Gresford: Pant Lane	0.74	8
28. Marford: Marford Hill	0.18	3
29. Penley: Hill Crest	0.27	6
30. Penley: Penley Hall/Polish Hospital	0.05	1
31. Ruabon: Wynnstay Hall	1.61	39
32. Sydalit: Oak Alyn Court	0.60	11
33. Trevor: Station Yard, Bryn Eryl	0.53	14
<b>Rural Villages Sub-Total</b>	<b>4.78</b>	<b>97</b>
<b>TOTAL LARGE HOUSING SITES</b>	<b>50.94</b>	<b>1258</b>

**Table 4. Sites under 10 dwellings**

Urban Villages	280
Wrexham Town	54
Rural Villages	235
<b>TOTAL SMALL HOUSING SITES</b>	<b>569</b>
<b>TOTAL NUMBER OF HOUSING UNITS WITH PLANNING PERMISSION</b>	<b>1827</b>

## 2. Employment

**Table 5. Wrexham Industrial Estate**

Ref Location	Area (ha)
1. Abenbury Way (ii)	7.0
2. Bridge Road (former Firestone site)	46.1
3. Cefn Park Land, Redwither Road	11.5
4. Clywedog Road South (i)	0.9
5. Coed Aben Road (I)	2.6
6. Redwither (i)	0.6
7. Ridley Wood Road	0.3
<b>Wrexham Industrial Estate Sub-Total</b>	<b>69</b>



**Table 6. Other Sites**

Ref Location	Area (ha)
8. Brymbo : former Steelworks	15.0
9. Gwersyllt: Adj. Graham Packaging, Mold Rd	4.9
10. Hafod: Adj. Dennis Ruabon, Hafod Road	17.6
11. Johnstown: Vauxhall Industrial Estate	0.2
12. Llay: Industrial Estate (D)	0.4
13. Llay: Industrial Estate (F)	0.5
14. Llay : Industrial Estate (H)	0.8
15. Llay : Industrial Estate (I)	3.4
16. Llay : Industrial Estate (K)	0.6
17. Llay Hall Industrial Estate	0.3
18. Pentre Broughton : Quarry Road	0.5
19. Ruabon : Adj. A483	24.0
20. Ruabon : Gardden Industrial Estate	0.2
21. Wrexham : Technology Park	0.2
<b>Other Sites Sub-Total</b>	<b>69.3</b>
<b>TOTAL EMPLOYMENT SITES</b>	<b>138.3</b>

## 3. Mineral Workings

**Table 7.**

Ref Location	Mineral	Description
1. Brymbo: Former Steelworks	Coal	Opencast coal extraction as part of land reclamation
2. Bwlchgwyn Quarry	Silica Sandstone	Extraction ceased. Scheme of working and restoration required before extraction could commence
3. Erbistock: Park Eyton	Coalbed Methane	Exploratory Test Well
4. Froncysyllte: Fron Quarry	Limestone	Site closed for over 30 years. Scheme of conditions required before working could commence.
5. Gresford: Caia Farm	Sand and Gravel	Extraction of 2.34 million tonnes
6. Gwersyllt: Adj. Graham Packaging	Sand, gravel and clay	Extraction of minerals prior to reprofiling of site for development
7. Hafod Claypit, Johnstown	Clay/Sand and Gravel	Sufficient reserves for adjacent tile works until 2038. Removal of 450,000 tonnes of sand and gravel also permitted.
8. Llay: Ballswood Quarry	Sand and Gravel	Reserves of approximately 3 million tonnes
9. Llay: Llay Main Tip	Colliery Shale	Reserves for approximately ten years
10. Minera: Quarry	Limestone	Extraction ceased in 1993. Some remaining reserves but scheme of restoration now in preparation.
11. Rhos: Llwyneinion	Clay	Site closed and partly filled with acid tar wastes. Scheme of working and restoration required before working could commence.
12. Wrexham: Borrass Quarry	Sand and Gravel	Reserves for approximately 5 years

## 4. Waste Management

**Table 8.**

Ref.	Location	Operation	Description
1.	Llay: Dark Lane	Landfill	Permitted to receive wastes until end of 2001.
2.	Llay: Miners Road	Waste Transfer	Inert waste only- construction, demolition, wood, paper and plastic
3.	Johnstown: Hafod Claypit	Landfill	Landfilling for up to 55 years
4.	Pentre: Penybont	Landfill	Development commenced 1998
5.	Wrexham: Redwither Road	Waste Transfer	Non-putrescible wastes only. Permission includes some mineral extraction and landfill

## 5. Hotel Accommodation

**Table 9.**

Ref.	Location	Facility	Description
1.	Wrexham Technology Park	Hotel	83 bedrooms





## Appendix III

# Related Council Policies and Guidance

**Table 1. Council Policies and Strategies**

Title	Adopted or Revised
Corporate Strategy Statement	Annually
Tourism Strategy for Wrexham County Borough 1998-2003	November 1997
Wrexham Local Transport Plan 2001-2006	July 2000
Wrexham Urban Partnership Strategy 2000-2006	July 2000
Wrexham Strategy for Sustainable Development (Local Agenda 21)	March 2001
Bridge Street Regeneration Area and Action Plan	December 2001
Wrexham Biodiversity Action Plan	March 2002
Regional Planning Guidance for North Wales*	October 2002
North Wales Regional Waste Plan*	March 2004
Community Vision : Wrexham Refreshed	June 2004
Economic Development Strategy 2004-2007	July 2004
Cefn Regeneration Strategy and Action Plan	October 2004

\* Strategies prepared jointly with adjoining local authorities  
Further strategies and plans may be produced by the Council during the Plan Period.

**Table 2. Local Planning Guidance Notes**

No.	Title	Adopted or Revised
1.	Advertisements	October 1993
2.	Agricultural Appraisals	February 1993
3.	Barn Conversions	January 1992
4.	Conservation Areas	2000
5.	Conversion of Dwellings to Houses in Multiple Occupation	June 2004
6.	Access for Disabled People in Buildings	February 1993
7.	Landscape and Development	November 2003
8.	Private Hire Vehicles	July 1998
9.	Restaurants, Public Houses & Hot Food Takeaways	October 1994
10.	Public Open Space in New Housing Development	April 2000
11.	Terraced Housing in Wrexham	November 1991
12.	Shopfronts	October 1993
13.	Housing in the Countryside	February 2001
14.	Garden Extensions in the Countryside	April 1998
15.	Cycling	April 2000
16.	Parking Standards	June 2004
17.	Trees and Development	September 2000
18.	Shopfronts and Security	October 1993
19.	Wrexham Town's Character Areas	September 2001
20.	House Extensions	February 2001
21.	Space around Dwellings	March 2001
22.	Sustainable Building	July 2004
23.	Development of Sites with Land Contamination	May 2003
24.	Designing out Crime	May 2003
25.	The Siting of Television Satellite Dishes	September 2003
26.	Landscape and Industrial Development	November 2003
27.	Developer Contributions to Schools	March 2004

Guidance notes on other topics may be published during the Plan period. Some of the above notes may also be revised and updated as necessary.





## Contact

If you require any further information regarding this development plan or other planning policy matters please contact the Planning Policy Section at the address below or visit our web site.

# Contact Details

The Wrexham Unitary Development Plan 1996 - 2011 is available to view on-line via Wrexham County Borough Council's web site and the governments Planning Portal.

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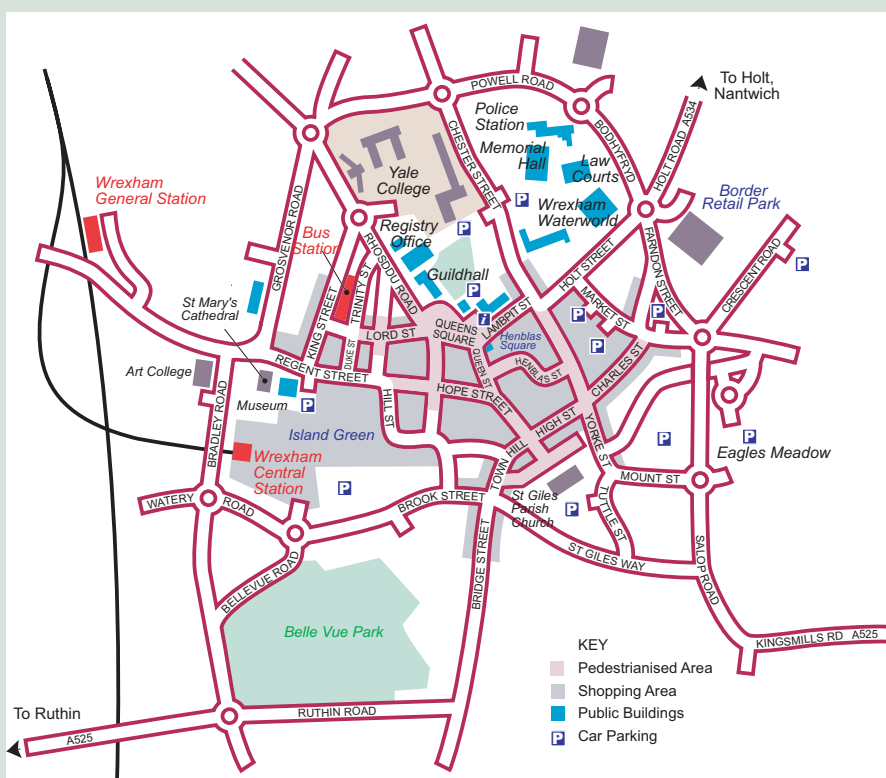
## Office Hours

Monday to Thursday 8.45am - 5.15pm

Friday 8.45am - 4.45pm

Saturday and Sunday - Closed

Special arrangements may be made with individual officers for meetings outside these hours on request.



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