Portakabin®



Design and Access Statement

Mondelez UK Confectionary Prodution Ltd,
Chirk,
Wrexham,
LL14 5LT

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1 – Introduction

This Design and Access Statement (DAS) accompanies an application by Mondelez UK Confectionary Production Ltd for the installation of single storey *Portakabin* building to be sited at Mondelez UK Confectionary Production Ltd, Chirk, Wrexham, LL14 5LT.

Prepared in accordance with National Planning Policy guidance to achieve a high quality design, the scheme also considers the development need and overall site characteristics.

This statement should be read in conjunction with the accompanying drawings and documents.

This application seeks planning permission for a temporary period of 156 weeks.

2 – Requirements for the Building

Mondelez UK Confectionary Production Ltd is located in Wrexham, North Wales. The current office block which contains office space, laboratory and training room was initially built in 1968, it was then modified in the 1980's an this is when they found asbestos and RAAC. This is the reason Mondelez require a temporary *Portakabin* Building.

The purpose of the single storey modular building is to ensure that Mondelez staff have the accommodation to undertake work.

Once the asbestos and RAAC have been removed, the temporary *Portakabin* building will be removed from site and the land restored to its original state.

3 – Site in Context

3.1 – Location of Site

Located on Chirk in Wrexham.

The site is situated in a mainly industrial area.

The area designated for the proposed buildings will be to the East of the site.

The proposed development site will not cause detriment to the quality of existing amenity or streetscape.

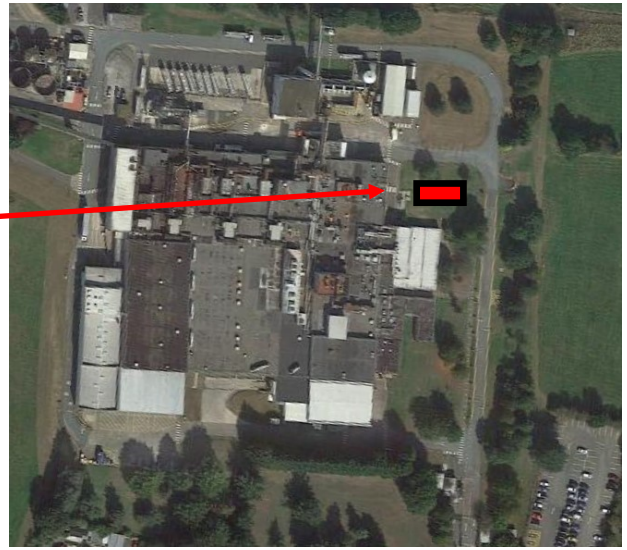
None of the following apply to the site:

- The proposed site is not in a Green Belt area.
- No public rights of way.

Proposed development site in relation to the wider area



Proposed location of single storey Portakabin buildings



3.2 – Development Site Photographs









4 – Design Principles and Context

4.1 – Use

This application seeks temporary planning permission for the installation of single storey *Portakabin* building.

The building will be used as additional space for staff.

The proposed location offers the best free, utilisable space as it offers all required services: power, network and surfacing.

4.2 – Layout

The proposed *Portakabin* building will be sited on a grass area. As the proposed site is within the grounds, it does not encroach on any other properties in the local area.

The temporary building will be single storey.

4.3 – Amount

The *Portakabin* building has an overall floor space of 351m².

Please see the enclosed Plan and Elevation drawings attached to the application.

4.4 – Scale

The proposed *Portakabin* building have overall dimensions of 12,234mm in length, 29,984mm in width with an overall heigh of 3,512mm (please note overall height may vary slightly with ground levels).

The proposed *Portakabin* building has been limited in scale and height to provide the essential floor space whilst not dominating the overall area.

Please see the enclosed Plan and Elevation drawing attached to the application.

4.5 – Landscaping

The proposed Portakabin building will be on grass area. No further landscaping is required as part of this application.

4.6 – Appearance

The *Portakabin* buildings are manufactured and prefabricated at *Portakabin*, New Lane, Huntington, York.

External walls are a durable one-piece construction with high-performance, low maintenance plastisol-coated galvanised steel cladding to offer protection against fire, extreme weather and accidental damage.

Internally, the walls are of vinyl-faced plasterboard, providing a wipe-clean finish.

The roof deck is of one-piece construction and is impact resistant.

Internally, the polyester-coated galvanised steel ceiling is designed to prevent condensation problems and has a low-maintenance finish.

The prefabricated nature of the buildings results in minimal impact on the environment in terms of both construction and use.

5 – Access

5.1 – Vehicle and Transport links

The proposed development site is contained within the site grounds and will benefit from the same transport links.

There will be no loss of parking as a result of this application and parking onsite is more than adequate.

5.2 – Access

There are roads leading into and around site for easy access.

6 – Conservation and Heritage

Following research on the Wrexham County Borough Council, the site is not located in/adjacent to a Conservation Area and none of the trees on/adjacent to the site are covered by a Tree Preservation Order.

There are no listed buildings within the vicinity of the site.

Therefore, no conservation or heritage impacts are anticipated as a result of this application.

7 – Green Belt

As no Green Belt land lies close to the proposed development site, no impacts are anticipated as a result of this application.

8 – Flood Risk Assessment

The proposed development site does not fall within a flood risk zone as per the data provided by the Environment Agency.

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11 – Conclusion

Mondelez UK Confectionary Production Ltd requires a temporary single storey building to provide temporary space to accommodate staff.

Once the asbestos and RAAC has been removed, the temporary building will be removed from site. It is believed this will be 2027.

The *Portakabin* building has been chosen as a result of the flexible solution it provides.

It can be installed quickly enabling Mondelez to begin using the specifically fitted out building much more quickly than a traditional build and it can be removed from site with little impact on the grounds.

The requirements for this building far outweigh any constraints on this application.

