Land at Dutton Road, Redwither Estate, Wrexham Industrial Estate, Wrexham.

Creation of new access to serve development at rear, removal of self seeded trees and replacement landscaping scheme.

Planning Statement.

Introduction.

The site is currently an area of grassland bordered to the rear, and southern side, by self seeded trees whilst to the north there is an industrial building with no windows overlooking the application site.

The land is located at the junction of Dutton Road and Second Avenue and is level with the access road.

To the rear of the site, on the eastern side of the trees is Demon Tweeks, an established occupier within the Industrial Estate. There is an area of open land to the rear of the building and the proposed access road will allow access onto this land instead of accessing from Ash Road South at the front of the buildings.

The proposed access will provide for easier access onto the rear areas of the site.

The Proposal

The proposed access will require the removal of the self seeded trees on the boundary and a formal access road provided to the standards required for the local speed limit and types of traffic using the roads at this location.

A 7.3m width road is proposed with an appropriate junction with Dutton Road.

The loss of the self seeded trees will be off set by the planting of 9+ new trees on the grass land either side of the proposed road.

The loss of the existing trees and the effects of their removal has been considered in the PEA statement submitted with this application. The report concludes that there is limited impact upon the nature of the area and cites remedies for any impacts from the proposed development.

The application proposal will allow for the the proper functioning of the site giving an ease of access from Dutton Road to the rear of the adjacent site.

Conclusion.

The proposed site located within a designated industrial area. The proposed road will be constructed to a level appropriate for its location and be in keeping with the appearance of the area as a whole.

The removal of poor conditioned, self seeded trees and their replacement with more appropriate species is seen as a bio diversity enhancement.

The access road itself will allow for the efficient running of the factory units it will serve and aid in maintaining and enhancing the viability of the industrial estate as a whole.

Local Plan policies seek to promote and maintain vitality and viability of the industrial estates in the area and the application proposal is fully in line with this provision.