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15th August 2024

Dear Sir/ Madam,

Installation of a Bike Storage Unit at Unit J, Yale Business Park, Ellice Way, Wrexham, LL13 7YL.

Cushman & Wakefield has been instructed on behalf of our client, His Majesty's Revenue and Customs (HMRC) ('the applicant'), to apply to Wrexham County Borough Council for full planning permission for the installation of a cycle storage unit at Unit J, Yale Business Park, Wrexham.

The application has been submitted to the council via Planning Applications Wales (ref:PP-13315448).

The application is supported by the following drawings and documents:

- Site Location Plan, Drawing No. 01
- Existing External Plan & Elevations, Drawing No. 01
- Proposed External Plan & Elevations, Drawing No. 02
- Turvec Fietshangar Cycle Hangar Data Sheet
- Completed Application Form

Site Description

The site comprises a two-storey office building located within the Yale Business Park, Ellice Way, Wrexham with existing car parking to the north of the site and cycle racks to the east.

The surrounding land uses comprise similar office use with residential dwellings located c.135m south west of the site.

The application building is not listed and is not located within a conservation area.

Planning History

A review of the Council's online record of planning applications has identified one planning application pertaining to the site, which sought permission for the display of 1no. fascia sign and 1no. totem style sign under application no. P/2018/0652. The application was approved in November 2018.

Proposed Development

The proposed development comprises the replacement of the existing 5no. cycle racks to the east of the building, with a cycle storage unit with capacity for 6no. bicycles.

A list of directors' names is open to inspection at address below.
Cushman & Wakefield Debenham Tie Leung Limited Registered in England No 2757768.
Registered office 125 Old Broad Street London EC2N 1AR.

The proposed storage unit seeks to provide a compact, safe and weatherproof way for employees to store their bicycles and promote sustainable travel to site.

The unit will measure approximately 2.52m in width, 2.77m in depth and will have a height of 1.47m when closed and a maximum height of 2.45m when open. The proposed until will be RAL RAL6009 in colour, to assimilate with the setting of the building.

Planning Policy

The Wrexham Local Development Plan was adopted by the council in December 2023 and seeks to ensure growth is sustainably planned in order to maximise community benefit and bring forward development that is in the best interests of the County Borough and its people.

Within the Local Development Plan, the site is located within a settlement limit (Policy SP2) and is allocated for employment use (Policy EM1).

The planning policies relevant to the proposed development include:

- **Policy SP2 Location of Development** sets out that new development is directed to the defined settlement limits and employment areas.
- **Policy SP8 Economic Growth, Employment and Enterprise** seeks to maintain and enhance the allocated areas to ensure the continued role of the County Borough as a key economic driver in North Wales and the wider region.
- **Policy EM1 Protection of Existing Employment Land** sets out the existing employment areas which will be protected for B Use Class employment generating uses.
- **Policy SP12 Design Principles & Masterplanning Framework** sets out that all development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places.
- **Policy DM1 Development Management Considerations** seeks to ensure that all new built development in its scale, design, layout, materials and landscaping which accord with the character of the site and make a positive contribution to the appearance of the nearby locality and prioritise waking and cycling.
- **Policy T2 Active Travel** sets out that to enable people to have access to employment and other essential services, new development will be supported where facilities encourage and promote Active Travel including but not limited to appropriate signing, lighting, secure and convenient cycle parking.

Edition 12 of Planning Policy Wales (PPW) was published in February 2024. PPW is a material consideration in the determination of all planning applications in Wales. The most relevant sections are considered to be Chapter 2 (People and Places: Achieving Well-being Through Placemaking), Chapter 4 (Active and Social Places) and Chapters 5 (Productive and Enterprising Places).

Relevant technical advice notes (TANs) include:

- TAN 12: design (2016);
- TAN 16: sport, recreation and open space (2009); and
- TAN 18: transport (2007).

Planning Assessment

Design and Appearance

The proposed cycle store will replace the existing cycle racks on site and will be sited to the east of the existing building, on existing hardstanding. The store will provide safe, secure and weatherproof storage for bicycles to be used by staff based at the site.

The store would measure approximately 2.55m in width, 2.77m in depth and 1.47m in height, when closed, and a maximum height of 2.45m when open. The container unit is of a standard size and appearance for such units and will be kept in good condition.

It is therefore considered the store would not give rise to any unacceptable visual impacts with regards to its design and appearance, nor that it will result in any significant harm to the locality and street scene. The proposal is therefore considered compliant with policies SP2 and DM1 of the Local Development Plan.

Highway Safety

The proposed store will replace the existing cycle racks to the east of the building, located on the existing hardstanding 6.5m from the highway.

No car parking spaces will be lost as a result of the cycle store and sufficient distance is maintained for pedestrian access around the office building.

The proposed development would allow for secure, convenient and weatherproof storage facilities for those who work within the building, which in turn will help encourage and promote active travel, in line with Policy T2.

As such, the proposed unit would not result in any undue impacts to highway safety.

Summary

Overall, we consider that the principle of the proposed development is acceptable at the site, and it will not result in any adverse impacts with regards to design or highway safety. It is therefore concluded that the proposed development is in accordance with the adopted development plan and relevant material considerations.

All the information has been submitted electronically via Planning Applications Wales and the application fee has been paid online via the Portal.

I trust that you have all the necessary information to validate the application, however if you have any queries, please do not hesitate to contact me.

Yours sincerely,

Ruth Owen MRTPI
Planning Consultant
Cushman & Wakefield - Planning