PROPOSED CHANGE OF USE FROM DISUSED AGRICULTURAL BUILDINGS TO B2 USE GENERAL INDUSTRIAL UNITS AT GATES FARM, HOLLY BUSH, BANGOR ON DEE, WREXHAM, LL13 0BG

Design and Access Statement

The Proposals
The existing farm buildings at Gates Farm, are no longer used since all farm land has been sold.
The proposal is to utilise the existing buildings by changing their use from agricultural buildings to D2 use general industrial units – 7 units in total.

The applicant is the prospective purchaser of Gates Farm.

Accessibility
The site is accessed utilising the existing access which has been used by heavy agricultural vehicles over many years.
Existing access arrangements will remain.

Environmental Sustainability
The proposal is to improve and bring up to standard existing buildings making use of the buildings as small general industrial units in order to satisfy a high local demand for such units.
There will be no detrimental impact on the surroundings as all buildings are existing and improvements will be made to the site generally.

Character
The buildings do not have any significant architectural merit, however, the proposals will minimise any changes to the appearance with the only minor changes to the buildings elevations.

Community Safety
The improvements to the buildings and their continued use, will improve the general security of the surrounding area.

Movement to, from and within the development
The buildings previously formed a part of Gates Farm which no longer operates a farm. The site is close to Bangor on Dee with shops, public houses and other amenities. The site is easily accessible via a wide access which has been used over many years by heavy farm vehicles.