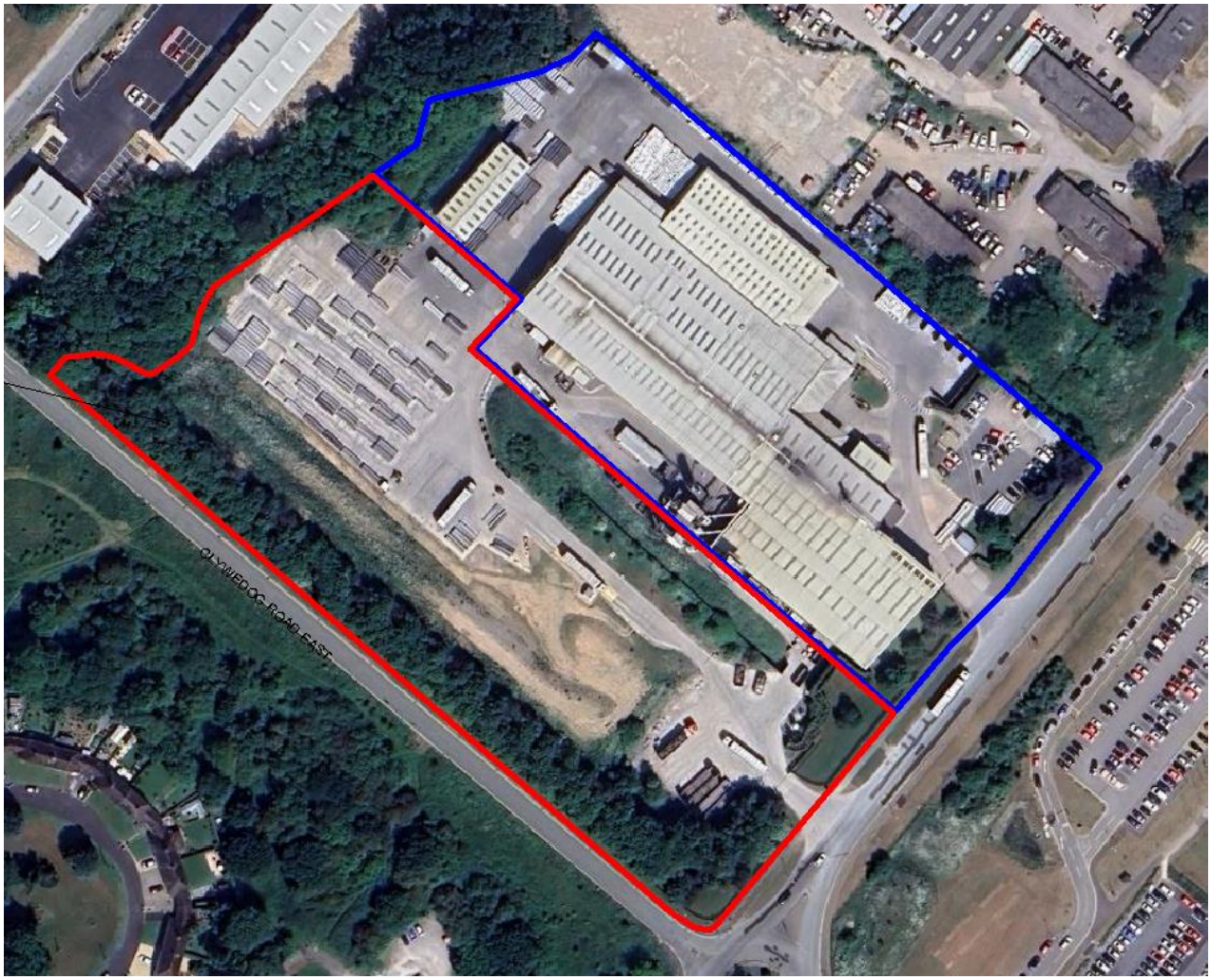
DESIGN, ACCESS & PLANNING STATEMENT

October 2024

For proposed metal recycling sorting facility, soil heap removal, concrete yard extension, weigh bridge relocation, landscaping and associated works at existing business premises on Bridge Road, Wrexham Industrial Estate, Wrexham LL13 9PS

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FOR **Hydro Aluminum UK ltd**

BY PACE Architecture ltd

Neil Campbell RIBA

Contents

1 | Introduction	page 3
1.1 | Site Location	Page 3
1.2 | Current Use & Site History	Page 4
2 | Planning History	Page 5
3 | The Proposals & Relevant Planning Policy	Page 6
3.1 | Site Assessments & Reports	Page 6
3.2 | Areas	Page 6
3.3 | Site Layout & Design	Page 6
3.4 | Parking Provision	Page 7
3.5 | Building Heights & Massing	Page 9
3.6 | Building Appearance	Page 9
4 | Arboriculture, Ecology & Landscaping	Page 1
5 | Highways & Transport	Page 11
6 | FRA, SUDS & Drainage	Page 11
7 | Contamination	Page 11
8 | Conclusion	Page 13

1 | Introduction

This Planning, Design & Access Statement has been prepared by 'Pace Architecture ltd' on behalf of the Applicant in support of this Pre-Application Consultation engagement prior to submission of a Full Planning Application.

1.1 | Site Location

The site is on land off Bridge Rd, Wrexham LL13 9PS.

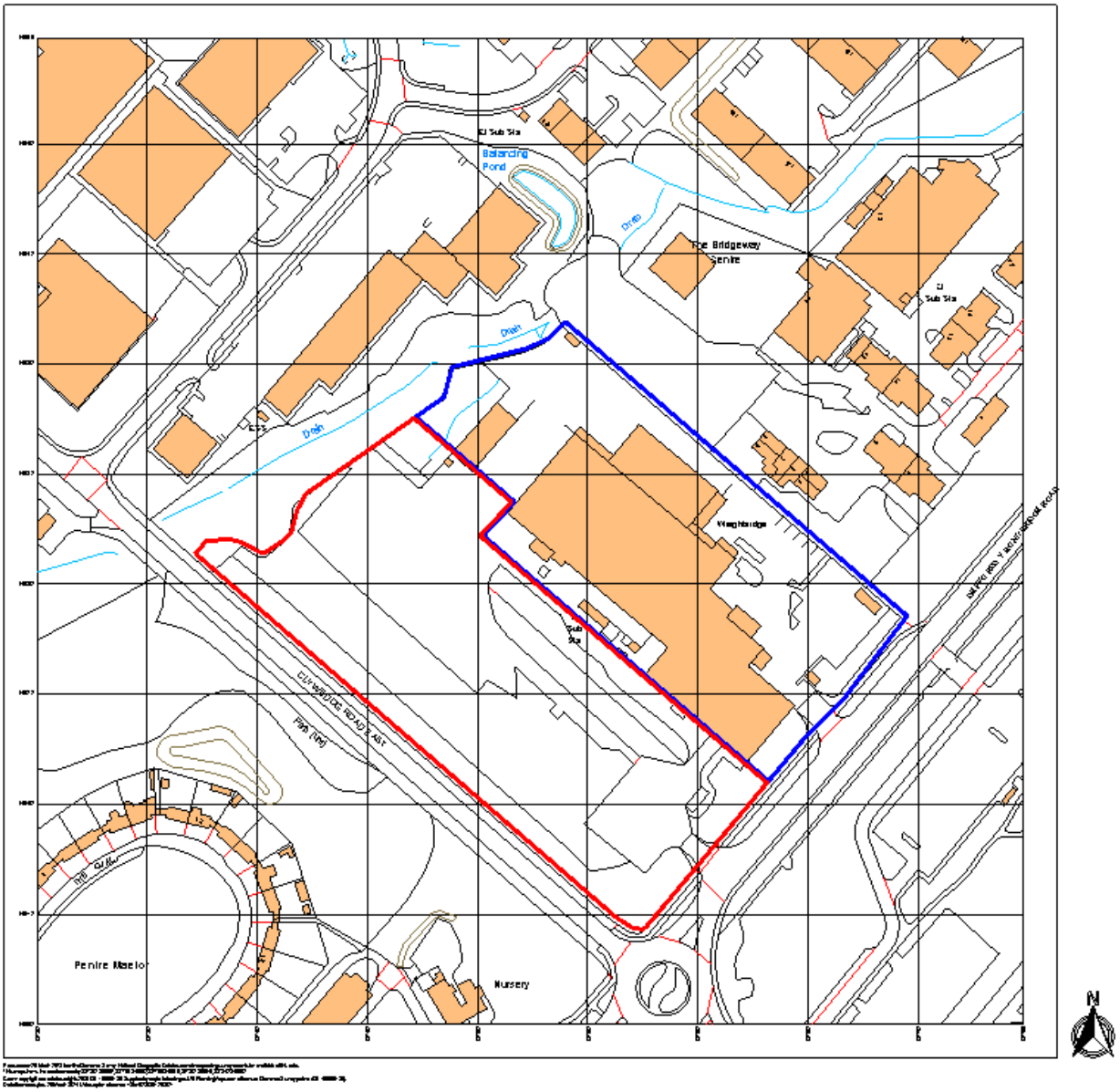


Figure 1 - Site Location Plan – excerpt from drawing 2027 .P. 001 - showing application area

1.2 | Current Land Use

The current site is within the curtilage of the existing metal recycling business. The area of the proposals is largely on land used currently for storage. The building and yards will be primarily cited upon existing hard standing.

The site is a rectangular shaped parcel of land located to the east of Wrexham and is currently used for storage of goods by Hydro Aluminium Deeside Ltd. Goods stored on site comprise aluminium billets manufactured through a recycling process within the main facility located to the north east of the development area.

There is a large mound running along the southwestern boundary extending approximately 7 m above ground level. There is also a smaller mound running along the north-eastern boundary adjacent to the main Hydro Aluminium Deeside Ltd facility, approx. 2-3 m above ground level. The material within the mounds appears to be a mix of soil and stones with some timber and metal.

Scrub vegetation is present on the north-eastern mound with the southwestern stockpile covered in semi-compacted soil and gravel. Semi-mature trees line the north-western and southwestern boundaries, with no vegetation present in the northern sector. A service road runs through the centre of the site with an associated weigh bridge. A storage area and lorry park are present in the northwest and southeast respectively.



Figure 2 – view of site. Weighbridge to screen left, soil heap to the right.



Figure 3 – view of approximate area of new building. Currently used for finished goods storage



Figure 4 – view of approximate area of new hard standing (towards roundabout). Currently used as lorry park.

1.3 | Site History

Historical mapping suggests that the site remained as undeveloped agricultural land with ponds until circa 1949, when it was transformed as a part of Royal Ordnance Factory (ROF) Wrexham. A number of buildings were constructed and associated tracks, which remained in place until circa 1976 when all buildings were removed from site. By 1986, the site was vacant with no features noted on the mapping and it remained this way until 2000 when an entry gate was constructed along the south-eastern boundary. By 2020 the service road through the centre of the site had been constructed, and the site remains in this layout to the present day.

2 | Planning History

The most recent application for this site shown below:

Planning Application P/2020/0552 - Dilys o/Valid From 11/09/2020
Hydro Aluminium Deeside Ltd, Bridge Road, Wrexham Industrial Estate, Wrexham, LL13 9PS
Rhyddhau amod 5 ac 8 o ganiatad cynllunio p/2019/0558 (ecoleg) / discharge of conditions 5 and 8 of planning permission p/2019/0558 (ecology)

Planning Application P/2019/0558 - Dilys o/Valid From 07/11/2019
Hydro Aluminium Deeside Ltd, Bridge Road, Wrexham Industrial Estate, Wrexham, LL13 9PS
Development of a new finished good storage area 68m x 40m adjoining the current finished goods yard

Planning Application P/2018/0513 - Dilys o/Valid From 18/06/2018
Hydro Aluminium Deeside Ltd, Bridge Road, Wrexham Industrial Estate, Wrexham, LL13 9PS
Installation of new water tower (16m above ground) and water holding tank (50m3 capacity

Planning Application P/2007/0821 - Dilys o/Valid From 29/06/2007
Hydro Aluminium Deeside Ltd, Bridge Road, Wrexham Industrial Estate, Wrexham, LL13 9PS
Construction of three sided enclosure with walls up to 4m high to be used to contain raw material scrap

3 | The Proposals & Relevant Planning Policy

3.1 The Proposals

The proposed building will contain an aluminium sorting line using state of the art recycling technology in a 3 stage process.

Stage 1 will initially clean and sort the aluminium by particle size. Stage 2 will filter out the none aluminium pieces such as plastics, steel and other heavy metals to leave just aluminium. The 3rd stage will then sort within the aluminium grades into groups. The process starts with mixed low grade shredded scrap consisting of mainly aluminium and ends with the material fully sorted and the aluminium in a “furnace” ready state.

3.2 Relevant Planning Policies

The currently adopted Development Policies are contained within ‘Wrexham Local Development Plan 2013 -2028’.

For this section, the primary supporting policies are:

- Policy SP9
- Policy EM1

The above policies give support to development within the Wrexham Industrial Estate, particularly for 'B' Class developments.

3.3 | Site Assessments & Reports

The following reports have been completed and submitted separately in support of this application.

REPORT	AUTHOR	REPORT REFERENCE
Ecology *Preliminary Ecological Appraisal* *Ecological Desk Study* *GCN eDNA Results* *Grizzled Skipper Survey Results*	*TEP*	9871.002 9871.001
Arboriculture Assessment	*TEP*	*9871.001*
FRA & Drainage Strategy	*Norder*	*9059-NDA-XX-XX-RP-D-8301 R2*
Landscape Design Proposals	*TEP*	D9871.10 – Landscape Masterplan D9871.101 – Detailed Planting Plan 9871.004 – Statement of Landscape Design
Transport Statement	*Amni Transportation*	*372-23-1B – TS with Appendices*
Geo-Environmental Site Assessment Phase 1 GSA Phase 2 GSA	*E3P*	 *1-685 -R1-2 - Phase I GSA* *1-685 -R2-2 - Phase 2 GSA*
Noise Impact Assessment	*E3P*	*50-790-R1-2 - Noise Impact Assessment*
Air Quality Assessment	*E3P*	*1-685 -R3-1 – AQA*

Table 1 – Consultant Reports and Designs

3.4 | Areas

This application comprises of a single building for use class B2/. The approximate areas are outlined below in '*Table 2*'.

AREA	New Sorting Shed
Application Area	*23,500m2*
Building Area (GEA)	*2,878m2*

Table 2 – Proposed Areas

3.5 | Site Layout & Design

The proposals seek to introduce a new recycled material sorting unit within the curtilage of the existing business. The unit will sit away from the earth mound that runs along Clywedog Road on top of an existing concrete hard standing. The proposed extension to the existing hard-standing will add more appropriate surface to existing lorry park.

Access & egress to the new unit will be via the existing points on Bridge Road.

For further details on Access, Transport, Parking, cycle provisions etc, refer to accompanying report by 'Amni Transportation'.

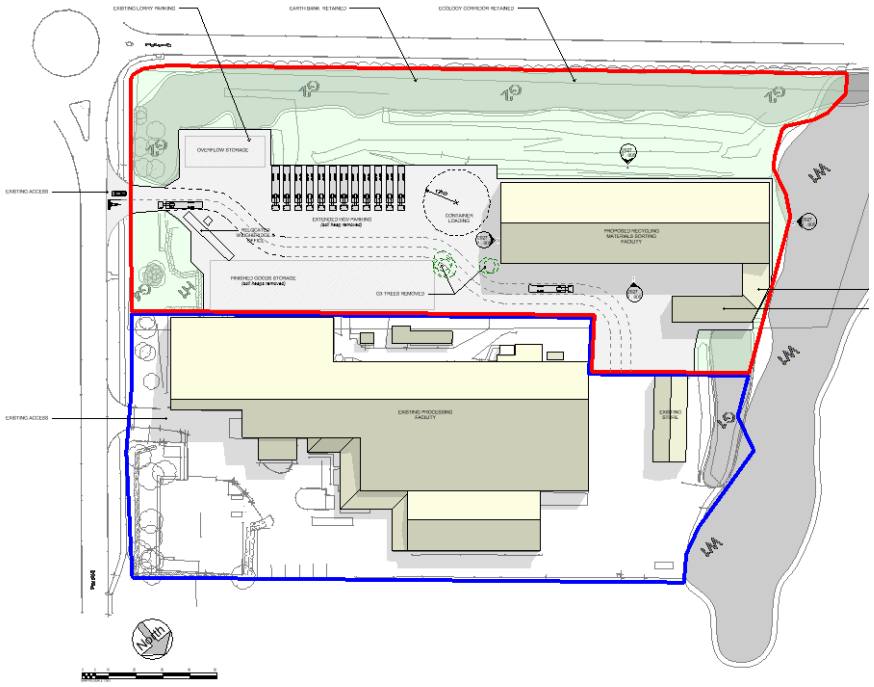


Figure 4 - proposed site plan

3.5 | Parking Provision

Refer To Transport Statement by AMNI Transportation

Note: Additional parking requirements will be provided at current staff car park facilitated by relocated of existing HGV parking area to the proposed location.

Local Authority Requirements

The parking allocation, layout, cycle parking provision etc for each unit has been designed in accordance with the 'Local Planning Guidance Note No. 16' ('*Table 3*' below) in addition to Local Policies:

- Transport Statement by Amni Transport
- Policy PS8:
- Policies T8, T9, T10
- Policy GDP1
- Policy GDP2
- Emerging Policy SP12 – Transport & Accessibility

Type of Development	Parking Standard	Cycle Parking Standard
B1 Business and light industry	1 car space per 30m² gross floor space	1 cycle space per 300m² gross floor space
B2 General Industry	1 car space per 50m² gross floor space	1 cycle space per 500m² gross floor space
B8 Storage and Distribution	1 car space per 100m² gross floor space	1 cycle space per 1000m² gross floor space
An area suitable for HGVs to load/unload and turn within the site will normally be required for B2 and B8 uses, particularly for sites accessed from a classified road. Any extensions to industrial or warehouse premises should not result in the loss of HGV loading/unloading/turning spaces unless an adequate alternative can be provided within the site.		

Table 3 – Excerpt from 'Local Planning Guidance Note No. 16).

3.6 | Building Heights & Massing

The proposed ridge height is approximately 15.7mm. The height is to accommodate internal process equipment.

The building within immediate proximity to the application site is the Hydro Aluminium parent building which has a ridge height of approx. 15.7m.

The proposed building will be screened from Clywedog Road by the retained earth bank replete with tree planting.

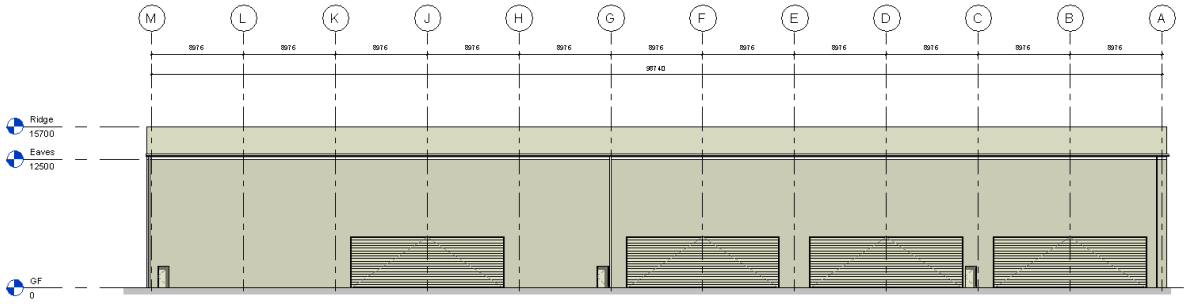


Figure 5 - Proposed building elevation showing heights

3.7 | Building Appearance

A mix of composite and built-up cladding systems have been applied to offer a practical yet appealing outward appearance to the proposed units. Proposed materials are highlighted in *Table 4* below.

BUILDING ELEMENT	MATERIALS
Walls	• *Vertically laid trapezoidal profile built-up wall cladding* • *(colour to match existing buildings on site)*
Roof	• *Profile metal roof at 6.5 deg pitch cladding* • *(colour to match existing buildings on site)*
Glazing	• *PPC aluminium frames – locations to suit internal layout*
Loading Bay Personnel Fire Doors Entrance Doors	• *PPC coated sectional loading doors* • *PPC steel fire exit doors & frame (colour to match surrounding cladding)*
Eaves fascia, soffits, gutters & rainwater downpipes	*colour to match cladding*

Table 4 – Proposed external materials

4 | Arboriculture, Ecology & Landscaping

Please refer to the following documents in addition to submitted reports listed in *'Table 1'*:

- 'Local Planning Guidance Note No. 32 – Biodiversity & Development'
- 'Local Planning Guidance Note No. 17 – Trees & Development'
- 'Policy SP15: Natural Environment', 'Policy NE1 - Nature Conservation' & 'Policy NE3 – Trees & Hedgerows'

4.1 | Arboriculture

Please refer to the submitted reports listed in *'Table 1'*:

4.2 | Ecology

Please refer to the submitted reports listed in 'Table 1'

4.3 | Landscaping

Please refer to the submitted reports listed in *'Table 1'*:

5 | Highways & Transport

Please refer to the following documents in addition to submitted reports listed in *'Table 1'*:

- Transport Statement – by 'Amni Transportation' (submitted)
- 'Local Planning Guidance Note No. 15 – 'Cycling'
- 'Local Planning Guidance Note No. 6 – 'Access to and use of buildings'
- 'Local Planning Guidance Note No. 16 – 'Parking Standards'
- Emerging Policy 'T1: Managing Transport Impacts' & 'Policy T2: Active Travel'

5 | FRA, SUDS & Drainage

Please refer to the following documents:

- FRA, Drainage Concept & SUDS by Norder Associates.
- SAB Guidance Notes
- Policy EC13
- Schedule 3 of the Flood and Water Management Act (FWMA) 2010

5.1 | Flood Risk

The Site is not within a flood risk zone.

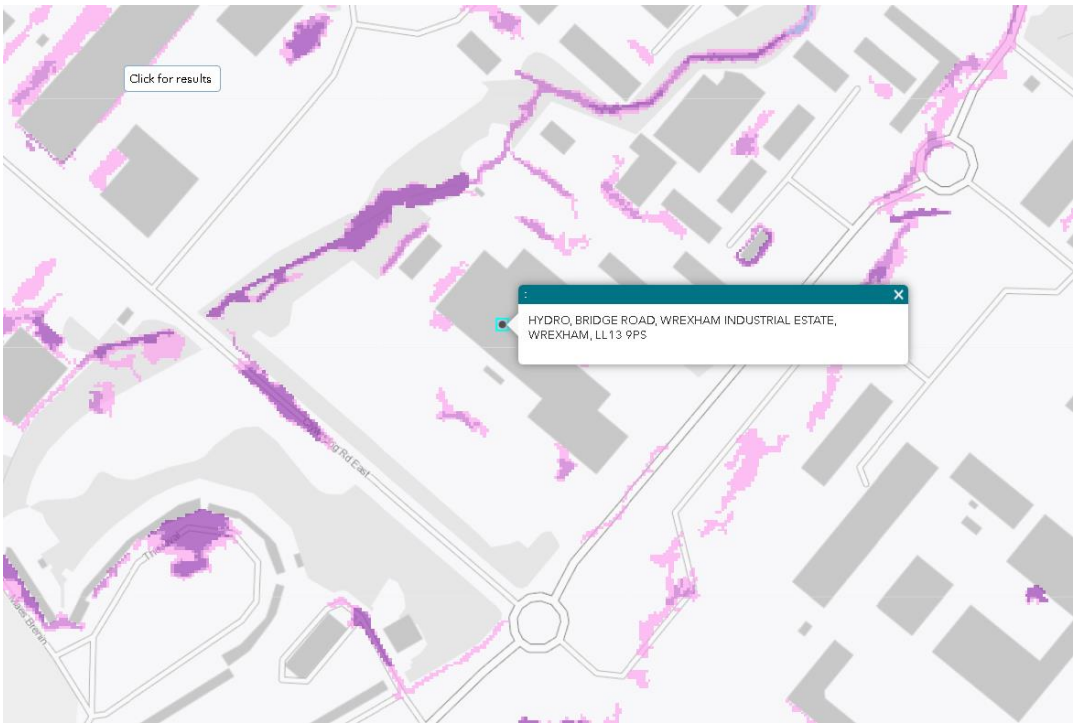


Figure 6 - planning flood risk map

6 | Contamination

Please refer to the following documents in addition to submitted reports listed in *'Table 1'*:

- Geo-Environmental Site Assessments Phase 1 & 2– by 'E3P ltd' (14-255-R1-1)
- 'Local Planning Guidance Note No. 23 – Development of Sites with Land Contamination'

7 | Noise Impact Assessment

Please refer to the following documents in addition to submitted reports listed in *'Table 1'*:

- Noise Impact Assessment E3P 50-790-R1-2 - Noise Impact Assessment

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8 | Air Quality Assessment

Please refer to the following documents in addition to submitted reports listed in *'Table 1'*:

- Air Quality Assessment E3P 1-685 -R3-1 – AQA

9 | Conclusion

- Following PAC community engagement, design and process changes have been made to mitigate additional noise disturbance to local residents.
- The current proposals are for 'B' Use Classes within the Wrexham Industrial Estate, which are supported by adopted and emerging local policies.
- The units are designed to accord with adjacent buildings and will be screened from view by the banked earth and tree planting.
- Ecology & Arboriculture assessment have been undertaken to protect existing flora and fauna, furthermore Landscape proposals seek to enhance biodiversity.
- The Transport Statement demonstrates accordance with guidance notes, adopted and emerging local policies. Renewable energy is proposed in the form of roof solar panels, along with electric vehicle charging bays.

On balance, we consider these proposals benefit the local community and cement Hydro Aluminum as harnessing innovative technology and an employment provider for years to come.

We hereby submit this Application for your deliberation. Please do contact me if we can help assist.

Yours Sincerely



Neil Campbell RIBA

FOR AND ON BEHALF OF

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REFERENCES

In addition to those referenced above, the following documents have been referenced in the development of this statement and scheme design:

- Design and access statements; How to write, read and use them, The Commission for Architecture and the Built Environment (CABE), 2006
- The Principles of Inclusive Design, CABE, 2006
- Local Transport Note 2/08, Cycle Infrastructure Design, Department for Transport (DfT), 2008
- Approved Document M of the Building Regulations, Access to and Use of Buildings, 2013
- BS9999: 2008 Fire Safety Code of Practice for the Design Management and Use of Buildings
- BS8300: 2009 and A1: 2010 Design of Buildings and their Approaches to Meet the Needs of Disabled People - Code of Practice.