

Client. Brymbo Heritage Trust

Job No. 17003

Date. January 2024

# Works to Overflow Car Park

## Design and Access Statement

TACP Architects Ltd

## *CONTROL SHEET*

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## *DOCUMENT APPROVAL*

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## *DOCUMENT ISSUE RECORD*

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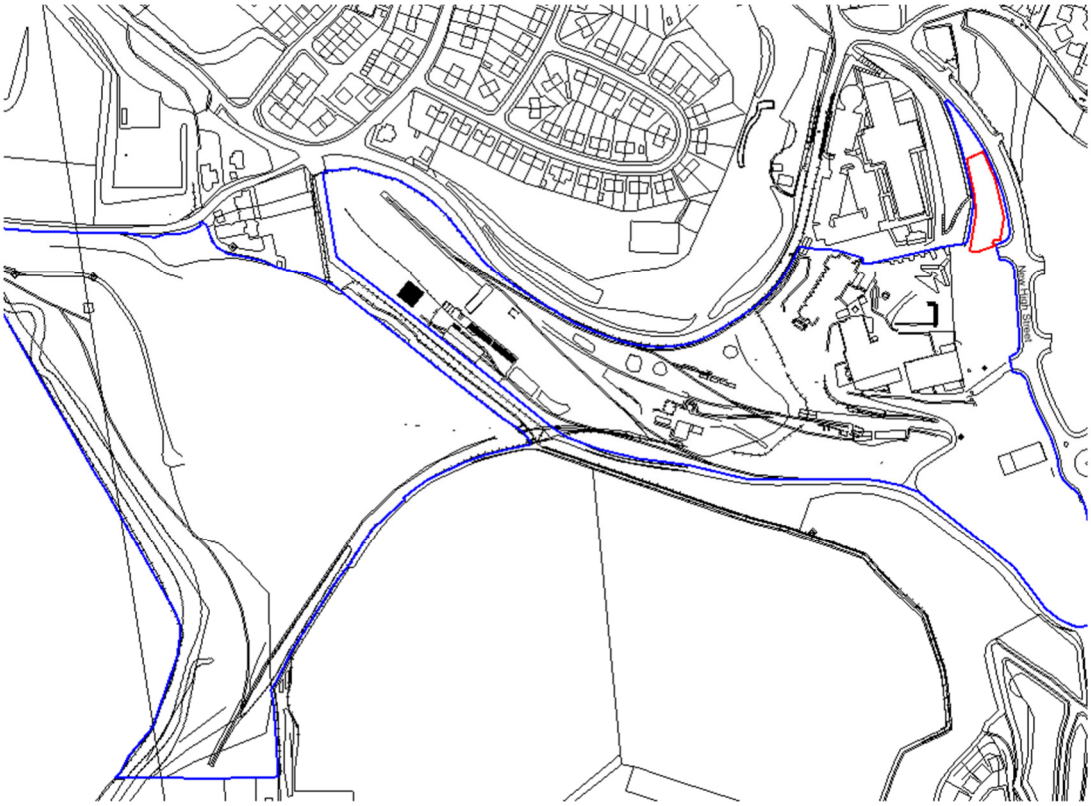
# 1.0 Context

## 1.1 Physical Context

1.1.1 The proposed development is located in the village of Brymbo, approximately 4 miles north west of Wrexham.

1.1.2 The site is bounded by the new road to the east, from which the site is accessed.

1.1.3 To the north of the site is the Enterprise Centre. To the south, there is largely undeveloped land with residential development along the new road.



*Location Plan – Car Park*

1.1.4 This application is to be read in conjunction with two separate applications: Heritage Area Ref:PP-12413660 and Machine Shop Ref:PP-12413662.

## 1.2 Social Context

1.2.1 The Stori Brymbo project will open all year round. However, during winter months it will only be opened to visitors during weekends and school holidays.

1.2.2 It is estimated that the combined staff, volunteer and Machine Shop small business unit's trips during a high peak season during the AM and PM peak hours is 38. Assuming that all of these staff and volunteers will drive to the site, the maximum number of trips required for staff is 38.

1.2.3 The visitor parking demand for a peak day will be 50, excluding eight employees. Throughout the year, the visitor parking seasonality will vary between circa 30 spaces on winter weekends, and 40- 60 spaces on peak summer weekends.

1.2.4 A letter of support is within the transport statement provided by the Byrmbo Enterprise Centre indicating their willingness to enter into a Heads of Terms with Brymbo Heritage Trust for using their facilities as overflow car park during weekends. The staff/visitors car park of the planned primary school in the immediate vicinity of the site has the potential to act as an additional overflow car park for weekends and school holidays, when the school would not be in use. This will help to further reduce the amount of parking needed on site. A letter is being provided by the School to this effect and will be made available on receipt.

1.2.5 In the Peak summer season, the number of trips expected to be generated by the site during the peak hours is 38 (comprising staff and volunteer trips only). This equates to approximately 2 trips every minute. In the Winter Season, this will reduce to only 8 additional trips to the network during the PM peak hour. The impact of this traffic to the network is unlikely to be significant, therefore further network analysis has not been undertaken.

## 1.3 Economic Context

1.3.1 The Brymbo Heritage Area, which is located at the north-western edge of the Steelworks site, has always been viewed as a key component of the wider masterplan developed by land owners Brymbo Developments Ltd (BDL), having potential to attract higher value businesses and housing, and provide a stimulus for investment in high quality public realm and facilities.

1.3.2 The site will be well equipped for experiencing and learning heritage and mechanical skills. This will provide a good base for the local area to share skills.

## 1.4 Policy Context

1.4.1 The proposal is to be considered within planning policies. WCBC is in the process of preparing a Local Development Plan1 (LDP) to replace the current adopted Unitary Development Plan (UDP). The UDP identified the BDL regeneration initiative as one of the priorities under the plan, and it is assumed that this will be taken forward into the LDP.

1.4.1 The draft LDP outlines twelve suggested objectives that will direct the vision for the area. Below are the objectives that relate to the proposal.

**Objective 1:** Meet the future needs of a growing population by providing the right type, mix, quality and amount of development and infrastructure in sustainable and accessible locations, ensuring that the role of Wrexham as a key settlement of national importance in the Wales Spatial Plan Wrexham – Deeside – Chester hub is strengthened.

**Objective 3**: Ensuring a supply of jobs to support an increased workforce in the County Borough and surrounding area by providing economic development opportunities to allow existing businesses to expand and grow, and to ensure that the County Borough continues to provide the right type of employment land, in the right location to enable new businesses to locate in Wrexham and take advantage of its strategically accessible location within the wider North East Wales and North West England market region.

**Objective 5:** Celebrate and promote all our cultural, historical and natural heritage for tourism and economic development opportunities including realising the importance of protecting and enhancing the Outstanding Universal Value of the Pontcysyllte Aqueduct and Canal World Heritage Site and associated features as well as the surrounding landscape of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty; together with other assets of cultural, heritage and tourism value for the regeneration benefits these will bring to a socially and economically deprived area of the County Borough.

**Objective 6:** Promote and encourage a healthy, active and safe lifestyle that improves wellbeing through increasing accessibility to services and facilities by locating development in sustainable locations, protecting our green spaces for people and wildlife and designing safe, secure and walkable communities.

**Objective 7:** Protect and enhance the natural and historic environment including protected species, international, national and local areas of wildlife and biodiversity interest and landscapes and the interlinks between them including water, soil and air as well as heritage assets including conservation areas and listed buildings.

**Objective 11:** Ensure development meets the needs of society and industry, now and in the future, through the provision of an adequate supply of high quality minerals in sustainable locations, the protection of valuable mineral resources from non-mineral development and the reduction of conflict between mineral workings and sensitive land uses.

**Objective 12:** Facilitate the provision of an integrated network of waste facilities which enable waste to be managed in a sustainable way, in sustainable locations and ensure that new development is carried out in a way that minimises the production of waste and, where it is produced, maximise recycling wherever possible.

## 2.0 Existing Usage

2.1 The site is largely inactive and there is currently no formal parking available on the site.

## 3.0 Accessibility – Vehicles and Pedestrians

3.1 Pedestrian access to the site is appropriate with good quality footways along both sides of New High Street and informal crossing across the site access. The closest informal crossing points New High Street are approximately 100m south of the site at the 3-arm roundabout, or approximately 200m north at the junction with Mount Hill. There are currently no formal crossing points across New High Street however the existing traffic demand on this road is low enough that pedestrians are able to cross relatively safely unassisted.

3.2 There is no on road or off-road cycle infrastructure within the immediate vicinity of the site.

3.3 The existing bus stops on Phoenix Drive serve the current residential development however it is understood that further bus stop locations will be provided along New High Street upon the build out of the adjacent proposed residential led development, the proposed new school and associated commercial development. The existing frequency of bus services throughout Brymbo is fair with hourly services in both the weekdays and on the weekends between Brymbo and Wrexham.

3.4 There is a local railway station within proximity to the site and a major railway station in Wrexham (Wrexham General).

3.5 The main site access is via New High Street however there are two further private access points off Blast Road. The locations of these three access points.

3.6 The Transport strategy document identifies the entire site can accommodate up to 88 spaces. The key parking locations as part of the Masterplan are as follows:

- Site off New High Street – 60 spaces
- Site off Duck Pond access – 10 spaces also a separate application to be submitted.
- Overflow Car Parking Arrangements – 41 spaces

3.7 The proposed parking provision complies with local policy and are adequate to meet forecast parking demand. The indicative estimate meets Stori Brymbo visitor, staff and volunteer parking demand.

3.8 The development will also provide appropriate cycle and mobility parking.

## 4.0 Community Safety

4.1 During the design process design measures such as layout, appearance and landscaping have been carefully assessed to help to prevent crime.

The following safety measures have been considered;

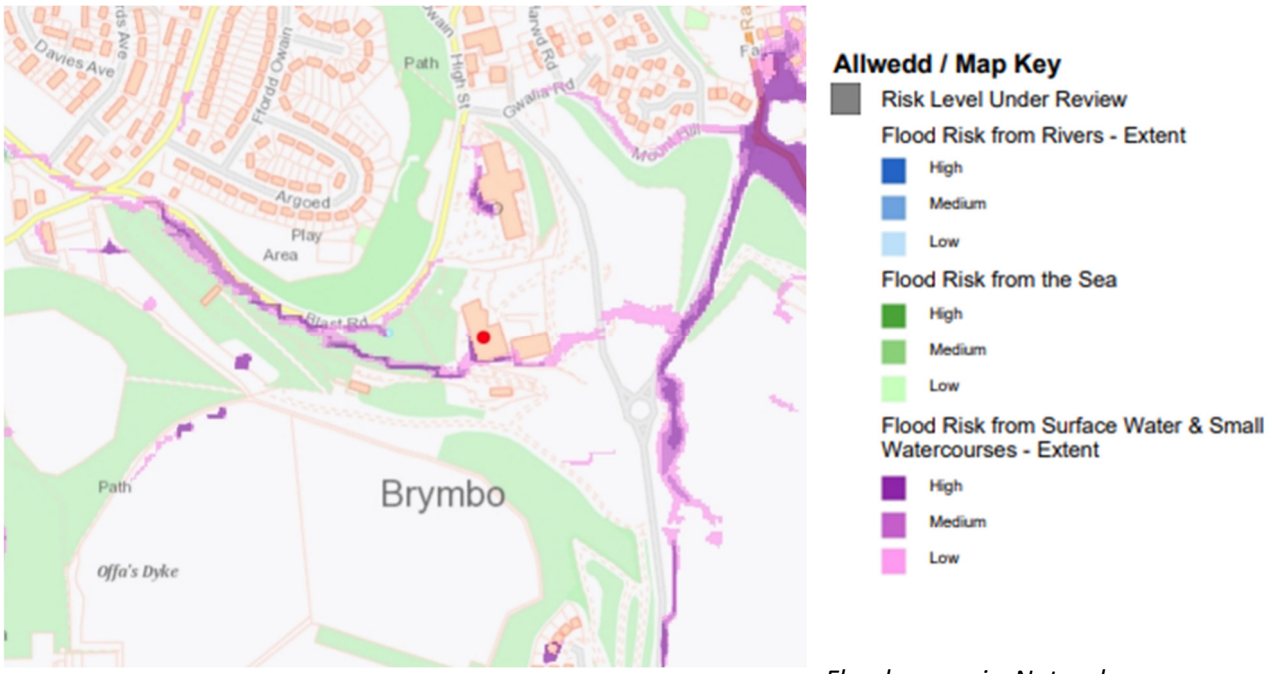
- Security through natural surveillance
- Sense of ownership through clearly defined boundaries.
- External environment designed to avoid the inadvertent creation of opportunities for crime.

4.2 The site has been subject to petty vandalism and it is proposed this will be addressed where practical.

## 5.0 Environmental Sustainability

5.1 The development will be constructed to fulfil current Building Regulations standards where applicable.

5.2 It has been established via Natural Resources Wales flood risk map that the site does not lie in a flood zone from rivers and the sea and has a very low risk of flooding.




*Flood map via Natural Resources Wales*

## 6.0 Land Use

6.1 The proposal is a car park for the use of B1 Business, B2 General Industrial and D1 (Revoked use class) non-residential institutions.

## 7.0 Noise Pollution

7.1 Some noise may be generated during construction works but once complete it is anticipated that the proposed development will not create any greater noise levels than the existing noise within the area. The premise currently has a licence for entertainment events including live music and theatre, and noise levels from these periodic events are subject to the conditions of that licence.

## 8.0 Air Quality

8.1 There may be a limited amount of dust resulting from the construction works.




*Location Plan – Car Park*