Our Ref: AWID4931

8th April 2025

Wrexham County Borough Council
Planning Department
16 Lord Street
Wrexham
LL11 1LG

Sir/ Madam,

Full planning application for the replacement of staff welfare facilities and new shelter at Wrexham Depot, New Broughton, Wrexham, LL11 6SL

On behalf of Arriva Ltd, I hereby submit a full planning application for works at the Wrexham Depot that facilitate improvements to the staff welfare facilities and provide a shelter from within which staff can maintain the buses rather than doing so in the open air. This supporting statement (covering planning, design and access) outlines the proposals and confirms compliance with local and national planning policy.

This submission is also supported by a full set of architectural drawings.

Site Description and Proposals

Wrexham Depot is located along the B5101 to the west of Wrexham centre, between there and New Broughton.

Wrexham Depot has had 3 steel containers modified for welfare and meeting space in situ for over 15 years. These are in dilapidated condition and do not meet current health and safety standards. Following a recent integration of Oswestry, the existing cabins do not meet the needs of the increased staff headcount. The existing cabins are also not compliant with the Health and Safety at Work etc Act 1974 for onsite employees, as there are privacy issues such as no designated female changing / toilet facilities, as well as no engineering showers. These issues have caused an impact on staff moral and the ability to retain staff due to inadequate welfare facilities.

The Health and Safety review that took place late 2024 identified insufficient engineering workspace within the existing workshop building. The engineers are currently required to work on / clean vehicles in compound areas, without shelter from the elements which is affecting workers moral and is non-compliant to adequate workspace facilities within the Health and Safety at Work etc Act 1974 for onsite employees. Ground surface conditions are also poor and in need of upgrades to provide solid fixing for proposed shelter, and to reduce risks of vehicle fleet damage and staff slips / trips / falls.

The proposal is to develop two new buildings to improve welfare and workspace facilities at Wrexham Depot. The existing cabin building is proposed to be demolished with a new cabin building

taking its place. The new cabin building will be 9.5m by 6.5m and will be considerably smaller to that of which is currently existing, and will be sited in the location of the existing cabin building. The ground floor interior of the cabin will include female and male changing with shower units, female and male toilet facilities, and a canteen. The first floor interior will include a training room and an open plan office space. Access to the first floor will be through an external staircase, with the ground floor entrance located beneath the staircase.

The proposed maintenance shelter will be sited in the northeast corner of the site and will measure 15m by 12m. The inside of the shelter can be accessed from both southeast and northwest corners of the building.

Planning History

Relevant planning history found on the Wrexham council website is set out in the table below.

Application Reference	Description of development on decision notice	Date Approved	Application Type
DM/1314/0018/	Demolition of workshop building	21/03/2014	Building Control Application

Planning Policy Assessment

This section will cover the relevant policy from a national and local level.

National Planning Policy Wales, Edition 12, February 2024

Paragraph 3.3 states good design is fundamental to creating sustainable places where people want to live, work and socialise. A good design is inclusive design, the design of the cabins within this proposal are inclusive as they include facilities for all genders working on the site as well as a shared canteen space to support the well-being of staff, in alignment with this national policy.

Paragraph 3.19 states the built environment is a key determinant of health and well-being. The way places work and operate can have an impact on the choice people make in their everyday lives, including their travel and recreational choices and how easy it may be to socialise with others. The development of new facilities at Wrexham Depot will align with this policy and supports the Healthier Wales goal.

Paragraph 3.65 states that the main aim of Green Belts is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Green wedges are local designations that essentially have the same purpose as Green Belts. When considering applications for planning permission in green wedges, a presumption against inappropriate development will apply. Substantial weight should be attached to any harmful impact which a development would have on the purposes of green wedge designation. The development of a cabin and shelter on an already active brownfield site within the green wedge will not cause any harmful impact or cause any impact to the merging of settlements.

Wrexham Local Development Plan 2023

As per the proposals map 5, the site is within the Green Wedge boundary and therefore must be compliant with Policy SP6. Policy SP6 states that it is important to give extra protection to the green

wedge designated areas. As already stated within the national policy above, the replacement and improvement of welfare facilities and introduction of a maintenance shelter on an already active brownfield site will not cause harm to the green wedge or cause any impact to the merging of settlements as the site is previously developed land with buildings already situated upon it, and therefore the proposed additions would not have an effect.

Policy SP13 relates to health and wellbeing and states that all development should seek to reduce health inequalities and provide opportunities for healthy lifestyles and improve health and wellbeing, including mental health, by addressing the physical, economic and social determinants of health. The proposed application seeks to improve the health and wellbeing of staff who work on the site by improving facilities on the site. With the aim to improve mental and physical health of the employees, the proposal would protect them from poor weather conditions, meaning they can work more effective and efficiently, and provide them with a high-quality space to socialise, shower, learn and eat during their work hours.

Conclusion

Overall, the provision of the new cabin and shelter at Wrexham Depot will help meet the business needs of Arriva by ensuring they continue to move forward providing up to standard health and safety standards and improving the well-being for their employees.

There will be no impact on trees in this proposal and the site is not in a conservation area or within area of high flood risk.

It is therefore requested that the application be approved without delay to allow the introduction of this important addition to Arriva's Wrexham Depot.

Yours faithfully

Andrew Windress

Andrew Windress MA MRTPI
Director