

Caulmert Limited

**Engineering, Environmental & Planning
Consultancy Services**

JCP INVESTMENTS LTD

ERECTION OF STORAGE AND DISTRIBUTION UNIT

**LAND TO THE NORTH OF BRIDGE ROAD NORTH,
WREXHAM INDUSTRIAL ESTATE**

SUPPORTING PLANNING STATEMENT

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1 INTRODUCTION

- 1.1 Caulmert Ltd has been appointed by JCP Investments Ltd (“the applicant”) to prepare this Supporting Planning Statement.
- 1.2 The Statement relates to an application for outline planning permission for the erection of a storage and distribution unit (Use Class B8), improvements to the existing site access, the construction of an internal site access road, car parks and service area and the erection of a cycle shelter and security fencing, together with associated landscaping and ecological mitigation measures (Details of landscaping reserved for subsequent approval) (hereafter “the proposed development”) on land to the north of Bridge Road North, Wrexham Industrial Estate, Wrexham (“the application site”).
- 1.3 The Statement should be considered alongside the submitted Arboricultural Assessment, Preliminary Ecological Assessment, Drainage Strategy, Transport Statement, the Phase 1 and 2 Contaminated Land Assessment, Design and Access Statement and the scheme drawings which illustrate the proposed development.
- 1.4 The application site falls within the administrative area of Wrexham County Borough Council, as Local Planning Authority.

2 DESCRIPTION OF THE APPLICATION SITE

- 2.1 The application site is situated on the northern side of Bridge Road North, within the extensive Wrexham Industrial Estate and approximately 4.8km to the east of Wrexham Town Centre.
- 2.2 The site is bounded to the south by Bridge Road North and by a substantial modern industrial/warehouse unit, presently occupied by Coolpoint Ltd.
- 2.3 The application site is L-shaped, with a narrower frontage onto Bridge Road North, which then opens out into a wider area to the north, beyond the Coolpoint unit. The overall site extends to approximately 1.52ha.
- 2.4 Other substantial modern industrial/warehouse units are located immediately to the south west, north west and north east. An area of grassland with scattered trees fronts onto Bridge Road North, to the east of the site.
- 2.5 Vehicular access to the site is gained via an existing access from Bridge Road North, which is shared with Coolpoint Ltd, and by an access road which runs adjacent to the eastern side of the Coolpoint unit.
- 2.6 The application site is relatively flat and is given over predominantly to poor semi-improved grassland with smaller areas of scrub and ruderal vegetation. A species poor native hedgerow defines the northern boundary of the site.
- 2.7 The site contains four individual trees and five small groups of trees. All of the trees are of low quality and two of the trees are unsuitable for retention.
- 2.8 Wrexham Industrial Estate is one of the largest employment areas in North Wales and contains a wide variety of office, industrial and warehouse buildings and uses. The Estate has been developed progressively since the Second World War on the site of a former munitions factory.

3 THE PROPOSED DEVELOPMENT

- 3.1 The proposed development comprises the erection of a storage and distribution unit (Use Class B8), improvements to the existing site access, the construction of an internal site access road, car parks and service area and the erection of a cycle shelter and security fencing, together with associated landscaping and ecological mitigation measures.
- 3.2 The proposed storage and distribution unit will be located on the northern part of the site, with parking and servicing areas situated between the proposed unit and the existing Coolpoint unit.
- 3.3 The existing shared vehicular access from Bridge Road North will be improved and relocated a short distance to the north west, in accordance with the requirements of the Council's Highways Officer. This improved access will continue to serve both the proposed storage and distribution unit and the Coolpoint unit.
- 3.4 The existing internal site access road that runs adjacent to the eastern side of the Coolpoint unit will be extended and improved to serve the proposed storage and distribution unit and its associated parking and servicing areas.
- 3.5 The improved /relocated access onto Bridge Road North and the extended/improved internal site access road will make appropriate provision for pedestrians
- 3.6 The proposed storage and distribution unit will have gross floor areas of 5087m² and will have a twin span pitched roof with a ridge height of 11.5m.
- 3.7 The external elevations of the proposed unit will be clad in coated metal cladding, incorporating blocks of colour in different shades of grey.
- 3.8 A series of access doors will be located on the south elevation of the proposed unit
- 3.9 A glazed entrance feature will be located at the south eastern corner of the proposed unit.
- 3.10 A total of 51 car parking spaces, including 5 disabled parking bays and 3 electric vehicle charging points, will be provided to the proposed development.
- 3.11 Provision will be made for the turning of HGV's within the service yard.
- 3.12 A secure covered cycle parking shelter to accommodate six bicycles will be provided. The proposed unit will contain shower and changing facilities, with lockers provided, in accordance with a layout to be agreed with the prospective occupier.
- 3.13 The proposed development will require the removal of low quality trees and trees that are unsuitable for retention, however, these will be replaced by broadleaved native tree planting, as recommended by the applicant's ecologist.
- 3.14 The application site is considered to be of low ecological value, with low potential to support a number of protected and/or notable species; however, it is anticipated that detailed mitigation will be required in relation to Great Crested Newt.

- 3.15 Semi-improved grassland will be established on the undeveloped parts of the site (31% of the application site area) with a view to promoting biodiversity and will include localized topographical variations to facilitate the establishment of areas of damper ground.
- 3.16 Species rich hedgerows will be established along the south western and north eastern boundaries of the application site.
- 3.17 The localized topographical variations within the semi-improved grassland will also operate as swales, thereby helping to promote sustainable drainage.

4 THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

Planning Policy Wales

- 4.1 Planning Policy Wales Edition 11 (PPW) was published in February 2021 and sets out the land use policies of the Welsh Government.
- 4.2 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic and environmental well-being of Wales, in accordance with the requirements of, inter alia, the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.
- 4.3 PPW introduces the concept of placemaking, which is intended to ensure that planning decisions consider all aspects of well-being and deliver new development which is sustainable and provides for the needs of all people. Four key interlinked themes are identified (Strategic and Spatial Choices; Active and Social Places; Productive and Enterprising Places; and Distinctive and Natural Places) and together these are intended to promote placemaking with a view to achieving sustainable places.
- 4.4 “Strategic and Spatial Choices” is concerned with the siting of new development, with the priority being on the use of previously developed land, safeguarding the best and most versatile agricultural land with designations such as Green Belt and Green Wedge to be deployed to guide spatial choices.
- 4.5 “Active and Social Places” is concerned with ensuring the provision of housing, retailing, employment and community and leisure development in locations which minimise the need to travel and where a choice of modes of transport is available.
- 4.6 “Productive and Enterprising Places” emphasises the need to plan for appropriate infrastructure in order to support economic development and tourism, together with decentralised, low carbon energy production and increased recycling in the interests of sustainable development.
- 4.7 “Distinctive and Natural Places” sets out policies for the natural and historic environment including policies to manage noise, air quality, lighting and flood risk.
- 4.8 In considering strategic and spatial choices, PPW acknowledges that good design is fundamental to creating sustainable places where people want to live work and socialise.

Future Wales – the National Plan 2040

- 4.9 Future Wales – the National Plan (hereafter “Future Wales”) was published by the Welsh Government in February 2021 and provides a strategic framework for planning change and development throughout Wales over the course of the next two decades.
- 4.10 Future Wales is intended to provide an ambitious framework for development and regeneration in cities, towns and villages and to empower plans at the regional and local scales to identify schemes and projects that benefit communities and help achieve Wales’s national ambitions.

- 4.11 Future Wales identifies Wrexham, including the Wrexham Industrial Estate, and Deeside as a National Growth Area, within north Wales, which will act as the focus for strategic economic and housing growth; essential services and facilities; advanced manufacturing and transport infrastructure.

Wrexham Unitary Development Plan

- 4.12 The statutory Development Plan for the area within which the application site is located is the Wrexham Unitary Development Plan 1996 – 2011 (UDP), which was adopted in February 2005.
- 4.13 The Local Planning Authority is in the process of preparing a Local Development Plan (LDP) which will, upon adoption, replace the UDP. Whilst the LDP is at an advanced stage of preparation, its emerging policies and proposals cannot yet be afforded weight in the determination of planning applications.
- 4.14 The UDP's overall strategy is consistent with PPW and seeks to promote sustainable development.
- 4.15 The application site is located within the "Settlement Limit" of Wrexham Industrial Estate as defined on the UDP Proposals Map. Strategic Policy PS1 confirms that new employment development should be directed to sites within the defined Settlement Limits.
- 4.16 Strategic Policy PS2 requires that development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.
- 4.17 Employment Policy E4 confirms that employment development on unannotated land within settlement limits will be permitted subject to Policy GDP1.
- 4.18 Policies EC12 and EC13 seek to limit development in areas of Flood Risk and ensure that surface water run-off can be appropriately dealt with.
- 4.19 Strategic Policy PS11 addresses biodiversity and confirms that encouragement will be given to proposals which improve the biodiversity value of sites and to the establishment of local nature reserves where the nature conservation and landscape interest of the land will be protected and enhanced.
- 4.20 Environment and Conservation Policy EC4 advises that development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape.
- 4.21 Transport Policy T8 indicates that development granted planning permission will be required to provide vehicle parking spaces either on site or nearby, in accordance with the Council's current parking standards.
- 4.22 General Development Principles Policy GDP1 identifies the following development objectives that new development should meet:

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- a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
 - b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.
 - c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.
 - d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
 - e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.
 - f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
 - g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.
 - h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.
 - i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.
 - j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
 - k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

Wrexham Local Development Plan

4.23 The Wrexham Local Development Plan (LDP) has been prepared with the intention of superseding the UDP, upon adoption. The LDP is at an advanced stage of preparation and the Inspectors report has been published following public examination.

4.24 At its meeting on 19th April 2023, following consideration of the findings of the Inspectors' Report into the examination of the LDP, the full Council resolved not to adopt the Plan.

Other Material Planning Considerations

4.25 The Local Planning Authority has adopted a series of Local Planning Guidance Notes which are material considerations in the determination of planning applications.

a) Local Planning Guidance Note No 15: Cycling

4.26 LPGN15 provides advice on the design of cycle parking facilities and the level of provision that should be incorporated in new development.

b) Local Planning Guidance Note No 16: Parking Standards

4.27 LPGN16 sets out the Local Planning Authority's maximum car parking standards for new development.

c) Local Planning Guidance Note No 17: Trees and Development

4.28 LPGN17 outlines the Local Planning Authority's approach towards the safeguarding of existing trees and new tree planting in dealing with proposals for new development.

d) Local Planning Guidance Note No 23: Contamination

- 4.29 LPGN23 provides guidance on the information that is required to accompany planning applications which involve the development of sites that may be contaminated. It aims to ensure that any potential contamination is adequately dealt with.

e) Local Planning Guidance Note No 26: Landscape and Industrial Development

- 4.30 LPGN26 outlines how sustainable landscape design can be incorporated into new industrial development.

f) Local Planning Guidance Note No 29: Employment Development and Nature Conservation

- 4.31 LPGN29 advises on advises the key ecological issues that need to be addressed before carrying out development on the Wrexham Estate and the procedures they should be followed to gain planning permission and the necessary licences.

g) Local Planning Guidance Note No 32: Biodiversity and Development

- 4.32 LPGN32 acknowledges that biodiversity considerations need to be at the centre of development proposals and outlines processes that are intended to ensure that nature conservation interests are taken fully into account when new development is being brought forward.

h) The Dee Catchment Phosphorous Reduction Strategy

- 4.33 In November 2021 Wrexham CBC and Flintshire County Council published a consultation draft Dee Catchment Phosphorous Reduction Strategy, with a view to securing phosphorous reductions in the River Dee catchment whilst facilitating LDP growth and demonstrating that mitigation can be delivered in practice.
- 4.34 The consultation draft Strategy proposes that, in order to avoid double counting, only new residential developments and other new commercial/employment developments that involve overnight accommodation (eg Hotels) or any new tourism attractions that will be connected to a wastewater treatment works be included in nutrient budget assessment. Both Authorities have confirmed that there are no current LDPO employment sites that would fall into such categories.
- 4.35 Following consultations on the draft Strategy, consideration is now being given to the advocated approach and to possible revisions.
- 4.36 This matter was also addressed in the Inspector's report of the public examination of the Wrexham LDP, wherein the Inspector made specific recommendations for a policy response. However, as indicated previously, the Council has resolved not to adopt the LDP.

5. REVIEW OF THE PLANNING ISSUES

- 5.1 The application site is located within an established employment area which is readily accessible by cycle and by public transport.
- 5.2 The proposed development itself will be constructed using durable materials with a long lifespan, thereby reducing the need for significant repair and/or replacement.
- 5.3 In addition, the proposed development will not result in material harm to the natural environment and will incorporate biodiversity enhancement proposals, including the establishment of species rich grassland as part of the proposed ecological enhancement measures.
- 5.4 The proposed drainage arrangements, including the provision of areas of local topographical variations and rain gardens, will promote SUDS and will provide appropriate control of surface water run-off from the site.
- 5.5 The proposed development incorporates proposals for electric vehicle charging points and makes appropriate provision for cyclists and pedestrians.
- 5.6 Thus, the proposed development is considered to constitute sustainable development and to be supportive of both PPW and the strategic sustainability objectives of the UDP.
- 5.7 The proposed development is supportive of Future Wales policy of promoting economic growth in Wrexham Industrial Estate, as part of the Wrexham and Deeside National Growth Area.
- 5.8 The application site is located within the “Settlement Limit” of Wrexham Industrial Estate as defined on the UDP Proposals Map and accords with UDP Policy E4 which confirms that employment development on unannotated land within settlement limits will be permitted.
- 5.9 The design, scale and layout of the proposed storage and distribution unit accords with the general pattern of built development in the locality.
- 5.10 The application site is not in an area at risk of flooding and the proposed development makes provision for Sustainable Urban Drainage and the controlled discharge of surface water run-off. The proposed development is supportive of the provisions of UDP Policies EC12 and EC13.
- 5.11 The proposed development makes suitable provision for the safe access and egress of vehicles to and from the application site and the additional traffic that will be generated by the proposed development can be accommodated satisfactorily on the local highway network.
- 5.12 The proposed development makes appropriate provision for pedestrians and incorporates car, disabled and cycle parking proposals that conform with the Council’s standards, in accordance with the provisions of UDP Policy T8 and LPGN’s 15 and 16.

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- 5.13 The submitted Phase 1 and 2 Contaminated Land Assessment conforms with the guidance contained in LPGN 23, identifying the presence of localized contamination on the application site and indicating that this can be dealt with in an acceptable manner and without risk.
- 5.14 The proposed development will not affect any sites of nature conservation importance and the submitted Preliminary Ecological Assessment (PEA) demonstrates that the site is of limited biodiversity value. The provision of broadleaved tree planting, species rich grassland and species rich hedgerows accords with the recommendations of the PEA and will make a positive contribution towards biodiversity. Thus, the proposed development is supportive of UDP Policies PS2 and PS11 and accords with the guidance provided by LPGN's 29 and 32.
- 5.15 The proposed development involves the removal of some low quality trees from the site. However, replacement broadleaved native tree planting will be provided as recommended in the PEA and is sustainable in arboricultural terms.
- 5.16 Thus, the proposed development accords with UDP Policy EC4 and the guidance provided by LPGN17.
- 5.17 The proposed development accords with the objectives for development expressed in UDP Policy GDP1 as follows:
- a) The scale, design and layout of the built development, and its use of materials and landscaping, accords with the character of the site and complements the appearance of the nearby locality.
 - b) There is no public access over the application site and disabled parking facilities are located immediately adjacent to the entrances to the proposed building.
 - c) The proposed development makes provision for the recharging of electric vehicles.
 - d) The proposed development will link in with the existing pavement along the northern side of Bridge Road North.
 - e) The proposed development incorporates covered, secure cycle parking facilities and is well located in relation to cycle routes within the Industrial Estate. Good public transport facilities are available within reasonable walking distance of the site.
 - f) The proposed development is unlikely to adversely affect the safety and amenity of the public or to impact adversely upon the local environment in terms of the pollution of water, land or air.
 - g) The application site is already served by public services located within the adjacent highway.
 - h) The proposed development will not affect any sites and areas of nature conservation and wildlife interest; biodiversity will be enhanced by the establishment of species rich grassland; and the unavoidable loss of low quality trees will be compensated by the planting of replacement broadleaved native trees.
 - i) The application site is not at risk of flooding and the localized contamination that has been identified can be readily dealt with in a satisfactory manner.
 - j) The proposed development on an extensive and well-established Industrial Estate is unlikely to adversely affect the Welsh cultural and/or linguistic identity of the area.
 - k) The proposed development will provide employment opportunities, resulting in economic and social benefits to the local communities and to the well-being of the area, without material harm to the environment. The proposed industrial/warehouse units are considered to constitute sustainable development.

- 5.17 In the event that the Wrexham CBC and Flintshire County Council consultation draft Dee Catchment Phosphorous Reduction Strategy is approved and adopted in its present form, the proposed development would not fall into those categories of development to be included in nutrient budget assessment.

6 CONCLUSIONS

- 6.1 The proposed development is considered to be sustainable and to support the themes of sustainability expressed in PPW.
- 6.2 In addition, the proposed development with is consistent with and supportive of the four key interlinked themes of PPW, intended to promote placemaking with a view to achieving sustainable places.
- 6.3 The proposed development accords with the strategic policy for growth in the Wrexham and Deeside National Growth Area
- 6.4 The proposed development accords with the provisions of the Development Plan and with Local Planning Guidance Notes produced by the Local Planning Authority.
- 6.5 There are no other material considerations which would mitigate against the granting of planning permission for the proposed development, in this instance.
- 6.6 Section 54A of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that applications for planning permission be determined in accordance with the provisions of the development plan for the area, unless material considerations indicate otherwise.
- 6.7 For the reasons outlined above, the Local Planning Authority is requested to grant outline planning permission for the erection of a storage and distribution unit (Use Class B8), improvements to the existing site access, the construction of an internal site access road, car parks and service area and the erection of a cycle shelter and security fencing, together with associated landscaping and ecological mitigation measures (Details of landscaping reserved for subsequent approval) on land to the north of Bridge Road North, Wrexham Industrial Estate, Wrexham, as now proposed.

