

CA4101 - Ningbo Walking Floors, Unit 1, Maelor Works, Cross Lanes, Wrexham, LL13 0UW.

A retrospective Planning Application for the erection of a new portal framed unit.

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Executive Summary

- This application is for a retrospective Planning Application for the construction of a portal framed building at Unit 1, Maelor Works.
- The unit will be used to support the applicants business needs.

1 Introduction

This design and access statement has been produced in support of a retrospective planning application for the construction of a portal framed building at Unit 1, Maelo Works, Cross Lanes, Wrexham, LL13 0UW.

The local authority for the application is Wrexham County Borough Council.

This statement is to be read in conjunction with the associated supporting documents including:

- Application Form
- PL-001 Location and Block Plan
- PL-002 Proposed Block Plan
- PL-003 Proposed Plans and Elevations

2 The Location and Context



Aerial View of Ningbo Walking Floors. Source: Goolgle Maps

2.1 The Location

The site is located in Wrexham, 4.5 miles south east of Wrexham City Centre, within close proximity to the Wrexham Industrial Estate (3.1 miles), 7.7 miles north east of Ruabon and 14.5 miles to the north west of Whichurch Town Centre. The site is located within the Maelor Works site, accessed off the B5130 and is a self contained industrial complex comprising of various industrial unit/buildings and secure spaces typically used for commercial use.

2.2 Context

The existing site is used by Ningbo Walking Floors to support their current business operations. The site is used for HGV parking mainly at the weekends. The applicants fleet is out on the road all week and only returns to the site during the weekends. The building is used as cover to work on trucks and trailers to keep them roadworthy and legal. Only works to the applicants fleet is carried out within the building and it serves no other purpose other than to support the day to day activities of the company.

3 Use

The use of the land will remain the same, the proposal does not seek to change the use class of the site.

4 Scale

The scale of the building is in line with neighbouring buildings and is not overly bearing within the site.

5 Appearance

The building is finished in metal sheeting, which is typical of the neighbouring industrial estate and buildings within the vicinity of the site. As such the building blends into its surroundings and is not out of place.



Front/Side Elevation



Side Elevation/Site



Rear/Side Elevation

6 Landscaping

The proposal does not affect any of the landscaping within or around the site.

7 Access & Highways

Highways or highway safety will not be affected by the proposal.

8 Biodiversity

Biodiversity within or around the site will not be adversely affected by the proposal.

9 Drainage & Flooding

9.1 Drainage

The existing drainage would not be affected and there would be no processes carried out on site that would produce contaminated waste.

9.2 Flooding

After reviewing the Environment Agency flood maps we have ascertained that the site does not lie within a flood risk zone.

10 Conclusion

- The proposal seeks to provide a commercial unit for the sole purpose of supporting the applicants current business needs.
- The positioning, mass and scale of the unit sits well within its context and does not adversely impact the surrounding area.
- Highway safety would not be compromised by the proposal.
- The proposal does not contravene any local or national Planning Policy guidelines.