



DESIGN & ACCESS STATEMENT

In respect of

Pen Y Palmant

At

Old Road, Minera, Wrexham, LL11 3YR

On behalf of

Mssr's Tomlinson

Prepared By

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The requirements of a design and access statements are detailed in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (Design and Access Statements in Wales) April 2017.

A design and access statement shall- include:

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1. Summary of Proposal

This statement forms part of the supporting documentation to accompany a Full Planning application for the change of use of agricultural livestock buildings to B2 commercial and all associated works.

2. The brief and Vision

The agricultural buildings are in general all steel frame buildings with a mix of Yorkshire boarding, red brick, concrete block, box profile sheeting and concrete panels. They form part of the existing farmstead and fit in within the surrounding farming landscape. Proposed elevation drawings form part of this application, the client's intention is to keep the buildings with an agricultural design to ensure there will be no detrimental effect of the surrounding landscape.

The existing use of the buildings relate to the pre existing dairy enterprise. The buildings were built to house dairy cattle and youngstock together with ancillary areas for produce and machinery storage, farm office, milking parlour and so on. They also used to process the milk and bottle on site requiring large lorries and trailers to collect. This they hand an operators license for.

The changes in regulations set out in the Water Resources (Control of Agricultural Pollution)(Wales) Regulations 2021 require a minimum of 5 months storage for slurry and contaminated rainfall, the slurry storage at the property is not able to comply with these requirements and therefore the options for continued agricultural use rely on reducing the stock numbers or increasing the storage capacity.

The Applicants have considered continuing with agricultural use but on balance feel that the proposed change to commercial use is better suited to the location.

Pen Y Palmant farm comprises of approximately 94 acres of mainly grazing and arable land.

The buildings will be used for commercial units for private rent. This will allow the our client to diversify the use of the redundant buildings while supporting small start up rural businesses. The change of use will provide sustainable workspace and storage for local small businesses.

Approval of this application has the potential to create jobs within the small to medium business sector. The proposal will improve the resilience and diversity of income within the site to stabilise its future.

There will ultimately be 9 commercial units within the proposed buildings and these will be rented individually to allow small rural businesses to start up and become established. It is envisaged that some agricultural storage will continue in the short term.

After much research the client has found in the surrounding areas commercial property is only available on a large scale and is mainly only available on long terms agreements, combined with the urban setting leading to high rents and rates making it difficult for small and start up businesses.

The units at Pen Y Palmant Farm will fill this gap in the market and provide flexible workplaces on flexible terms to suits small – medium businesses.

The design aims to keep a balance between the two aims of the planning system – efficient economic development and protection of the landscape.

Wrexham council planning policy E5 supports the conversion of suitably located buildings for small scale economic development/employment generating use. The proposed change of use is complimentary to Wrexham Industrial Estate, which is recognised as a nationally and regionally important employment location, as well as the secondary sites such as Five Crosses Industrial Estate located about 300 metres from the application site

Approval of the site for employment development would make an important contribution to the ability of the Council to deliver its overall spatial strategy as set out in the draft LDP and ensure that there is adequate employment provision within the Wrexham borough as a whole to meet existing and future demand.

3. Site and Context Analysis

The application site is located along Old Road Minera, near the village of, Coedpeth, it is set back from the road facing over farm land behind a railed enclosure.

The property is set within approximately 94 acre site that has fields to the North and West of the site.

The site is located in a recognised settlement area and is not within a Conservation Area or any special Local Plan designation, as far as we are aware.



Pen Y Palmant Farm Wrexham Industrial site to the South East

4. Interpretation

The layout is detailed on the plans accompanying the application. This has been predetermined by the extent of the existing property and boundaries.

5. Design Development

The development and detailing is illustrated on the floor and elevation plans. The design concept was born from the desire to maximise the space available without the need for any major structural alteration to the existing building.

6. The Proposal

i. Character

The Steel portal and some solid wall agricultural buildings providing adequate space for commercial use that can easily be sub divided if required to accommodate the intended use.

The fenestration and roofing materials will remain the same providing an agricultural feel to be in character with the existing setting.

ii. Access

The site already caters for vehicles and associated deliveries that have not been an issue. The site can be accessed via the existing access points.

iii. Movement

The nearest public transport is the X51 bus route serving the local area. Approximately 5 min walk to the nearest bus stop.

iv. Environmental Sustainability

- The landscape will be managed by existing methods, general pruning and weeding.
- The existing drainage system will be used to deal with surface water. With wastewater from the site being dealt with via a connection to the mains sewer which is located in the road to the east of the site.

v. Community Safety

The site will be sympathetically lit, providing a safe environment to walk around at dusk. Lighting will also be sympathetic to the natural surroundings to prevent harm to local wildlife.

All doors and windows will be secure by design. They will be of a slim line design and in a colour to compliment.

vi. Response to planning policy

The conversion proposals are in keeping with the local environment and thus consideration has been given to the strategy for repair/ replacement that includes the use of materials that are appropriate for the existing building style.

vii. Noise

In consideration of the planning application it is predicted that there would be no significant increase in noise emissions over and above the noise emissions from existing agricultural operations.

viii. Phosphates

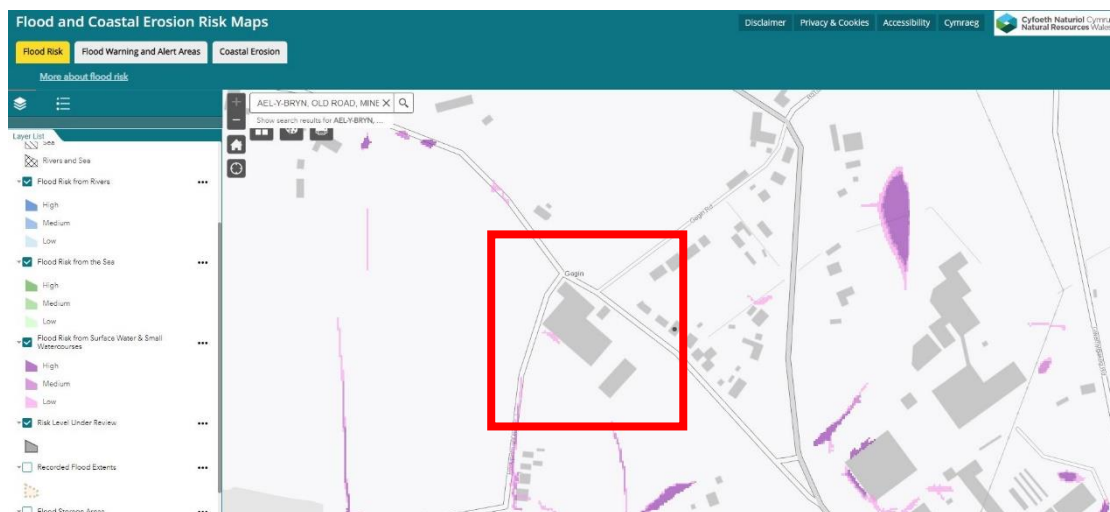
Draft LDP Policy NE6 states that all new development will only be permitted where there is no adverse effect on the integrity of the River Dee and Bala Lake SAC, in particular through the treatment of waste water. To ensure no adverse effect on the integrity of the River Dee and Bala Lake SAC, development creating waste water discharges will be required to demonstrate there is no

increase in phosphorus levels in the SAC. The proposed change of use will be a betterment on the existing site as the clients are no longer carrying out Dairy farming duties. Therefore there will a large reduction in the amount of slurry produced on farm and spread on the surrounding land. It is also anticipated the majority of the users of commercial buildings will be local to the Wrexham Borough.

ix. Heritage

The site is not located within or near a Conservation Area. There are no listed buildings, Register Parks & Gardens or Scheduled Ancient Monuments within or directly adjacent to the site boundary

x. Flood risk



The Natural Resources Wales flood risk map identifies the site as being outside the Flood Risk Area with the existing yard areas falling within the surface water map. However, these area will be used for parking and are therefore none highly vulnerable development.

xi. Highway

Pen Y Palmant Farm was an established dairy and youngstock enterprise therefore traffic movements associated with farming activities were of high volume. The proposed change of use will result in a reduction in large traffic movements and general movements in and out of the site.

xii. Landscape

The proposed change of use will have no or minimal effect on the surrounding landscape due to its reuse of existing farm buildings along with position and proximity to the other agricultural buildings on site.

xiii. Structural

The existing buildings are fit for use as commercial use and require no rebuilding or replacing. There are some minor repairs and adjustments to make them fit for purpose. Such as power supply upgrades, welfare facilities to be expected.

7. Planning policy

The Planning and Compulsory Purchase Act (2004) establishes the legislative background for town planning. Section 38() of this Act establishes the plan led approach and states that planning applications should be determined in accordance with the development Plan, unless material consideration indicate otherwise. This is reiterated in Section 70(2) of the Town and Country Planning Act (1990).

The council has been progressing with a new Local Development Plan (LDP). The LDP covers the period 2013-2028 and has replaced the UDP as the primary planning policy document against which the council consider planning applications, if adopted. However, the council have voted against the adoption of the plan.

The site is located outside of the Wrexham Industrial Estate settlement limit on WCBC's adopted proposals map, therefore the site is within Open Countryside.

The local policy states employment development in the countryside will only be permitted where it is a small scale conversion of an existing building (UDP

Policy E5). In the justification text WCBC outline how development in the countryside which would result in a loss of visual and landscape character and adversely affect agriculture will be resisted.

Wrexham UDP

Employment in the Countryside:

Policy E5

Small-scale employment development in the countryside will only be permitted through the conversion of an existing building where:-

- a) the proposal accords with Policy GDP1; and
- b) the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new building; and
- c) any inherent characteristics of merit in the building are retained; and
- d) the building and resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost.

Small Farm-Based or Related Employment Operations

Policy E6

Small on-farm operations such as food processing and packing, together with services to other farms, such as workshop facilities and equipment hire and maintenance, should be located within existing farm buildings. Where it can be shown that no suitable buildings are available for such operations, the erection of a new building will be permitted, provided that:-

- a) the building adjoins, and forms a logical extension to the existing farm complex;
- b) the building will not result in a detrimental intrusion in the landscape;
- c) the building does not exceed 300 square metres in area.

Policy PS2 -The Broad Location of Development – development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

Policy PS3 - The Broad Location of Development – Development should use previously developed brownfield land comprising vacant, derelict or underused land in preference to the use of greenfield land.

Policy PS11 Biodiversity – 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 and will be protected and enhanced.

Policy EC6 - Biodiversity Conservation harm to biodiversity should be kept to a minimum and compensatory measures should be provided. Measures to improve the biodiversity value to sites an enhance their natural conservation interest and landscape quality including the establishment of local nature reserves will be supported.

Planning Policy Wales sets out that good design is fundamental to the creation of sustainable places where people what to live, work and socialise, with design not just being about good architecture but about the relationship between all elements of the natural built environment.

Policy GDP1 Development Principles of the UDP sets out that development should be of scale, design and layout and in its use of landscaping, accord with the character of the site and make a positive contribution to the appearance of the nearby locality it should ensure safe and convenient pedestrian and vehicular access and be located where it has convenient access to public transport facilities and sustainable routes.

Emerging Policy SP3 Design Principles & Master planning Framework states that all development will be require to be of high quality, sustainable design, which makes a positive contribution to the creation of locally distinctive places, ensuring compliance with master planning framework.

8. Local Development Plan 2013 – 2028

Policy SP2, location of development growth strategy.

The site is in a defined settlement for employment. On the edge of the Five crosses industrial estate.

Policy SP5 Planning Obligations.

3.42 The new development will not place additional strain on the existing infrastructure. The sites previous use catered for a fleet of vehicles including lorries, that had an operators license.

3.43 The scale of the development will not change. The kind of development is reasonable in terms of its use.

Policy SP8 Economic growth, employment and Enterprise.

3.59 One of the objectives of the Plan is to 'support a vibrant, diverse and competitive local economy that provides a range of job opportunities to enable new and existing businesses to grow in Wrexham'. It is essential therefore that the County Borough has an adequate employment land supply to accommodate the projected growth while allowing choice and flexibility to meet the varying nature of future employment needs and demands.

3.60 The councils Economic Prosperity Strategy (2012-2017).

Recognises the need for securing enough of the right land and / or buildings to attract high quality employment opportunities in the most sustainable and accessible locations.

The mixed use of B1 and B2 use class will help support the LDP strategy in this instance.

Policy SP11 Transport and Accessibility.

Refer to the report dealing with the transport implications of the proposal.

Policy SP12 Design Principles & Master planning Framework.

The development has set out to re-purpose the existing agricultural buildings.

In alignment with the master planning framework outlined in the Supplementary Planning Guidance (SPG) and Key Strategic Sites (KSS) schematics, the

design proposal respects the area's unique features. Such as preserving the rustic charm of the agricultural building's exterior while transforming the interior into modern industrial spaces. Renewable energy systems, such as solar panels, could be integrated into the design to promote sustainability at a later date.

To enhance the local character, The use of locally sourced materials ensure that the design blends with the existing landscape and townscape.

By adhering to national planning policy objectives and the principles of good design, the development not only meets the functional needs of industrial spaces but also contributes positively to the local environment and community well-being. It serves as an example of how repurposing existing agricultural buildings can create high-quality, sustainable places that enhance the distinctive character of Wrexham.

Policy SP19: Green Infrastructure.

3.129 There is no loss of green space or wild life habitat. The Ecological Impact Assessment Report should also be referred to.

The development is largely surrounded by agricultural land that will not be impacted upon.

Policy EM2: Provision of Supporting Facilities for Employees in Business, Industrial and Warehousing Developments.

The development of Pen Y Palmant

- i. is of an appropriate size and scale and is subordinate in its nature to meet the needs of workers in the vicinity and does not result in an over concentration of such facilities in one area;
- ii. The proposal does not impact on the status and character of the employment area for B1, B2 or B8 uses;
- iii. The operations of other industrial and employment uses in the vicinity of the site would not be adversely affected; and

iv. The proposal would not result in significant levels of visitor traffic into the area, or exacerbate existing traffic conditions.

Policy T1: Managing Transport Impacts

Refer to the report dealing with the transport implications of the proposal.

Policy MW5: Sustainable Waste Management.

1. Waste Segregation Facilities: Adequate space will be allocated within the site for waste segregation facilities, including designated areas for the sorting and storage of recyclable materials, hazardous waste, and general waste. Clear signage will be provided to facilitate proper waste disposal practices.

Conclusion: Our proposal for a sustainable light industrial park underscores our commitment to minimising waste generation and promoting sustainable waste management practices within the industrial sector. By prioritising waste reduction, implementing efficient resource utilisation, and providing infrastructure for waste segregation and recycling, we aim to create a thriving industrial community that operates in harmony with the environment.

8. Conclusion

The proposal is for the change of use of existing agricultural buildings to be used for small commercial units and all associated works.

The proposed change of use will have no impact on the sites ecology and will be an improvement on the sites existing highway movements.

It is considered that the proposed development is acceptable in its design, scale and use and it will not have a detrimental impact on the character and appearance of the surrounding area. Therefore, the proposal is in accordance with policies E5 and E6.

The proposed change of use is a diversification of an existing farm enterprise and will allow small start up businesses a base for storage and work shops which will bring some sustainable benefits both environmentally and economically. The proposal seeks to reuse existing agricultural buildings currently used as part of the dairy enterprise.

The proposal would not generate unacceptable levels of traffic and include sufficient parking and manoeuvring space. On balance it is therefore considered that the proposed use in this case is acceptable as part departure to development plan policy and would not be of detriment to the rural character of the local area.

PPW establishes that development plans and development management decisions should be based on up-to- date local and sub-regional evidence relating to the economy and employment land (para. 5.4.7). It is clear from the age of the UDP that it fails to provide for the existing and future employment needs of the authority.

The proposed change of use constitutes a natural extension to Wrexham's commercial property provision and complimentary to Wrexham Industrial Estate, which is recognised as a nationally and regionally important employment location. Approval of the site for employment development would make an important contribution to the ability of the Council to deliver its overall spatial strategy as set out in the draft LDP and ensure that there is adequate employment provision within the Wrexham borough as a whole to meet existing and future demand.