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Design and Access Statement



Statement prepared for:

Mr Ben Owen

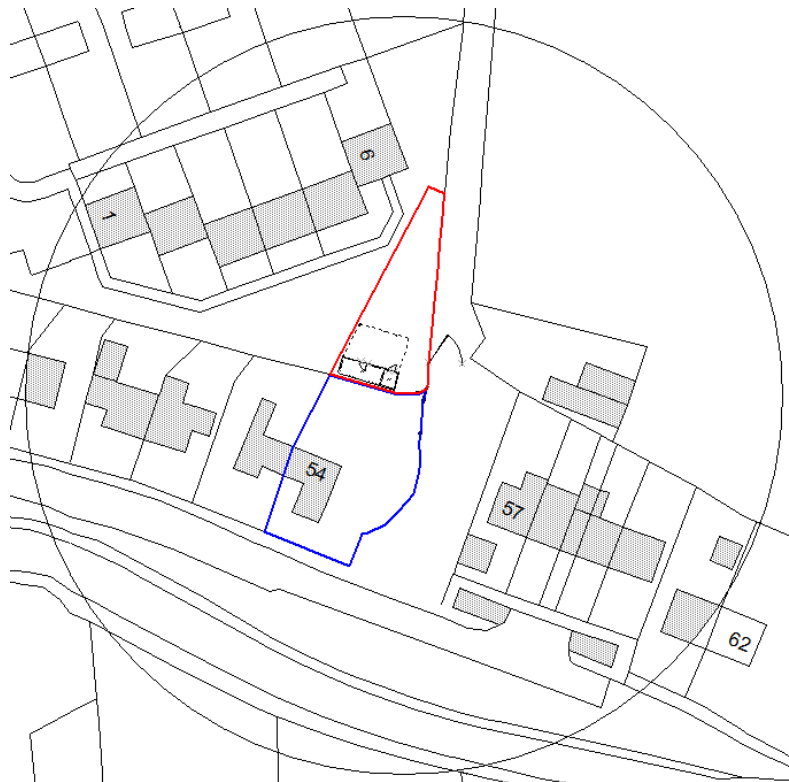
54 Minera Hall Road,
Minera,
Wrexham,
LL11 3YD

Statement required for:

Proposed alterations and change of use to land to the rear of 54 Minera Hall Road.

1. Brief:

- 1.1** We have been approached by our client to obtain full planning permission for the change of use to the land to the rear of 54 Minera Hall Road, alongside proposed alterations to an existing storage container.
- 1.2** The proposed change of use would give the site a light industrial use and allow the client to continue to carry out works required for his business.
- 1.3** The client has ownership of the adjacent property 54 Minera Hall Road as indicated by the blue outline on the proposed site plan.

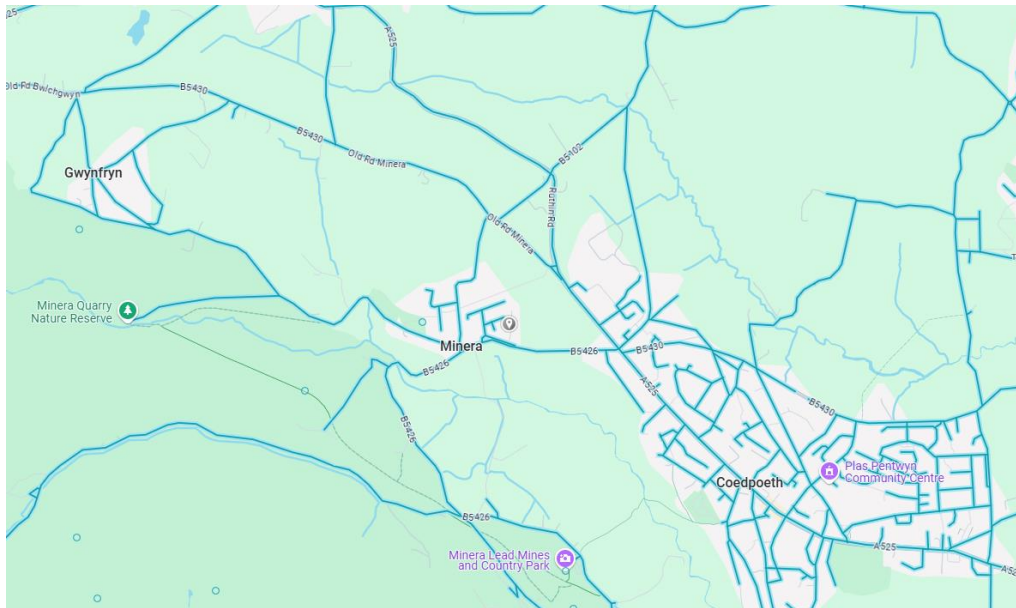


1. Proposed Site Plan

2. Access, including movement to and from the site:

- 2.1** Access to the site is to remain as existing with plenty of space to accommodate the proposed usage of the site.
- 2.2** The existing site has the capacity to accommodate additional parking that could arise from the proposal.
- 2.3** Minera is located within the County Borough of Wrexham, the village is located 4.5 miles to the West of the city centre of Wrexham. Served by excellent road links the village is easily accessible by vehicle. The A483 is located to the East of the village and can be accessed within a few minutes, which provides access to the wider area including places such as Chester, Chirk, and Llangollen.

- 2.4** The A483 provides links to other major roads which can be accessed near Chester. The A55 express way connects road users to the North Wales coast meaning The City of Bangor is within an hour's car journey. The M53 & M56 is accessed off the A55 meaning good road links to Manchester and Liverpool are also within a relatively short distance of the site.
- 2.5** The site is in a sustainable location in terms of distance to the village centre and public transport links such as bus services and train stations located within Wrexham.



2. Map of Road Links

3. Character:

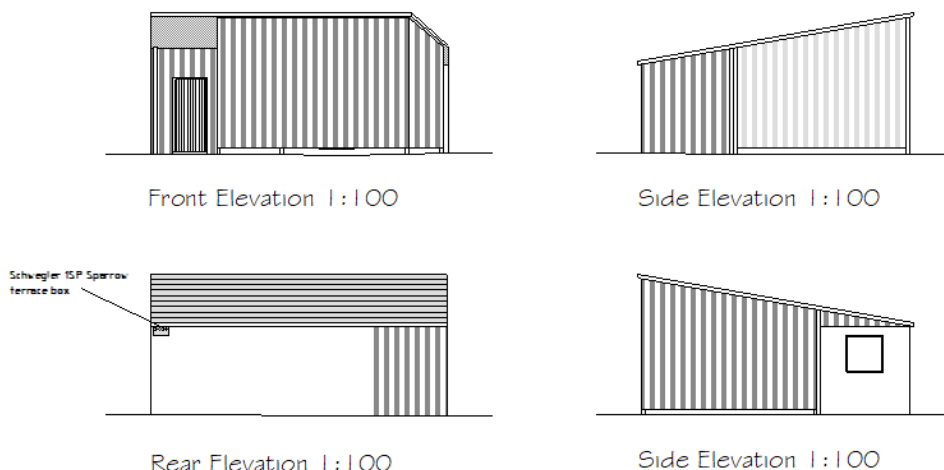
- 3.1** Minera is a village known for mining as the name would suggest and was once heavily industrialised due to large deposits of lead and zinc. The industry declined in the early 20th century which meant the collapse of this industry within the area. Despite this the village expanded dramatically post world war 2 due to the implementation of council housing estates.
- 3.2** Minera and the nearby area surrounding the site has a very traditional appeal with materials such as stone and slate being a recurring theme throughout, alongside more modern properties that provide a unique character to the area.
- 3.3** The elevated position of Minera provides magnificent views over Wrexham County Borough.
- 3.4** The sites boundaries conceal the site from surrounding dwellings therefore it will not have a detrimental impact on the local area.
- 3.5** The streetscape will remain as existing due to the location of the site, being set back away from the main highway.
- 3.6** The proposal would provide good usage / purpose to the land, in place of what would be a vacant plot between the cluster of properties.

4. Appearance/Design Principles & Concepts

- 4.1 The proposal will consist of an additional shed attached to the end of the existing storage container, as well as a sloping canopy that will provide shelter for works to be carried out.
- 4.2 The canopy has been tapered to match the angle of the boundary as indicated on the floor plans.
- 4.3 The materials proposed will largely consist of steel, corrugated metal cladding and onduline sheeting.
- 4.4 The proposed alterations have been designed in a sympathetic manner and will have minimal impact on the existing circumstances
- 4.5 The concept of the design has largely been determined by the layout of the plot.
- 4.6 A gate has been erected at the entrance of the site for security purposes.

5. Community Safety

- 5.1 According to information available to the general public there has been 17 crimes reported in the vicinity for the month of July 2024. This information has been obtained from the Police website (www.Police.uk)
- 5.2 There is very little reason to suggest why the change of use and proposed alterations would see an increase in these crime figures.
- 5.3 With the inclusion of this proposal to the area, natural surveillance would be improved.
- 5.4 A gate has been erected to aid in security and prevent theft of vehicles.



3. Proposed Elevations

6. Environmental Sustainability

- 6.1** There will be no detrimental impact on the sustainability of the site due to the minimal changes proposed.
- 6.2** The proposed introduction of a bird box will provide a net biodiversity gain for the site.

7. Local And National Policies.

- 7.1** The proposed development is compliant with policies SP8 and SP12 of the Wrexham LDP.
- 7.2** Our proposal will be compliant with strategic objective S02 and S08.

8. Conclusion.

- 8.1** The proposal will have minimal impact on the area and ensures that the plot does not become vacant.
- 8.2** By agreeing to the proposed change of use, it would allow the client to continue to carry out work at the site and grow his business.
- 8.3** We feel there is no justifiable reason for refusal and the application should receive a favourable outcome.

Document Prepared by:
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Revision A:
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