



Planning Statement

Project Reference: CP0034

Project Name: Williams Wrexham

Project Description: Erection of a Steel Portal Framed Building

Contents:

1. Introduction
2. The Existing Site
3. Design Proposal
4. Site Designation & Policy
5. Access & Highways
6. Conclusion



Executive Summary

- This application has been prepared to support a proposal for a new steel portal framed building at Williams Wrexham, Dunster Road, Wrexham Industrial Estate, Wrexham, LL13 9RE.
- The proposed building is for an additional repair service and brake tester for existing customers and their sales vehicles, which will not create any additional vehicle generation.
- The proposed building is identical to that which was granted planning permission in application ref: P/2019/0356

1. Introduction

Creative Planning (the Agent) have been instructed on behalf of Williams Wrexham (the Applicant) to prepare and submit a planning application to Wrexham County Borough Council (the Planning Authority) for a proposed steel portal framed building (the Proposed Development / Proposal) at Williams Wrexham, Dunster Road, Wrexham Industrial Estate, Wrexham, LL13 9RE. (the site).

Williams Wrexham carry out their day to day business from the site and have recently purchased land to the south to facilitate recent business expansion. Williams Wrexham buy, sell, and maintain light/heavy industrial vehicles and have been trading from the site for over 15 years.

The following Planning Statement has been produced to support this application and demonstrate how the proposal complies with the relevant national and local planning policies.

2. The Existing Site

The site is located within the Wrexham Industrial Estate and is bounded to the east by Dunster Road; to the south by Redwither Road; and to the north and west by existing industrial units. The application site is within the wider site and positioned on the western boundary.

The site contains 2 buildings used for the repair and maintenance of vehicles. The space around these buildings is used for vehicle storage.

3. Design Proposal

The proposed building will measure 18.9m long by 12.65m wide with an eaves height of 5.5m and an overall height of 7.4m. The structure is of a modest size and identical to that which was granted in application ref: P/2019/0356.

The building will be divided into 2 maintenance bays with 2 larger roller shutter doors on the eastern elevation and a personnel door on the same elevation. The building has been positioned so that vehicles can enter from the central turning area within the site and to minimise any impact on neighbouring sites.

The the proposed building is for an additional repair service and brake tester for existing customers and their sales vehicles, which will not create any additional vehicle generation, the 2 existing buildings do not provide sufficient space or capacity for the business operations.

The building will be clad with 40mm insulated composite panels on the walls and roof, identical to the previously approved building and reflective of the many industrial units in the area.

4. Site Designation & Policy

The site is designated by the Wrexham Unitary Development Plan as safeguarded employment land. The proposal will create additional employment opportunities at the site. The proposal is therefore consistent with the development plan and more specifically Policy E1 and E4.

5. Access & Highways

The site is accessed off Dunster Road. The access is constructed to a high standard and allows good visibility in both directions, with adequate room for vehicles to enter and exit in forward gear. It is not envisaged that the proposed development will create additional vehicle movements into and out of the site.

Since purchasing the additional land to the site of the original site, staff and visitor parking is now allocated along the north eastern boundary.

6. Conclusion

- This proposal is for a new steel portal framed building at Williams Wrexham, Dunster Road, Wrexham Industrial Estate, Wrexham, LL13 9RE.
- The proposed building is for an additional repair service and brake tester for existing customers and their sales vehicles, which will not create any additional vehicle generation.
- The proposed building is identical to that which was granted planning permission in application ref: P/2019/0356.
- The proposed development complies with all local and national policies and should therefore be granted planning permission.

Supporting Documents

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