

Planning, Design and Access Statement

Replacement Oxidiser,
Transcontinental Advanced
Coatings, Wrexham Industrial
Estate

CBRE Limited
On behalf of Transcontinental Advanced Coatings UK Limited

December 2023

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1.0 Introduction

- 1.1 This Planning, Design and Access Statement has been prepared by CBRE Limited on behalf of Transcontinental Advanced Coatings UK Limited, hereafter referred to as 'the Applicant'.
- 1.2 The application is for the installation of a replacement oxidiser at 424A Ash Road North, Wrexham Industrial Estate.
- 1.3 The total red line area is 956 sq m.
- 1.4 The existing oxidiser is located to the south of the site within a fenced boundary. The proposed development seeks to replace and relocate the oxidiser to the south west of the site, which currently comprises hard standing and a grassed area.
- 1.5 The description of development is as follows:
- Full planning permission for the installation of an oxidiser, and the removal of the existing oxidiser.*
- 1.6 Transcontinental Advanced Coatings (TC) are a leading global company within the advanced coatings industry. Their operations include the development, manufacturing and distribution of precision coating technologies, including coated papers, films, and specialty substrates for digital imaging, electronics, medical and optical technologies.
- 1.7 These operations use an oxidiser to neutralise waste into harmless gases that are then released into the atmosphere. The current oxidiser on site is 28 years old and was installed in summer 1995 and it is proposed to replace and upgrade the oxidiser to ensure peak performance.
- 1.8 It is proposed for the new oxidiser to be built and operational in a new location before the removal of the current oxidiser. This is to avoid a period of time where there is no oxidiser, so as to ensure no gases are emitted into atmosphere without going through the oxidation process.

1.1 Application Submission

- 1.9 The application is accompanied by a suite of supporting information as detailed below.

Table 1.1: Submission documents

SUBMISSION DOCUMENT	PREPARED BY
Planning Application Forms and Certificates	CBRE Limited
Covering Letter	CBRE Limited
Site Location Plan, Reference: LOC01	CBRE Limited
Plant Layout 2022 existing, Reference Site Layout 2022 (19-08-22)	Transcontinental Advanced Coatings UK Limited
Wrexham New Oxidiser Layout 1/2, Reference EC 21561-101 Rev. A	Environmental Integrated Solutions
Wrexham New Oxidiser Layout 2/2, Reference EC 21561-101 Rev. A	Environmental Integrated Solutions
Planning, Design and Access Statement	CBRE Limited
Arboricultural Impact Assessment	Tyler Grange
Ecological Impact Assessment	Tyler Grange
Green Infrastructure Statement	Tyler Grange
Air Quality Assessment	Air Quality Consultants
Transport Technical Note	Hydrock

1.2 Statement Structure

1.10 This Planning, Design and Access Statement is structured as follows:

- **Section 2: Site and Surroundings** – describes the application site, its wider context, provides a summary of the pre-application consultation and planning history;
- **Section 3: Proposed Development** – outlines the scheme proposals including details of the proposed design and landscaping;
- **Section 4: Planning Policy Context** – sets out the relevant policies of the statutory development plan and other material considerations;
- **Section 5: Planning Assessment** – assesses the proposed scheme against planning policies and other material considerations; and
- **Section 6: Summary Conclusions** – summarises the main findings of the Planning, Design and Access Statement, establishes the planning balance, and concludes on the overall merits of the scheme.

2.0 Site & Surroundings

2.1 Site Context

- 2.1 The proposed scheme comprises the development of a replacement oxidiser on unused land at the Applicant's premises at 424A Ash Road North, Wrexham.
- 2.2 The application site extends to 956 sq m, and includes the site of the existing oxidiser to the west (428 sq m) and the site for the replacement oxidiser to the east (528 sq m).
- 2.3 The site of the replacement oxidiser is a parcel of unused land and comprises a grassed area with four trees immediately adjacent to the existing building on site, as shown on the submitted site location plan.

2.2 Site Surroundings

- 2.4 The site is located within Wrexham Industrial Estate – an industrial and commercial site located approximately 4km east of Wrexham city centre.
- 2.5 Wrexham Industrial Estate is the UK's second-largest industrial estate extending to over 550ha¹ and is recognised as a regionally and nationally important employment area. It is located 2.5 miles to the east of Wrexham Town Centre.
- 2.6 To the east, south and west of the site, is the wider Wrexham Industrial Estate which primarily comprises 1-2 storey industrial and warehousing buildings. To the north of the site is JCB Transmissions, on the northern border of the industrial estate.
- 2.7 Further north of the site is Clays Golf Course and further south of the site beyond the industrial estate is the village of Pentre Maelor. Further east of the site lies the village of Isycoed, and to the west is a green barrier of farmland separating Wrexham from Wrexham Industrial Estate.

2.2.1 Heritage

- 2.8 The site is not located within or directly adjacent to a Conservation Area boundary. There are no listed buildings, Registered Parks & Gardens, Scheduled Ancient Monuments (SAMs) or Protected Wrecks within or directly adjacent to the site boundary.
- 2.9 Wrexham Industrial Estate is home to various 20th Century military features from WWII ordnance depot, such as buildings, bunkers, disused railway lines, ditches and roads. A few pre-war buildings and field boundaries survive amongst the more recent industrial infrastructure.
- 2.10 It is not considered that any historical or archaeological heritage will be affected by the proposal.

¹ <https://wrexham-industrial.com/>

2.2.2 Ecology

- 2.11 The site and its immediate surrounding area does not contain any statutory sites designated for ecology purposes. The nearest designation is approximately 3.5km east of the site, where the River Dee SSSI is located.
- 2.12 Part of the site falls within the designated River Dee and Bala Lake Special Area of Conservation (SAC). However, as the development will not increase the volume and phosphorous concentration of wastewater, the proposal has been screened out as not likely to have a significant effect on the SAC in relation to phosphorous inputs.
- 2.13 There are a total of 7 no. trees within the site and the wider TC premises, comprising a mixture of Category B2 and C2 trees.
- 2.14 More information regarding these designations is provided in the submitted Ecological Impact Assessment prepared by Tyler Grange.

2.2.3 Flood Risk

- 2.15 The Flood Map for Planning by Natural Resources Wales shows the whole TC site as being in Flood Zone 1 for flooding from rivers and sea, and part of the site as being in Flood Zone 2 for flooding from surface water and small watercourses. Although, the exact site in relation to this proposal is identified as being in Flood Zone 1 for all types of flooding.
- 2.16 It is recognised that the Flood Map for Planning has no official status for planning purposes until June 2023, but it serves well to demonstrate the risk of flooding at this site in the future.
- 2.17 Natural Resources Wales' Development Advice Map, which has official status in planning at present, identifies part of the TC site as being within Flood Zone C2. Zone C2 is defined as 'areas of the floodplain without significant flood defence infrastructure' and is used to indicate that only less vulnerable development should be considered subject to the application of the justification test, including acceptability of consequences. It should be noted that whilst part of the overall TC site is identified as Zone C2, the proposed site of the replacement oxidiser is not within this zone.
- 2.18 Overall, there is a very low risk of flooding at the site, with less than a 0.1% chance of flooding per year from rivers, the sea, or surface water and small watercourses. There is also no recorded history of flooding of the site.

2.4 Pre-Application

- 2.19 TC has been in ongoing consultation with the Public Protection Officer at WCBC regarding the need to update the oxidiser given its age and current condition.
- 2.20 A pre-application request was submitted to Wrexham County Borough Council (WCBC) on 12th September 2023. A response was received on 16th October 2023 and detailed the following:
- **Visual Amenity:** the Council confirmed that the proposed oxidiser is well contained within the industrial estate, therefore causing no unacceptable harm upon the character of the surrounding street scene.
 - **Highways:** the Highway Authority noted that a plan should be submitted demonstrating that adequate forward visibility will be provided and maintained in the proposed oxidiser location on the bend of Ash Road North.
 - **Ecology:** the Council's Ecologist noted that a Preliminary Ecological Assessment should be submitted with the application with consideration paid to the application site's location within a strategic ecological network and any necessary mitigation and enhancement measures that may need to be provided. The proposal should also demonstrate a biodiversity net-benefit.

- **Contaminated Land:** the Contaminated Land Team confirmed they have no comments in respect of the proposed development.
- **Public Protection:** the Public Protection Team noted that an air quality assessment should accompany the planning application.
- **Principle of Development:** the Case Officer confirmed that the proposal is acceptable in principle and accords with policies in the Unitary Development Plan and the draft Local Development Plan.

2.5 Planning History

- 2.21 A search of planning applications on the site has been undertaken using Wrexham Council's online planning application search tool. The relevant planning history of the site and surrounding area is outlined in the table below.

APPLICATION REF. NO.	ADDRESS	DESCRIPTION OF DEVELOPMENT	DECISION
P/2022/0092	Proserve, Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9JT	Extension to industrial unit	Pending
P/2022/0411	Land Next To Unit 33, Abenbury Way, Wrexham Industrial Estate, Wrexham, LL13 9UZ	Erection of industrial unit	Pending
P/2022/0862	Dragon Hydraulics, Unit 3 Abbey Road North, Wrexham Industrial Estate, Wrexham, LL13 9RX	Extension to industrial unit	Approved 24 th November 2022
P/2021/1208	Ipsen Biopharm Ltd, Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9UF	First floor extension and external alterations	Approved 15 th February 2022
P/2020/0625	Ipsen Biopharm, Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9JT	Erection of general industrial building (b2)	Approved 13 th January 2021
P/2020/0383	Ipsen Biopharm Ltd, Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9UF	Two storey modular office building	Approved 6 th November 2020
P/2017/0919	Unit 9, Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9UF	Erection of new three-storey office building together with secondary packing area on ground floor, storage and dispatch areas, construction of new	Approved 23 rd May 2018

		service yard, amendment to existing entrance and ancillary landscaping works	
P/2017/0150	Proserve, Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9JT	Extension to warehouse, erection of detached canopy building for deliveries, over-cladding of existing building and construction of additional parking area	Approved 4 th April 2017
P/2015/0855	Wockhardt Uk Holdings Ltd, Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9UF	Erection of single storey building ancillary to existing operations	Approved 15 th January 2016
P/2015/0764	Cytec Industries, Unit 2 Abenbury Way, Wrexham Industrial Estate, Wrexham, LL13 9UZ	Demolition of existing storage building and erection of a new replacement storage building	Approved 30 th November 2015
P/2015/0361	Site C4, Land At, Abenbury Way, Wrexham Industrial Estate, Wrexham, LL13 9UZ	Submission of reserved matters (layout, scale, appearance and landscaping) for planning permission p/2014/0195 dated 31 July 2014 for industrial unit and associated vehicular and pedestrian access	Approved 16 th July 2015
P/2015/0009	Ipsen Biopharm Ltd, Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9UF	Erection of extensions adjacent to building 9 and demolition of lean-to shed, external alterations to building 55 and building 9 and temporary siting of portacabins during construction period	Approved 19 th May 2015
P/2014/0790	Ipsen Biopharm Ltd, Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9UF	External alterations to unit 9 including extension to provide new staircase	Approved 22 nd December 2014
P/2014/0416	Wockhardt Uk Holdings Ltd, Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9UF	Single storey extension on the west elevation to house cold store. Construction of mezzanine floor to increase floor space over clean room area to house offices for the clean room personnel (in retrospect)	Approved 4 th August 2014
P/2014/0195	Land At, Abenbury Way, Site C4, Wrexham Industrial Estate, Wrexham, LL13 9UZ	Outline application for industrial unit & associated vehicular & pedestrian access	Approved 31 st July 2014
P/2012/0667	Cytec Industries, Unit 2 Abenbury	Construction of two storey laboratory building	Approved 26 th February 2013

Way, Wrexham
Industrial Estate,
Wrexham, LL13 9UZ

P/2012/0686	Cytec Industries, Unit 2 Abenbury Way, Wrexham Industrial Estate, Wrexham, LL13 9UZ	Erection of 2 no. Sub-stations for use by sp energy networks	Approved 17 th January 2013
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3.0 Proposed Development

- 3.1 This chapter provides a summary of the proposed development, including the details of the design, layout, scale, access, landscaping and appearance.

3.1 Description of Development

- 3.2 The description of development is as follows:

Full planning permission for the installation of an oxidiser, and the removal of the existing oxidiser.

- 3.3 This proposal is the result of discussions with WCBC Public Protection Officers which identified the opportunities to replace the existing oxidiser to drive operational improvements and efficiencies for TC. Whilst the existing oxidiser still performs well from a technical perspective, it is nearing the end of its useful life and has a more negative visual impact on the surrounding area due to its deteriorating condition.
- 3.4 Details of the proposed development are provided below.

3.2 Layout

- 3.5 The proposed scheme comprises the development of a replacement oxidiser on an area of hardstanding and a small grassed area to the south west of the existing Transcontinental Advanced Coatings site at Ash Road North.
- 3.6 The existing oxidiser will be removed once the replacement oxidiser is installed. This area of the site will be cleared and left as hardstanding. The replacement oxidiser needs to be installed before the existing oxidiser can be removed to ensure continuity in the works.
- 3.7 There will be no change to the existing fence line along the boundary, however the fence will be extended around the boundary of the site to the south where the replacement oxidiser will be located. This will ensure appropriate security of the proposed oxidiser.

3.3 Scale and Massing

- 3.8 The overall footprint of the proposed oxidiser system is approximately 25m (length) x 8m (height).
- 3.9 This is slightly smaller in comparison to the existing oxidiser system, which measures approximately 40m (length) x 9m (height).
- 3.10 Further details regarding the dimensions of the replacement oxidiser are shown on the submitted plans.

3.4 Appearance and Materials

- 3.11 The scheme will use a common palette of materials which seek to ensure a robustness and longevity in design terms.
- 3.12 The material of the replacement oxidiser will consist of mild steel. This is in keeping with the design of the existing oxidiser, but in newer condition, and is also in keeping with the surrounding industrial area. This reduces the visual impact of the oxidiser on the surrounding area.
- 3.13 The removal of the existing oxidiser will change the appearance of the southern elevation of the site. This will remove the existing plant and the area will be left as hardstanding.

3.5 Access

- 3.14 It is not proposed to amend the access to the site as part of the proposed development. The oxidiser will only be able to be accessed internally via the Applicant's site.
- 3.15 The proposed development will not affect existing access to the site, nor will it affect accessibility to or traffic on the adjacent Ash Road North.
- 3.16 Further detail is provided in the Transport Technical Note (Ref: 27518-HYD-XX-XX-RP-TP-1001) prepared by Hydrock.

3.6 Landscaping

- 3.17 A small part of the oxidiser will be installed upon existing vegetation and will include the removal of two Category C trees one Category U tree and the loss of 0.03 hectares of grassland. Six new trees are proposed to be planted within the wider TC site along with the enhancement of 0.04 hectares of retained grassland to adequately compensate for this loss.
- 3.18 The proposed development includes the removal of species poor habitat, however this is offset by the enhancement of the species poor grassland to a more species rich wildflower grassland, and the provision of native species tree planting. As such, the proposal will achieve an overall Biodiversity Net Benefit.
- 3.19 Further information is detailed in the submitted Arboricultural Impact Assessment (Ref: 15581_R06a_BV_XX) and Ecological Impact Assessment (Ref: 15581_R05a_DP_BP_CW) prepared by Tyler Grange.

4.0 Planning Policy Context

- 4.1 The Planning and Compulsory Purchase Act (2004) establishes the legislative background for town planning. Section 38(6) of this Act establishes the plan-led approach and states that planning applications should be determined in accordance with the Development Plan, unless material considerations indicate otherwise. This is reiterated in Section 70(2) of the Town and Country Planning Act (1990).
- 4.2 The statutory development plan for WCBC currently comprises the Wrexham Unitary Development Plan (UDP) (adopted 2005), which covers the plan period 1996 to 2011. It is important to note that this plan period ended 12 years ago and therefore there are several policies which are out of date and inconsistent with national policy.
- 4.3 The Council has been progressing with a new Local Development Plan (LDP). The LDP covers the period 2013-2028 and would replace the UDP as the primary planning policy document against which the Council consider planning applications, if adopted.
- 4.4 The LDP was submitted for examination by an independent Inspector on the 30th November 2018. A consultation on proposed Focused and Minor Editing Changes took place in February 2019 and examination in public hearing sessions were undertaken in 2019 and 2020. The Matters Arising Changes consultation took place between 23rd May and 6th July 2022.
- 4.5 The LDP has been found sound by an Inspector, who recommended adoption of the plan; however at an Extraordinary meeting on 19th April 2023 and at a further meeting on the 14th June 2023, the Council voted against the adoption of the LDP.
- 4.6 Following a Judicial Review in November 2023, a Judge quashed the Council's previous decisions to not adopt the LDP, and ordered the Council to adopt the LDP. As the LDP has been through examination, been endorsed by a Planning Inspector, and ordered to be adopted by a Judge, this still forms a significant material consideration in the determination of this planning application.

4.1 Site Allocation

- 4.7 Within the adopted development plan, the site is located within the settlement boundary of Wrexham Industrial Estate. Development will be directed to within settlement limits, as set out at UDP Policy PS1.
- 4.8 The Site is also allocated as an Employment Area within the LDP, being part of Wrexham Industrial Estate. The LDP also allocates the eastern edge of the Site as part of the Wrexham Industrial Estate Ecological Network under draft Policy SP10.
- 4.9 Wrexham Industrial Estate is identified as an urban Landscape Character Area, separate from Wrexham town because of its origin as a World War II ordnance depot. The estate forms a large 'island' of industrial development within the countryside that allows Wrexham town to be relatively free of unneighbourly industrial land uses.

4.2 Statutory Development Plan Policies

- 4.10 The following are considered relevant policies of the statutory development plan. A summary of the policies listed below is provided in the Appendix:
 - **Policy PS1 The Broad Location of Development** - New development for housing, employment, and community services will be directed to within defined settlement limits/employment areas.
 - **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, wherever possible, particularly so where greenfield land is of ecological, landscape or amenity value, or comprises agricultural land of grades 1, 2 or 3a quality.
- **Policy PS4 The Broad Location of Development** – Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.
- **Policy GDP1 Development Objectives** - Development should be of a scale, design and layout which accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- **Policy EC4 Hedgerows, Trees and Woodland** - Development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features.
- **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 of sites and enhance their natural conservation interest and landscape quality including the establishment of local nature reserves, will be supported.
- **Policy EC13 Surface Water Run-off** - Development which would result in an unacceptable adverse impact on the water environment due to additional surface water run-off will not be permitted.
- **Policy E1 Employment Allocations** – Sufficient land will be allocated for employment development between 2001 and 2011 at Wrexham Industrial Estate.
- **Policy E4 Employment Development (of Unannotated Land) within Settlements** – Employment development on unannotated land within settlement limits will be permitted subject to Policy GDP1.

4.3 Other Material Planning Considerations

4.11 In addition to the statutory development plan, material considerations relevant to proposed development should also be taken into account in decision making. The scope of what can constitute a material consideration is wide; the following material considerations are of relevance to the application:

- Future Wales: The National Plan 2040
- Planning Policy Wales (PPW) (2023)
 - Section 2: People and Places – Achieving Well-being Through Placemaking
 - Section 3: Strategic and Spatial Choices
 - Section 5: Productive and Enterprising Places
 - Section 6: Distinctive and Natural Places
- Local Planning Guidance Notes
 - LPGN 07 – Landscape and Development
 - LPGN 17 – Trees and Development

- LPGN 23 – Development of Sites with Land Contamination
 - LPGN 26 – Landscape and Industrial Development
 - LPGN 29 – Wrexham Industrial Estate Employment Development and Nature Conservation
 - LPGN 32 – Biodiversity and Development
- Supplementary Planning Guidance – Wrexham LANDMAP
- Technical Advice Notes
 - TAN 5: Nature conservation and planning (2009)
 - TAN 11: Noise (October 1997)
 - TAN 12: Design (March 2016)
 - TAN 15: Development and Flood Risk (July 2004)
 - TAN 23: Economic Development (February 2014); and
- Draft Wrexham Local Development Plan 2013-2028 (Deposit Plan (2019) and Matters Arising Changes (2022)) and supporting evidence base.

4.12 The following are considered to be the relevant policies of the draft LDP:

- **Policy SP2 Location of New Development** - New development is to be directed within defined settlement limits and employment areas as identified on the draft proposals map.
- **Policy SP9 Economic Growth Employment and Enterprise** – To ensure the continued role of the County Borough as a key economic driver in North Wales and the wider region, the Plan will diversify the local economy and widen the economic base by allocating a strategic expansion site of 28ha at Wrexham Industrial Estate – the County’s Key Business Sector area improving the quality of employment sites supply within Wrexham Industrial Estate and protecting a strategic ecological network for a number of local, national and internationally protected species and habitats.
- **Policy SP10 Wrexham Industrial Estate** - Wrexham Industrial Estate as shown on the proposals map is the County’s Key Business Sector Area and will be the primary focus for new employment development over the plan period for class B1, B2 and B8 employment.
- **Policy SP12 Transport and Accessibility** - Wrexham’s transport network will be developed in a safe, efficient, and sustainable manner. This will be achieved by restricting development that would have an unacceptable impact on the safe and efficient operation of the transport network.
- **Policy SP13 Design Principles & Masterplanning Framework** - All development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places by complying with the Masterplanning framework supplementary planning guidance and ‘KSS’ schematics.
- **Policy SP15 Natural Environment** - Development will only be permitted where it seeks to protect, conserve, and enhance the natural environment including the strategic ecological network on Wrexham Industrial Estate.

- **Policy SP16 Historic and Cultural Environment** - development will only be supported where it conserves, protects, preserves or enhances cultural and historic assets of the County Borough and their settings.
- **Policy SP20 Green Infrastructure** - development will be required to maintain the extent, quality and connectivity of multi-functional green infrastructure on or near a site, and, where appropriate to enhance it. In instances where loss of green infrastructure is unavoidable, provide mitigation and compensation for the lost assets on a site-specific basis.
- **Policy DM1 Development Management Considerations** - Developments must accord with or enhance the character and local distinctiveness of a site in terms of their siting, layout, scale, height, density, and landscaping.
- **Policy NE3 Trees, Woodlands and Hedgerows** - Development will only be permitted where it does not cause unacceptable harm to trees and hedgerows of significant public amenity, natural or cultural heritage value, or those that provide important ecosystem services.
- **Policy NE6 Waste Water Treatment and River Water Quality** - 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.
- **Policy EM1 Protection of Existing Employment Land** - Existing employment areas will be protected for B Use Class employment generating uses (together with appropriate complementary uses).
- **Policy T1 Managing Transport Impacts** – Proposals for new development will be supported where they do not compromise the safe, effective and efficient use of the highway network and do not have an adverse impact on highway safety or create unacceptable levels of traffic generation.

5.0 Planning Assessment

- 5.1 The following section summarises the relevant planning considerations that should be taken into account when determining this planning application, and provides an assessment against adopted local and national planning policies.

5.1 Principle of Development

- 5.2 The proposed site is currently an unused parcel of land on the Applicant's premises.
- 5.3 The surrounding uses are industrial, and therefore the proposal will not conflict with the purposes of the local development plan or the draft LDP, nor be out of context with the industrial nature of the location, particularly given this is replacing the existing plant.
- 5.4 The proposal is important to ensure the efficient oxidisation of waste from the Applicant's operations. It is understood that the Environmental Health Officer for WCBC is keen to replace the existing oxidiser due to its age and deteriorating appearance.
- 5.5 Therefore, the principle of replacing and relocating the oxidiser is considered acceptable.

5.2 Design

- 5.6 Policy GDP1 Development Principles of the UDP sets out that development should be of a scale, design and layout, and in its use of landscaping, accord with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- 5.7 Emerging Policy SP13 Design Principles & Masterplanning Framework states that all development will be required to be of a high quality, sustainable design, which makes a positive contribution to the creation of locally distinctive places.
- 5.8 The design of the scheme is in-keeping with the surrounding land uses. The proposed development will comprise an oxidiser system measuring approximately 25m (length) x 8m (height).
- 5.9 The material of the replacement oxidiser will consist of mild steel in a silver tone. This is in keeping with the design of the existing oxidiser, but in newer condition, and is also in keeping with the surrounding industrial area.
- 5.10 The proposed development has been designed with regard to the national policy TAN12, local policy GDP1 and the draft local policy SP13, which state the importance for a development to respond to its local built environment and be integrated within its local setting.
- 5.11 The design has also been developed in response to Section 2 of PPW (People and Places – Achieving Well-being Through Placemaking) which states how development should have a functioning relationships with its wider surroundings.
- 5.12 We therefore consider that the design of the scheme will comply with local and national planning policy.

5.2.1 Security

- 5.13 To ensure the security of the oxidiser, the existing fence line will be extended to the south east of the site where the new oxidiser will be located.
- 5.14 This is in accordance with emerging local policy DM1, which places importance on the safety and security of a development in its design and layout.

5.3 Environmental Effects

5.3.2 Transport and Access

- 5.15 PPW identifies as a series of objectives of good design, relating to transport, including:
- Access: ensuring access for all;
 - Character: sustaining or enhancing local character; promoting legible development, a successful relationship between public and private space, quality, choice and variety, innovative design; and
 - Movement: promoting sustainable means of travel.
- 5.16 TAN 18 Transport provides guidance in relation to the integration of land use planning and transport, parking, design, accessibility, sustainable modes of transport and infrastructure development.
- 5.17 In the adopted UDP, Strategic Policy PS4 sets out that development should integrate with the existing transport network, and PS8 Transport states that the transport network will be developed to integrate a range of travel options, including encouraging public transport, cycling and walking.
- 5.18 Within the LDP, policy SP12 sets out that development proposals should not have an unacceptable impact on the transport network or car parking.
- 5.19 No new access will be required as a result of the proposal, as access will be maintained solely by on-site employees using existing entries to outdoor areas.
- 5.20 The forward visibility along Ash Road North has been assessed and satisfies the relevant requirements. Therefore, the proposal will not affect the safety or operation of the existing local transport network.
- 5.21 The loss of 1 no. car parking space will not substantially impact the existing car parking capacity of the wider site
- 5.22 The proposed development therefore accords with the local policies.

5.3.3 Noise

- 5.23 TAN11 accompanying PPW states that development should not cause an unacceptable degree of disturbance, and should reduce noise pollution and implement measures to mitigate noise levels from a development within the local area.
- 5.24 Taking into account the industrial setting of the proposed site, and the existence of the current oxidiser, the noise levels are considered to be appropriate for the location.
- 5.25 As a result, it is considered that the proposed development is in accordance with the local and national policy requirements.

5.3.4 Air Quality

- 5.26 PPW sets out the land use planning policies for a range of environmental considerations, including air quality. Chapter 6, Section 6.7 - Air Quality and Soundscape, provides a framework for addressing air quality and states that the planning system should maximise its contribution to achieving well-being goals, and in particular a healthier Wales, by aiming to reduce average population exposure to air pollution alongside action to tackle high pollution hotspots. PPW states that any new developments should address any implications arising as a result of its association with, or location within, air quality management areas or areas where there are sensitive

receptors. Development should not create areas of poor air quality and should seek to incorporate measures which reduce the overall exposure to air pollution (para. 6.7.6).

- 5.27 Policy GDP1 of the Wrexham UDP sets out that all new development should ensure that the environment is safeguarded against adverse effects of pollution arising from development, including air pollution.
- 5.28 An Air Quality Assessment has been prepared and submitted as part of this planning application.
- 5.29 The assessment has demonstrated that the emissions from the proposed RTO system will have an insignificant effect on air quality and in particular, the overall operational air quality effects are not significant.
- 5.30 As the Air Quality Assessment has demonstrated that the new oxidiser will have an insignificant effect on air quality, no mitigation measures are necessary.
- 5.31 The findings concur that there will be no adverse impact on local air quality as a result of the proposed replacement oxidiser, and therefore accords with national and local policy.

5.3.5 Ecology

- 5.32 An Ecological Impact Assessment has been prepared and submitted as part of this planning application.
- 5.33 PPW requires developments to minimise impacts on ecosystems and to positively impact local biodiversity by providing a net benefit in biodiversity. Technical Advice Note 5 Nature Conservation and Planning is a key TAN in relation to nature conservation and biodiversity.
- 5.34 UDP policies EC4 and EC6, and draft LDP policies SP15 and NE3 detail the need to protect and enhance biodiversity. Harm should be kept to a minimum, and compensatory measures should be provided in instances where harm does occur.
- 5.35 Some existing vegetation including two Category C trees one Category U tree will be removed to enable development. To appropriately mitigate this loss, six trees will be planted within the wider TC premises, along with enhancement of retained grassland. This will also ensure that the development delivers a net benefit in biodiversity.
- 5.36 Overall, the site layout has been informed by ecological considerations. The development is in conformity with relevant planning policy and legislation, both locally and nationally.

5.3.6 Arboriculture

- 5.37 Planning Policy Wales states that “Planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function” (para. 6.4.25).
- 5.38 Policy EC4 of the UDP, Hedgerows, Trees and Woodland, sets out that any development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features.
- 5.39 Within the draft Local Plan, Policy NE3 Trees, Woodlands and Hedgerows sets out that development will only be permitted where it does not cause unacceptable harm to “trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value or those that provide important ecosystem services.” The policy continues to state that where adverse effects cannot be avoided, adequate mitigation will be required which will include new planting within the site.
- 5.40 An Arboricultural Impact Assessment (AIA) has been prepared as part of this planning application against the British Standard 5837.

- 5.41 The submitted AIA details the tree protection measures required during the construction phases of development, in accordance with industry best practice in relation to trees. Tree protection measures will be used throughout construction, including the use of tree protection fences.
- 5.42 There are 7 trees on site (3 no. Category C and 4 no. Category B). The proposal requires the removal of the 3 Category C trees which are of low quality and value. The planting of 6 no. replacement trees will result in a net increase in trees on site. The overall arboricultural resource will remain unaffected given the localised nature of the tree removals and the adequate compensatory planting within the wider ownership land.
- 5.43 As no unacceptable harm to arboriculture has been identified, the proposal complies with local and national policy relating to minimising and compensating the loss of green infrastructure.

Summary

- 5.44 Overall, the scheme has been assessed against the statutory development plan for WCBC and other material considerations, particularly PPW, subsequent TANs and the Deposit Local Development Plan, and the proposal is found to be in accordance with the key local and national policies and guidance.

6.0 Summary & Conclusions

- 6.1 The application is for the installation a replacement oxidiser at 424A Ash Road North and the removal of the existing oxidiser.
- 6.2 The description of development is as follows:

Full planning permission for the installation of an oxidiser, and the removal of the existing oxidiser.
- 6.3 Section 38(6) of the Planning and Compulsory Purchase Act (2004) and Section 70(2) of the Town & Country Planning Act (1990) require applications to be determined in accordance with the statutory development plan, unless material considerations indicate otherwise.
- 6.4 The Development Management Manual published by the Welsh Government in 2017 is clear that policies in an emerging development plan document are a material consideration, and the weight to be attached to them correlates to stage of a plan's preparation, with the more advanced a plan is the greater weight it can be afforded.
- 6.5 The proposed development has been assessed against the policies of the adopted Unitary Development Plan 1996-2011 and against relevant material considerations, including PPW, TANs, local relevant LPGNs, and the draft Local Development Plan. The assessment has demonstrated that the proposals are in conformity with such policy and guidance.
- 6.6 A key material consideration in this case is Planning Policy Wales (PPW) which has been written around the Well-being of Future Generation's Goals which ultimately aim to achieve sustainable development through improving the economic, social, environmental and cultural well-being of Wales. The proposed development is considered to conform with this aim and appropriately balances the components of sustainable development.
- 6.7 The benefits of the development include:
 - Fulfilling an essential role in the operations at Transcontinental Advanced Coatings, Wrexham;
 - The new oxidizer will be more efficient and will reduce emissions of TVOC (total volatile organic compounds) to the atmosphere by 50%;
 - The new oxidizer aligns with upcoming tightening of emission targets for the UK;
 - Improved performance throughout the oxidisation process; and
 - Upgraded appearance of ancillary infrastructure.
- 6.8 This application is accompanied by a suite of technical assessments which have considered the potential impacts of the proposed development and have recommended mitigation measures where necessary.
- 6.9 This Planning, Design and Access Statement has demonstrated that there are no clear reasons for refusing the application and there are no adverse impacts of the scheme which would significantly or demonstrably outweigh the benefits.
- 6.10 In light of the above, the Applicant respectfully requests the planning permission be granted for this planning application.

APPENDIX 1

Planning Policy

Statutory Development Plan

Wrexham Unitary Development Plan

The UDP 1996-2011 reflects the corporate vision for Wrexham's future up to 2011. It covers the general location, type and scale of development as well as protecting what is valued about the area.

Policy PS1 *The Broad Location of Development* states that new development for housing, employment, and community services will be directed to within defined settlement limits/employment areas.

Policy PS2 *The Broad Location of Development* states that 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* states that development should use previously developed brownfield land comprising vacant, derelict or underused land in preference to the use of greenfield land, wherever possible, particularly so where greenfield land is of ecological, landscape or amenity value, or comprises agricultural land of grades 1, 2 or 3a quality.

Policy GDP1 *Development Objectives* states that development should be of a scale, design and layout which accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.

Policy EC4 *Hedgerows, Trees and Woodland* states that development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features.

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

Policy EC13 *Surface Water Run-off* states that development which would result in an unacceptable adverse impact on the water environment due to additional surface water run-off will not be permitted.

Policy E1 *Employment Allocations* notes that sufficient land will be allocated for employment development between 2001 and 2011 at Wrexham Industrial Estate.

Policy E4 *Employment Development (of Unannotated Land) within Settlements* states that employment development on unannotated land within settlement limits will be permitted subject to Policy GDP1.

Material Considerations

Other material considerations of relevance to the determination of this planning application include national policy, Technical Advice Notes, and supplementary planning guidance prepared by WCBC, as set out below:

- Future Wales: The National Plan 2040
- Planning Policy Wales (October 2023);
- Local Planning Guidance Notes (LPGNs)
 - LPGN 17: Trees and Development (updated December 2012)
 - LPGN 26: Landscape and Industrial Development (November 2003)

- LPGN 29: Wrexham Industrial Estate Employment Development and Nature Conservation (August 2009);
- Supplementary Planning Guidance – Wrexham LANDMAP;
- Technical Advice Notes (TANs)
 - TAN 11: Noise (October 1997)
 - TAN 12: Design (March 2016)
 - TAN 15: Development and Flood Risk (July 2004)
 - TAN 23: Economic Development (February 2014); and
- Emerging Wrexham Local Development Plan 2013-2028 (Composite Version of the Deposit Plan with Focused Changes/ Minor Editing Changes was published in April 2019 and is the iteration submitted for examination).

Future Wales: The National Plan 2040

Future Wales, published in February 2021, is the national development framework for Wales and has development plan status. It replaces the Wales Spatial Plan. Future Wales applies the key principles of Planning Policy Wales and establishes where in Wales development should take place and how these places should grow and change.

Future Wales does not repeat Planning Policy Wales' key principles and it does not cover every area of planning policy. Planning Policy Wales will continue to inform the preparation of development plans and development management decisions. The Technical Advice Notes remain in place following publication of Future Wales. They will continue to provide additional technical advice to support the implementation of Planning Policy Wales and Future Wales.

Policy 1 - Where Wales Will Grow

The Welsh Government supports sustainable growth in all parts of Wales. In three National Growth Areas there will be growth in employment and housing opportunities and investment in infrastructure. The National Growth Areas include Wrexham Industrial Estate.

Policy 9 – Resilient Ecological Networks and Green Infrastructure

To ensure the enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure, the Welsh Government will work with key partners to:

- identify areas which should be safeguarded and created as ecological networks for their importance for adaptation to climate change, for habitat protection, restoration or creation, to protect species, or which provide key ecosystems, to ensure they are not unduly compromised by future development; and
- identify opportunities where existing and potential green infrastructure could be maximised as part of placemaking, requiring the use of nature-based solutions as a key mechanism for securing sustainable growth, ecological connectivity, social equality, and well-being.

Action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems, and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.

Policy 20 – National Growth Area – Wrexham and Deeside

Wrexham and Deeside will be the main focus for growth and investment in the North region. Strategic and Local Development Plans across the region must recognise the National Growth Area as the focus for strategic economic and housing growth; essential services and facilities; advanced manufacturing and transport infrastructure.

Planning Policy Wales (October 2023)

PPW is a national planning document that sets out the Government's land use planning policies for Wales and how these should be applied. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales with a presumption in favour of sustainable development. PPW is a material consideration in the determination of planning applications.

Section 2: People and Places – Achieving Well-being Through Placemaking

PPW defines placemaking as a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It considers the context, function and relationships between a development site and its wider surroundings, whether that be major developments creating new places as well as small developments created within a wider place.

In assessing the sustainable benefits of development, planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle. Examples of sustainable benefits to assess include the short- and long-term consequences of the proposal on a community (including its composition, cohesion, character, how it functions and its sense of place), the contribution the development would make to achieving wider strategies and policy goals, and if the development supports decarbonisation and the transition to a low carbon economy.

Section 3: Strategic and Spatial Choices

Effective strategic placemaking requires early collective consideration of placemaking issues at the outset or when developing specific proposals. This includes considering the design of a development and its impacts upon everyday lives.

To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area.

In the interest of environmental sustainability, developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution.

The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations and central to the design of a development. Site and context analysis should be used to determine the appropriateness of a development proposal in responding to its surroundings. This process will ensure that a development is well integrated into the fabric of the existing built environment and the character of the area.

Adequate and efficient infrastructure, including services such as education and health facilities along with transport, water supply, sewers, sustainable waste management, electricity and gas (the utilities) and telecommunications, is crucial for economic, social and environmental sustainability. It underpins economic competitiveness and opportunities for households and businesses to achieve socially and environmentally desirable ways of living and working.

Section 5: Productive and Enterprising Places

Infrastructure plays a pivotal role in maintaining the economic well-being of Wales. Poor infrastructure can be both a disincentive to investment and growth, and have a detrimental impact in quality of life, prosperity and the well-being of communities.

The planning system should ensure that the growth of output and employment in Wales as a whole is not constrained by a shortage of land for economic uses. Wherever possible, planning authorities should encourage and support developments which generate economic prosperity and regeneration.

Section 6: Distinctive and Natural Places

The historic environment is made up of individual historic features which are collectively known as historic assets. It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way. Where nationally important archaeological remains and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ.

The planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement. Addressing the consequences of climate change should be a central part of any measures to conserve biodiversity and the resilience of ecosystems.

Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity to fulfil the duty of Section 6 of the Environment Act (paragraph 6.4.5).

In terms of development and flood risk, surface water flooding will affect choice of location and the layout and design of schemes and these factors should be considered at an early stage in formulating development proposals.

Commercial, Industrial and other Potentially Polluting Development should be located in areas where there is low potential for public exposure, or where its impact can be minimised.

Local Planning Guidance Notes

LPGN 07: Landscape and Development (November 2003)

This LPGN clarifies landscape information requirements for planning applications. Detailed planning applications should provide relevant information, including, but not limited to:

- Details of proposed boundary treatments, including materials, height, location;
- Existing trees and other soft landscape features to be retained, and methods of protection during construction;
- Details of all existing and proposed hard landscape materials, and their location; and
- Species, numbers (or planting density), distribution and sizes of proposed new planting and mixes for grass and wildflora seeding.

LPGN 17: Trees and Development (updated December 2012)

Development proposed near to existing trees, woodlands or hedgerows must be in accordance with the identified design and protection principles. This includes planning development around significant trees and hedgerows, protecting retained trees by well braced weld-mesh, and new planting of at least equal number or canopy cover to those lost will usually be required to mitigate for the loss of trees and hedgerows.

LPGN 23: Development of Sites with Land Contamination (updated August 2013)

This LPGN aims to ensure that any potential contamination is adequately dealt with so that the land is made suitable for its new use without risk to the environment – ensuring there is no danger to the health and safety of people likely to be working or living on or visiting the site.

LPGN 26: Landscape and Industrial Development (November 2003)

This LPGN states that Wrexham's industrial estates, smaller industrial sites, and retail and business parks make a very noticeable contribution to the landscape of the County Borough, and this can be a positive one. Industrial plant, service and utility features need not necessarily be concealed as they may provide interest in otherwise bland or mediocre settings, particularly if attention is paid to their appearance as well as to the main buildings.

LPGN 29: Wrexham Industrial Estate Employment Development and Nature Conservation (August 2009)

Wrexham Industrial Estate contains several vacant or underused plots and parts of active sites which have re-vegetated and become colonized by protected species. Careful thought must be given to the design, implementation, operation and maintenance of employment development sites to ensure that protected species are safeguarded. In this way employment development can occur and valued habitats and linkages between them can be protected and enhanced.

LPGN 32: Biodiversity and Development (March 2011)

The planning system has a central role to play through resisting development proposals that may irreversibly damage important habitats or species, by enhancing biodiversity through incorporating mitigation and enhancements and by securing long-term favourable management of biodiversity rich sites.

The LPGN sets out a framework to guide how development proposals are considered:

1. Information and Appropriate Assessment
2. Avoidance of Harm
3. Mitigation, Compensation and New Benefits
4. Monitoring, Management and Compliance

Supplementary Planning Guidance: Wrexham LANDMAP

The Wrexham Landscape Assessment and Decision Making Process (March 2007) supplementary planning guidance identifies Wrexham Industrial Estate as a Landscape Character Area. Management guidance aims to:

- Enhance the setting of the estate and mitigate visual impact on wider surroundings;
- Minimise the impact of development on natural landforms and drainage;
- Minimise the impact of development on areas of high biodiversity value;
- Preserve archaeological heritage; and
- Conserve cultural heritage.

Technical Advice Notes

TANs are a series of supplementary documents to PPW which provide more detailed planning advice on a wide range of topics. Five TANs are considered to be relevant to the proposed development.

TAN 5: Nature Conservation and Planning (2009)

Biodiversity conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. When deciding planning applications that may affect nature conservation, local planning authorities should protect wildlife and natural features in the wider environment and adopt a step-wise approach to avoid harm to nature conservation, minimise unavoidable harm by mitigation measures, offset residual harm by compensation measures and look for new opportunities to enhance nature conservation.

TAN 11: Noise (October 1997)

Local planning authorities must ensure that noise generating development does not cause an unacceptable degree of disturbance. Noise characteristics and levels can vary substantially according to their source and the type of activity involved. In the case of industrial development, for example, the character of the noise should be taken into account as well as its level.

There are various measures to mitigate the impact of noise, such as engineering, lay-out, and administrative measures that create noise barriers, ensure appropriate distances from a noisy development, and limiting operating times of a noisy source.

TAN 12: Design (March 2016)

Design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities. It is therefore important to consider design at the earliest stages of development to ensure it is appropriate in its context and character.

TAN 15: Development and Flood Risk (July 2004)

Within flood risk zone C2, defined as areas of the floodplain without significant flood defence infrastructure, only less vulnerable development should be considered subject to application of justification test, including acceptability of consequences. Types of less vulnerable development include general industrial, employment, commercial and retail development, transport and utilities infrastructure, and car parks.

TAN 23: Economic Development (February 2014)

It is important that the planning system recognises the economic aspects of all development and that planning decisions are made in a sustainable way which balance social, environmental and economic considerations. Therefore, local planning authorities should recognise market signals and guide economic development rather than prevent or discourage such development.

Certain industrial and related uses may conflict with other uses, especially housing. To operate effectively, these activities usually need dedicated industrial areas, where they can be confident that they will not be a bad neighbour to anyone.

Wrexham Deposit Local Development Plan

The Deposit Local Development Plan 2013-2028 sets out WCBC's proposed planning policy up to the year 2028, identifying what can be built and where, as well as policies to promote and control development.

Policy SP2 *Location of New Development* states that new development is to be directed within defined settlement limits and employment areas as identified on the draft proposals map. The plan directs the majority of new development to Wrexham Town and the Wrexham Industrial Estate.

Policy SP9 *Economic Growth Employment and Enterprise* states that to ensure the continued role of the County Borough as a key economic driver in North Wales and the wider region, the Plan will diversify the local economy and widen the economic base by allocating a strategic expansion site of 28ha at Wrexham Industrial Estate – the County’s Key Business Sector area improving the quality of employment sites supply within Wrexham Industrial Estate and protecting a strategic ecological network for a number of local, national and internationally protected species and habitats.

Policy SP10 *Wrexham Industrial Estate* states that the Industrial Estate is the County’s Key Business Sector Area and will be the primary focus for new employment development over the plan period for class B1, B2 and B8 employment. Land is also protected on the estate for a strategic ecological network for a number of local, national and internationally protected species and habitat.

Policy SP12 *Transport and Accessibility* states Wrexham’s transport network will be developed in a safe, efficient and sustainable manner. Measures to achieve this include restricting development that would have an unacceptable impact on the safe and efficient operation of the transport network, and ensuring adequate levels of car parking taking into consideration the location and accessibility of new developments to existing public transport facilities and walking and cycling network.

Policy SP13 *Design Principles & Masterplanning Framework* states all development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places. Proposals must demonstrate how they have taken account of the local characteristics of surrounding areas and how innovative design solutions will enhance the quality of the built and natural environment.

Policy SP15 *Natural Environment* states that development will only be permitted where it seeks to protect, conserve and enhance the natural environment.

Policy SP16 *Historic and Cultural Environment* states development will only be supported where it conserves, protects, preserves or enhances cultural and historic assets of the County Borough and their settings.

Policy SP20 *Green Infrastructure* states that development will be required to maintain the extent, quality and connectivity of multi-functional green infrastructure on or near a site, and, where appropriate to enhance it. In instances where loss of green infrastructure is unavoidable, provide mitigation and compensation for the lost assets on a site-specific basis.

Policy DM1 *Development Management Considerations* states that development proposals, where relevant, must:

- Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/ townscape in terms of their siting, layout, scale, height, design, density, use of materials and landscaping;
- Not have an unacceptable effect on the amenity of the occupiers of nearby properties/land, and provide a satisfactory standard of amenity for the occupiers/users of the development itself;
- Safeguard the environment from the adverse effects of pollution of water, land, noise, light or air, or land instability, arising from development;
- Take account of personal and community safety and security in their design and layout;
- Prioritise walking, cycling and public transport use ahead of travel by car;

- Not give rise to highway safety, pedestrian safety or parking problems on site or in the locality; and
- Not increase the risk of flooding but make adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment.

Policy NE3 *Trees, Woodlands and Hedgerows* states that development will only be permitted where it does not cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value or those that provide important ecosystem services including mitigating the effects of climate change. Where adverse effects cannot justifiably be avoided and sustainable integration is not possible then adequate mitigation will be required. In such cases development should include proposals for the planting of new trees, woodlands, and hedgerows within the site.

Policy NE6 *Waste Water Treatment and River Water Quality* 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.

Policy EM1 *Protection of Existing Employment Land* states that existing employment areas will be protected for B Use Class employment generating uses (together with appropriate complementary uses).

Policy T1 *Managing Transport Impacts* supports proposals for new development where they do not compromise the safe, effective and efficient use of the highway network and do not have an adverse impact on highway safety or create unacceptable levels of traffic generation.