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THEO DAVIES & SONS

BERWYN MILL, NEW ROAD, GLYN CEIRIOG, LL20 7HF

ENLARGEMENT OF WORKSHOP STORE BUILDING **PLANNING STATEMENT**

18/12/2023

BACKGROUND

Theo Davies & Sons, Specialist Joinery & Furniture Manufacturers, are a long established business and a main employer in Glyn Ceiriog

They are renowned for their ‘standing frame’ developed with the Spinal Unit at Robert Jones & Agnes Hunt Orthopaedic Hospital at Gobowen nearly 50years ago - <https://oswestryframes.co.uk/>

The Directors are all local people living in the village and working alongside their staff of 7 people - 6 of whom live locally and 2 rely on walking or cycling to work as they don’t drive.

Berwyn Mill is a very old building with low headrooms and numerous structural obstructions, and consequently the manufacturing process is currently carried out on different floors, entailing carrying part finished products up & down steep staircases and issues of process dust getting into clean components and onto finished goods.

At the front of the Mill there is a service yard giving access to the Store Building and Metalwork Workshop & Stores Building.

The Metalwork Workshop & Stores on the road frontage is single storey building of masonry construction with metal sheet roofing, which houses the metalwork machining and fabrication.

The Store Building is a steel framed and clad building currently used for Goods In raw material storage Consent Ref P/2008/0212

Alongside this is Wooden Shed Store which is used for storage of materials / goods.

ISSUES

To remain competitive in the current market and to maintain their business and to prepare for future growth Theo Davies & Sons need to update manufacturing methods in a better production layout, and increase storage space for finished goods.

The Mill building constraints are a restriction on this with risks to the future viability and employment levels, and limiting the expansion of the business and the employment of more staff.

Relocation to more suitable premises is clearly an alternative but there are none suitable in Glyn Ceiriog, and no additional employment land has been included with the Draft LDP 2013-2028

Representation has been made by Theo Davies & Sons for allocation of land adjoining their associated Lumber Yard and Craft Workshops on Old Road, Glyn Ceiriog - Candidate Site GC06 but this has not been included in the Draft LDP 2013-2028

Without premises or land to expand in Glyn Ceiriog this is not only potentially impeding growth but also risking the security of local employment for current staff if the business has to relocate elsewhere – to Chirk, Ruabon, or into Shropshire at Gledrid or Oswestry - with their staff being forced to travel daily or relocate, which would clearly be detrimental from many aspects.

Principal - M. C. Andrew

PROPOSAL

This proposal is for an enlargement of their existing Store building to create a ground level Production Workshop and Storage for finished goods.

BUILDING

Physical Alterations:-

- a) To remove the End Store section of the Metalwork Workshop road frontage building to allow improved on-site parking for staff
- b) To remove the Wooden Shed Store
- c) To remove the lean-to Stores section from the Metalwork Workshop
- d) To replace the existing steel Store Building to enlarged size, linked into the rear of the Metalwork Workshop, to make it suitable size as a production Workshop and Storage of finished goods as well as its current role for storage of incoming materials.

This would allow the internal operations with the Mill to be re-oriented to facilitate better functionality and separation of dirty/clean operation within the Mill and minimise carrying products up & down stairs

This will allow better productivity to secure the current business and facilitate some future increase in production and development of new products and markets

SITE ACCESS & PARKING

The main aim of the proposals is to make the existing production more cost-effective rather than increasing production

Therefore it is not anticipated that there would be any increase in the current delivery / dispatch levels.

The existing Site Accesses will remain into the existing Service Yard and Rear Service Yard.

An additional on-site parking space will be provided by the removal of the End Store section of the road frontage Metalwork Workshop building.

PRE-APP ENQUIRY ENQ/2021/0242

“Proposal likely to be acceptable subject to consideration of impacts on residential amenity, rights of way, visual appearance, highways safety, parking, drainage and ecology”

NOISE REPORT – BS4142 NIA Report by E2 Consultants Ltd 18/12/2023 attached

Current Noise from existing Operational Equipment & Dust Extraction **Table 3 = 81.1dBA**

With reference to **Para 5.1.6 & Table 4** of the Report the **Current Noise levels** applied to the new Workshop / Store Building will have **No Adverse Impact** on neighbours

Table 3 records the **Current Noise** levels from existing Dust Extraction Equipment within the Mill at **77.2dBA @ 1.0m**

External siting of new Dust Extraction Equipment was considered but discounted following the NIA Report

The New Dust Extraction Equipment will be located **within** the new Workshop / Store Building shown on **PL05** Proposed Site Plan & **PL06** Proposed Building Plan. As noted the new equipment will have a sound level of **not more than** the current equipment sound level of **77.2dBA @ 1.0m**. With reference to **Para 6.1.5** of the Report - **No Adverse Impact on neighbours**

PRIVACY and RIGHTS OF LIGHT - the enlarged Store Building will not affect current privacy and light to adjoining residential properties

RIGHTS OF WAY – the existing public footpath crossing the front of the Mill will not be affected by the enlarged Store Building

APPEARANCE – the enlarged Store Building walls and roof will be in profiled metal cladding matching the existing Store Building – Slate Blue BS18B29

HIGHWAYS SAFETY – no alteration to existing access – no increase in traffic anticipated

PARKING – improved on-site parking for staff

SSSI / SAC – the site is outside the boundary of the SSSI / SAC itself, which is along the Afon Ceiriog.

FOUL DRAINAGE – there will be no staff facilities or sanitary accommodation in the enlarged Store Building. Staff will continue to use existing facilities in the Mill. Any future increase in staff would most likely be people living nearby, thereby not increasing discharge of sewage or phosphates to the local WwTW / Afon Ceiriog.

RAINWATER FROM BUILDINGS – currently discharges onto the hard surfacing.

New rainwater discharge will retain or replicate existing.

The overall increase in roof area is minimal 42sqm - which replaces area of existing hard surfaced service yard.

SURFACE WATER –

No change to existing mixed hard surfacing to Service Yard and Rear Service Yard.

The area of Rear Service Yard will be reduced by building enlargement

The only additional hard surfacing will be a single car parking space where the End Store building is removed – replacing existing roof area.

NO OVERALL CHANGE IN STORMWATER RUN-OFF and DISCHARGE

NET BIODIVERSITY BENEFIT

2no. new Bird Boxes will be provided – mounted at high level on the gable ends of the Metalwork Workshop

RSPB approved Terrace Design with 32mm hole for Sparrows / 32mm hole for Small Birds

WCBC 'current' UDP 1996-2011 POLICIES

PS1, PS2, PS4

The location is within the current Settlement Boundary for Glyn Ceiriog 'Rural Village'.

It is for an enlargement of an existing steel clad building and would not adversely impact on the character of the settlement

By supporting the existing business it will reduce the risks of relocation, which would increase the need to travel

GDP1

a) The enlargement of the existing building would not be of excessive scale nor its appearance adversely impact on the character of the settlement

d) The proposed access would improve road safety for vehicles and pedestrians

f) Control of production noise, dust, etc. would be built into the building / equipment

i) The property is in Zone B of current NRW DAM mapping, but is not within the Flood Zone on 2023 NRW Flood Risk Map

k) By supporting the existing business it will help maintain the economic sustainability of the settlement

E4

The development would help secure employment in the settlement provided by the existing business with potential for increasing.

Control of production noise, dust, etc. would be built into the building / equipment to protect the amenity of surrounding properties

An additional parking space is provided on site for staff / visitors.

T8

Onsite parking arrangements will be improved within the service yard

WCBC draft LDP 2013-2028 POLICIES

SO2 & SO10

Supporting the existing business will help maintain a competitive local economic, maintaining job opportunities in the settlement, close to housing without need to travel out of the valley

SP2

The location is within the proposed Settlement Boundary for Glyn Ceiriog 'Tier 3 Local Centre'

SP9

The development would help secure employment in the settlement provided by the existing business with potential for increasing economic growth and enterprise into new products & markets

DM1

a) The enlargement of the existing building would not be of excessive scale nor its appearance adversely impact on the character of the settlement

b) Control of production noise, dust, etc. would be built into the building / equipment to protect the amenity of surrounding properties

e) & f) On-site parking arrangement would be improved with an additional parking space provided for staff / visitors.

i) The property is not within the Flood Zone on NRW 2023 Flood Risk Map

T1

The existing site access points will remain. service yard will remain. The additional parking space will improve on-site parking for staff / visitors.