

## **Design, Access & Justification Statement**

### **Renewal of existing Planning Permission**

Existing Planning Permission: P/2018/0127

### **Statement**

We apologise for not renewing this Application before now. The Business is extremely busy - and this Renewal was unfortunately overlooked.

### **History**

This Site has operated as a Coach Depot for many years (e.g. Hanmer Coaches, etc.) - and indeed as a Coal Yard for a period of time.

### **Amendments to Planning Permission**

- a. To make this Permission permanent during the occupancy of Pat's Coaches and its successors in title.
- b. We would wish to amend Condition 3 - i.e. 'The car park hereby permitted shall not be illuminated by any form of external lighting'.

With regards to lighting, it is imperative for the health and safety of the Company's staff; drivers and mechanics that this area is within a safe environment.

This is primarily in regards to personal safety as the Site is open onto Southsea Road.

Consequently, we would like to amend this to Condition to 'Compliant Downlighters to ensure staff safety - and which would operated be on movement sensors'. This would ensure the required staff safety - and also mean that this discrete lighting is on for the minimum of periods.

Critical is that car parking is totally discrete from coach parking and for health & and safety and risk reasons.

### **Changes of circumstances**

When the initial Planning Permission was granted in 2018, Pat's Coaches had 24No full time and 2 part-time employees. This has now grown to 34No full time; 4No self-employed; and 3No part-time employees.

Most employees live locally - and the Partners live within 200m of the Business.

Pat's Coaches work closely with Coleg Cambria - and have 2/3No Apprentices that are getting on-site training and Qualifications.

### **Travel**

Most employees live locally - and are encouraged as much as possible, to walk or cycle to work.

### **The Business**

The Business main areas of operation are Tour Coaches; Coaches for Education - i.e. Schools (Contract with Wrexham CBC), Colleges and Glyndwr University; Network Rail; etc.

Pat's Coaches also supplied and hosts the Wrexham FC luxury coach - and provides coaches for away matches. This can be up to 65No coaches (some which are contracted in from other Operators in the locality).

Pat's Coaches is by far the largest Operator in the County Borough of Wrexham.

Whilst all the maintenance of the Fleet of coaches takes place on the Site; fuel is acquired from Pentre Bychan; tyres are purchased locally; as are all parts, lubricants, etc.

## **Conclusion**

This car parking is vital for the viability of this Business - and whilst as stated above, employees are encouraged to walk or cycle to work, this is not always possible or practical.

If Pat's Coaches could not operate from this Site - and this location has been critical in the success of the Business to date, with ease of access into the City and other villages - it is unlikely that a similar Site could be found in the County Borough.

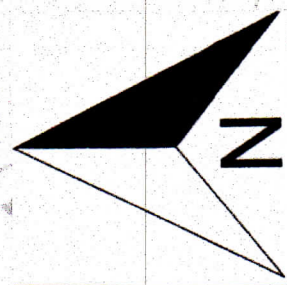
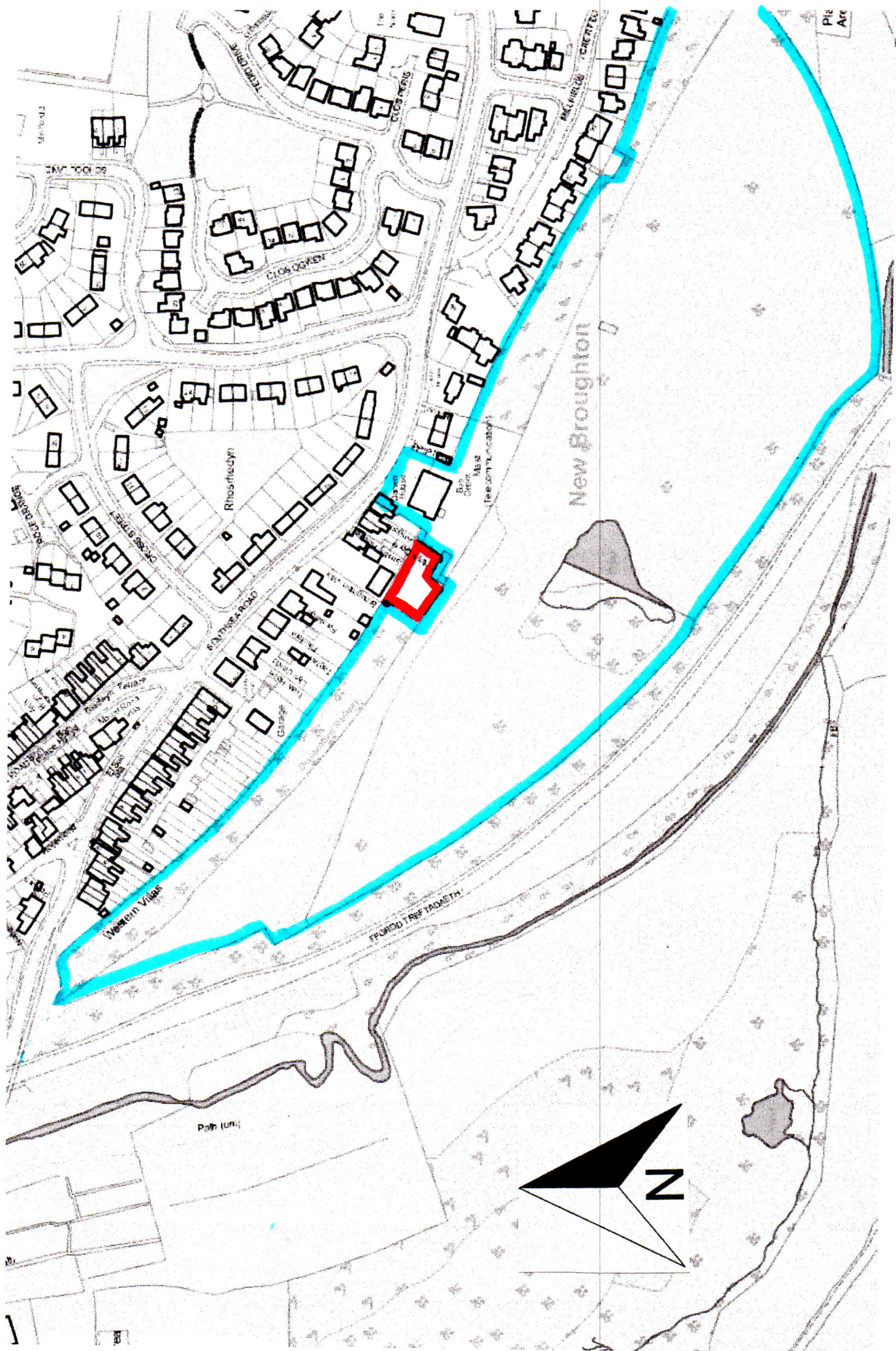
Any relocation could potentially mean that many of the employees may not relocate with the Business - and new Suppliers would be sought to provide for the Business.

This car park is vital for the Business' ongoing success and viability - and also to its Suppliers, etc.

## **Policies**

This Application has had regard to the following Policies:

|      |                                        |
|------|----------------------------------------|
| GDP1 | Development Objectives                 |
| PS2  | Development and the Environment        |
| T10  | Walking and Cycling Route Safeguarding |
| T8   | Parking                                |



PORTH TREF YADMETH

New Broughton

Rhosyddyn

Western Village

Porth (unl)

Ple  
Are

WILKINSON  
CHARTER

CLOS  
PETHS

CLOS  
DOVEN

BOUTHER  
ROAD

LEWIS  
SCHOOL

Western Village

WILKINSON  
CHARTER

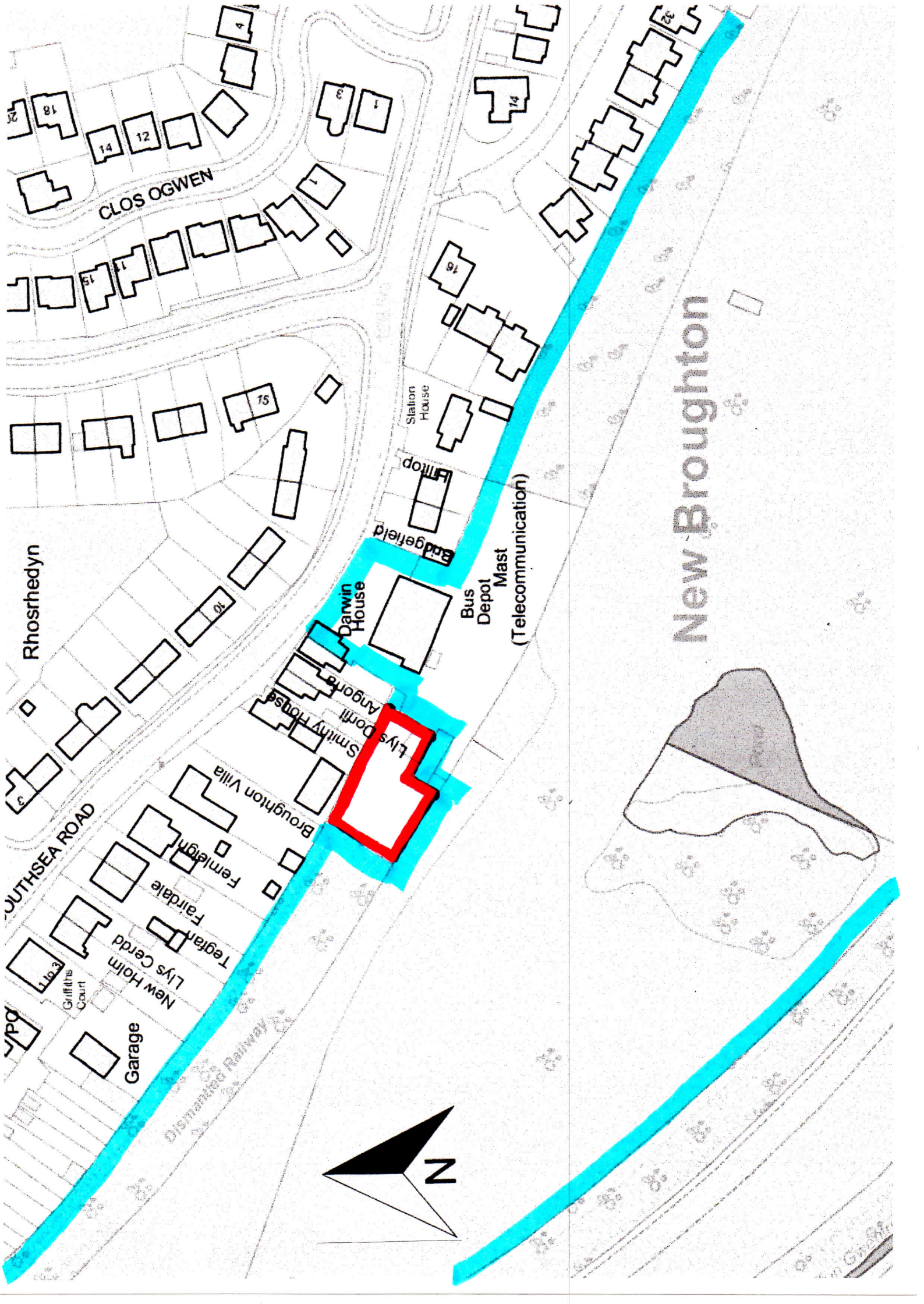
LEWIS  
SCHOOL

LEWIS  
SCHOOL

LEWIS  
SCHOOL

LEWIS  
SCHOOL

LEWIS  
SCHOOL



CLOS OGWEN

Rhosrhedyn

SOUTHSEA ROAD

Dismantling Railway

New Broughton

N

Station House

Bridgefield

Bus Depot  
Mast  
(Telecommunication)

Darwin House

Llys Dorthi

Smithy House

Llys Angela

Broughton Villa

Fermleigh

Fairdale

Tegfan

Llys Cerd

New Holm

Garage

Griffiths Court

# Southsea - Pat's Coaches

Aerial View

## Legend

Pat's Coaches

Google Earth

