
Planning Statement

Erection of warehouse building

Bryn Hall, Knolton Bryn, Overton,
Wrexham, LL13 0LF

Prepared for:

Portek Limited

Roger Parry &
Partners LLP

Mercian House
9 Darwin Court
Oxon Business Park
Shrewsbury
SY3 5AL
Tel: 01743 791336

paul@rogerparry.net
www.rogerparry.net

The logo for Roger Parry & Partners is located in the bottom left corner. It consists of a dark blue square with a white border. Inside the square, the text "Roger Parry" is written in a large, bold, yellow sans-serif font, and "& Partners" is written in a smaller, yellow sans-serif font below it. A yellow diagonal shape is visible in the bottom right corner of the square.

Roger
Parry
& Partners

Contents

1.0 Introduction 3

2.0 Description of the Site and Surroundings 3

3.0 The Planning Application Proposal 3

3.1 Design, Scale and Character 4

3.2 Layout 4

3.3 Highways Access 4

3.4 Drainage 4

4.0 Planning Policy Context..... 5

5.0 Conclusion 7

Prepared by: Daniella Owen *AssocRTPI MSc BA(Hons)*

Reviewed by: Paul Middleton *MCIAT*

Publication title: Planning Statement

Version: 1.0

Date: February 2023

1.0 INTRODUCTION

This supporting statement considers the planning issues relating to the application proposal for the erection of a warehouse at Bryn Hall, Overton, and forms part of the application. The information included within this statement is intended to assist the Planning Officer in making their decision.

2.0 DESCRIPTION OF THE SITE AND SURROUNDINGS

The proposed development site is to be constructed on an existing hardstanding area adjacent to an existing warehouse. The site is situated just off the A528 between Ellesmere and Overton. The site is surrounded to the north and east by existing commercial/agricultural buildings, to the south by agricultural land, and to the west by a yard area.

The application site is within premises owned by Portek, a business which has been supplying bird scaring and agricultural products for over 30 years. This includes hoof support for cows, strimmer heads and garden machinery, and wood processing and workshop tools.

3.0 THE PLANNING APPLICATION PROPOSAL

The planning application is submitted in respect of a new warehouse building. The proposed development is consistent with the existing planning use on the site and will not, either by its nature, design, or scale, have an adverse effect on the character of the area.

The new building and alterations proposed will further enhance the successful business at Portek. The businesses main area of supply is China and since Covid-19 began, the shipping schedule has been very erratic as has supplies from the Chinese factories where lead times have more than doubled. Therefore, in response our client had to increase their stock holding dramatically just to be sure of having enough stock at all times. Their stock holding has increased from a rolling £720,000 up to £1,300,000 to ensure continuity of the supply. This has put a huge strain on storage and the new warehouse is essential for the business to continue as a high-quality business serving farmers and growers across the UK.

A Block Plan Layout is submitted in support of the application.

3.1 Design, Scale and Character

In this instance the proposed development is for the construction a new warehouse building

The design of the building uses composite cladding to match that of the existing buildings on site with a steel portal frame structure. In this respect the building will complement those already on site and will not be out of scale to the setting or out of character to the local area.

The above points will ensure that the property is 'sustainable' in terms of its building design and the supply and use of energy in accordance with the Council's policies, according to policy GDP1 of the Unitary Development Pla.

3.2 Layout

The site layout has been designed to provide a new warehouse.

The layout can be seen on the proposed Plans and Elevations and provides a viable way of utilising the space and providing a larger storage facility to allow the expansion of the business to maintain a good consistent supply to its customers.

3.3 Highways Access

The site has got good access directly off the A528, the main route between Overton and Ellesmere. The traffic movements will only change marginally when the applicants are receiving the extra containers to fill the new warehouse. But once fully stocked, it will revert back to the current volume therefore there will be no long-term increase in traffic movement.

It is considered that a safe means of access can be achieved by the existing vehicular access. We believe that the proposed development would not compromise highway safety regulations.

3.4 Drainage

The site is not within any flood risk area. The existing buildings are secured by a robust surface water drainage system which is capable of dealing with the proposed building. Furthermore, no foul water drainage is required.

In view of the above it is considered that an appropriate drainage system can be installed to meet the requirements of PPW and Wrexham Unitary Development Plan.

4.0 PLANNING POLICY CONTEXT

The primary objective of Planning Policy Wales (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, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as Socio-Economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

The following section summarises the relevant paragraphs and chapters in Planning Policy Wales (PPW). Within PPW, para 1.2 states that “The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development” and then goes further at the top of page 7 to define that sustainable development is:

- (iii) “Sustainable Development” means the process of improving the economic, social, environmental, and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.
- (iv) Acting in accordance with the sustainable development principle means that a body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

PPW Page 17 – Key Planning Principles, talks about growing the Welsh economy in a sustainable manner, it states that the planning system should enable development which contributes to long term economic well-being, making the best use of existing infrastructure. We believe that this statement supports developments to already existing businesses, allowing them the potential to grow, whilst also supporting sustainable development.

PPW para 3.55 states that “Previously developed (also referred to as brownfield) land (see definition overleaf) should, wherever possible, be used in preference to greenfield sites where it is suitable for development.” It goes on further to state in para 3.56 “Planning authorities should work with landowners to ensure that suitably located previously developed sites are brought forward for development and to secure a coherent approach

to their development” These standards go on to support the principle of sustainable development, whilst also supporting the proposed development.

PPW para 5.0.1 and 5.0.2, in Productive & Enterprising Places states that “The productive and Enterprising Places theme of planning policy topics covers economic development, physical infrastructure, energy and the efficient use of resources” and “It includes the development of land necessary for economic activity including industrial development” respectfully. Para 5.4.1 Economic Development, mentions that “The planning system should ensure that the growth of output in Wales as a whole is constrained by a shortage of land for economic uses.”

Para 5.66 further states “Whilst the protection of the open countryside should be maintained wherever possible, the expansion of existing businesses located in the open countryside should be supported provided there are no unacceptable impacts.”

In our view the proposed development is fully supported by PPW.

Wrexham Unitary Development Plan 1996 – 2011

Policy PS2

Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

Policy PS3

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

All new development should:

- a) Ensure that built development in its scale, design, and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- b) Take account of personal and community safety and security in the design and layout of development and public/private spaces.
- c) Make the best use of design techniques, siting, and orientation in order to conserve energy and water resources.

- d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
- e) Ensure that built development is located where it has convenient access to public transport facilities and is well related to pedestrian and cycle routes wherever possible.
- f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
- g) Secure public services (e.g., gas, water, electricity) to development a minimum public cost.
- h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.
- i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides, or contamination, either on or off the site.
- j) Have regard to the need to safeguard those areas which possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
- k) Secure the development of sustainable communities, through the promotion of the economic, social, and environmental well-being of the area.

The new Wrexham Local Development Plan 2 (LDP2) 2013 to 2028 is currently undergoing examination, having been submitted to the National Assembly back in November 2018. This emerging plan seems to have stalled and limited weight can be attributed to it. It must also be seen that the existing development plan is considered out of date.

5.0 CONCLUSION

The proposed scheme is for full planning permission for a warehouse building.

The proposed scheme complies with guidelines in accordance with policies of the Unitary Development Plan and Planning Policy Wales.

The development will provide numerous economic, environmental, and social benefits, notably enhancing the success of the Portek business to help maintain their continued customer demand for their services and products and securing Portek's presence in the area.

The site is considered sustainable development in terms of its location within an existing commercial site.

The proposed building has been designed to an appropriate scale and design, which is in keeping with the overall character and appearance of the area whilst also complying with all relevant Policies.

On the basis of the above, the applicant considers that this scheme would result in no demonstrable harm to any interests of acknowledged importance.

The current scheme proposals have significant merit, meets the policy requirements of the UDP and PPW and as there does not appear to be any material consideration of sufficient weight to justify the refusal of this application, it is respectfully requested that the submitted planning application be approved.