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Planning Statement



Statement prepared for:

**Mr Geoff Brereton
ROC**

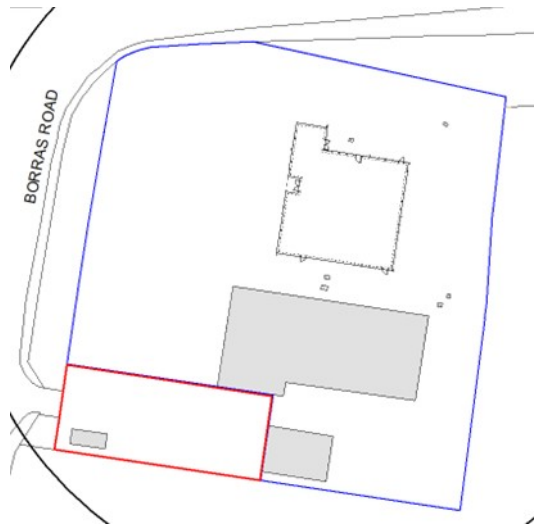
Borras Road,
Wrexham,
LL13 9TW.

Statement required for:

Proposed Storage containers in retrospect on existing hard standing gravel at, ROC, Borras Road, Wrexham, LL13 9TW.

1. Brief:

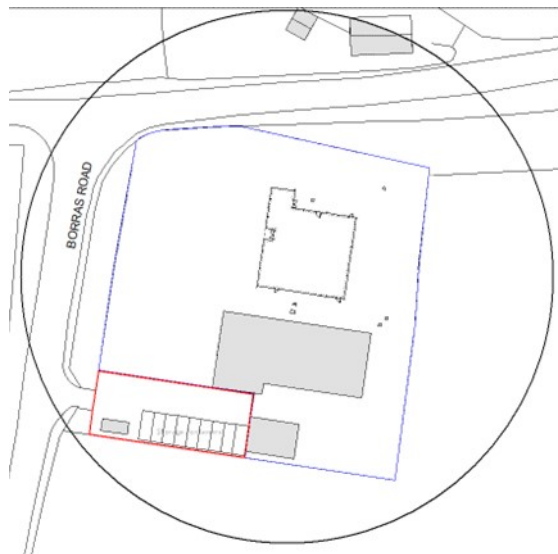
- 1.1** We have been approached by our client to prepare a planning statement for the installation of storage containers on existing hard standing area to create storage facilities.



1. Existing Site Plan

2. Access, including movement to and from the site:

- 2.1** Access to the site is currently provided from Borrass Road, Wrexham.
- 2.2** This Existing access is not to be altered and remain as existing.



2. Proposed Site Plan

- 2.3** Borrass Road in Wrexham is accessed from the A5156 just off the A483 Gresford Roundabout.
- 2.4** The site is connected to the road network by the A483 which provides a link to the major roads of the country such as the M53/M56/M6/M1.

3. Character:

- 3.1** The existing character of the area is industrial and commercial based.

4. Appearance:

- 4.1** The appearance of the new storage containers is green to blend in with existing shrubbery and the natural environment.



3. Appearance

5. Community Safety

- 5.1** There is no reason to believe that the addition of the storage containers will affect the community safety in any way.
- 5.2** With the addition of the new storage containers the area would increase the natural surveillance.

6. Conclusion:

- 6.1** By granting retrospective permission for the containers it will allow for much needed storage space. This is due to the fact the existing building cannot hold the capacity of storage needed.
- 6.2** We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.

*Document Prepared by:
Abigail Valentine
Trainee Architectural Technician
on behalf of Blueprint Architectural Services Ltd*