

DESIGN AND ACCESS STATEMENT

PROJECT: PROPOSED EXTENSION OF SIDE LOADING BAY CANOPY AT ROCWOOD LTD., LIGHTWOOD GREEN INDUSTRIAL ESTATE, LIGHTWOOD GREEN, OVERTON, WREXHAM. LL13 0HU

This Planning Statement considers the issues surrounding the proposed development and includes information to form The Design and Access Statement, as required by the Planning and Compulsory Purchase Act 2004 (Section 42), the Town and Country Planning (General Development Procedure) Order 1995 (new Article 4D) and emerging Planning for Inclusive Design (Access Statements), March 2007.

BACKGROUND

The site at Lightwood Green contains the main network operation, storage and distribution centre for the Company. This facility has developed in this location since 2011, purchased to accommodate the potential increase in market share. In total 30 people are employed on site or elsewhere in the running and management of this enterprise. The warehouse facility sits over land previously forming The Overton on Dee railway station and marshalling yards. The purpose of this application is to provide an extended covered area for the protection of goods and personnel whilst loading and unloading for a range of goods and packaging. The nature of this packaging is generally cardboard which can be seriously damaged if exposed to the elements. A previous extension to the side loading bay area has been invaluable in the context of providing a dry loading/unloading area. The canopy extension will be an additional 3 bays long (18.0 m) x 8.7m wide, connecting directly to the existing structure.

MOVEMENT TO AND FROM THE DEVELOPMENT

The existing access roads from the A539 into the Industrial Estate provides adequate provision for heavy goods and commercial vehicles to move freely about the Estate. The area within the Warehouse development affords ready access and egress. The siting of the loading/unloading Canopy is to the Western side of the warehouse. Vehicles readily manoeuvre off the front yard area to access the side loading bay. No additional traffic movements are projected as a result of this application. Pedestrian movement is restrict on site and staff are fully inducted into safe movement and working procedures

VISUAL IMPACT.

The canopy extension will be situated to the side of the warehouse and will replicate the materials used for the original canopy. Given the set back location, the only visual perspective of the proposal is when vehicles approach the loading/unloading bay area . The choice of colour for the cladding (green) blends significantly with the existing and minimises any visual impact. The steelwork structure is painted with red oxide. The extension in its setting is significantly unobtrusive from neighbouring property, premises or businesses.

ENVIRONMENTAL SUSTAINABILITY

The following paragraphs indicate how sustainability has been incorporated within the design of the structure;

Lighting. By the use of open sides to the canopy and the incorporation of translucent skylights to the roof, during daylight hours natural lighting will prove to be adequate. Low voltage lighting will be used internally to minimise the effect of light pollution outside the structure.

Green Travel. Cycle parking is readily available within the confines of the complex and is promoted along with car share schemes to minimise the effect of vehicle carbon emissions.

Stormwater. Rainwater from the roof covering will link into and discharge into the existing yard surface water drainage network. Rain collected from the new canopy roof would have previously fallen directly onto the service yard area and entered the drainage system at gulley points.

Recycling of Materials. The construction of the canopy by virtue of its design requires limited steel or sheeting, which could subsequently be reused if market forces dictate any changes to the building structure. The existing concrete yard area remains intact, or is fully reinstated if affected by any of the proposed works.

Community Safety. The Warehouse facility is within the Lightwood Green Industrial Park and unauthorised public access is not permitted at the complex which is protected by extensive boundary fencing. Signage and hazard lines are in accordance with HSE requirements. Monitoring movement by CCTV is used to enhance security and awareness.

IN SUMMARY.

The canopy structure has no impact on wildlife species and is not within an identified flood plain location.

The project is relatively small scale. Given the location of the business and there are no changes proposed to working hours or practices no public consultation has taken place.

There is no impact on the amenities of local businesses or neighbouring properties.

Sustained weather cover will maintain business opportunity and minimise damage to goods for the future.

Please read with Drawings 10422/01MAC to 10422/04MAC and Site Photo's.

M.A. Clark

Building Surveyor.