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PROPOSED HGV WORKSHOP AND MOT CENTRE, PENTRE ,CHIRK. LL14 5AN

PLANNING STATEMENT

August 2021

Amended October 2021

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1. INTRODUCTION

This statement forms part of a planning application for a HGV workshop and MOT Centre for A.N.Richards Ltd on their haulage yard site at Pentre, near Chirk.

A.N.Richards Ltd is a family run business providing a one stop service from new and used vehicle sales and hire to parts, servicing and maintenance.

The company is based at Lime Kiln Yard in the village of Froncysyllte. It is on this site that HGV servicing and MOT testing is currently carried out.

The site is located in a sensitive area, within buffer zones for the World Heritage Site, canal and River Dee SAC and close to an Area of Outstanding Natural Beauty (ANOB).

2. PROPOSALS

It is proposed to move the workshop and testing centre to their haulage yard at LL14 5AN. The number of vehicles located at this site will be reduced to accommodate the new building and will eventually be phased out. The new building will consist of a steel framed workshop with office and welfare facilities.

3. BENEFITS

The benefit of this move is to reduce traffic from the site at Froncysyllte. The reduction in traffic will be of significant benefit to residents and to visitors, who come to visit the area.

Part of the vehicle test requires the tachometer to be calibrated. This is done by Border Tachograph in Pentre, less than half a mile from the new facility. This will make the process far more efficient and will reduce further the heavy traffic flow through Froncysyllte.

The new site will be tidied up and there will be fewer vehicles parked there. The boundary along the main road will be planted with trees, which will act as screening and reduce the visual impact of the new building.

The new facility will employ an additional six people.

4. ENVIRONMENTAL SUSTAINABILITY

DRAINAGE

Surface water drainage:- A sustainable surface water drainage system from the new building will be designed by Ceri Environmental Ltd to meet the requirements of SAB.

Foul drainage:- A foul water drainage system will be designed by Ceri Environmental Ltd to meet the requirements of NRW.

CONTAMINATION

Fuel will not be stored on the site.

Oil waste will be collected and disposed of compliantly off site.

BIODIVERSITY AND VISUAL SCREENING

Native trees will be planted along the North and East boundaries of the site. In addition to improving the biodiversity of the area, this will screen the building from Offas Dyke and the canal.

NOISE

Noise levels from the site will not be high and have not been a problem on the site in Froncysyllte. However the tree planting along the North and East boundaries will absorb much of the noise and it is proposed to install acoustic panels inside the workshop and test centre, which will absorb reverberating sound within the building.

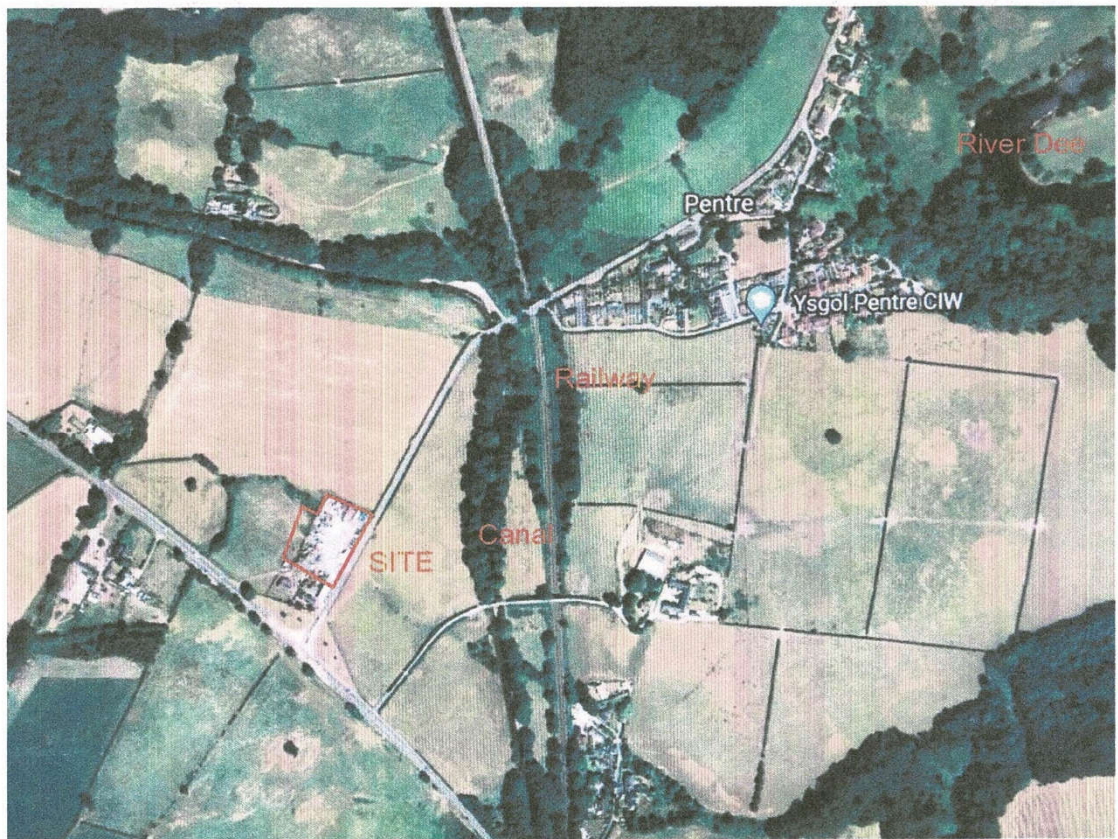
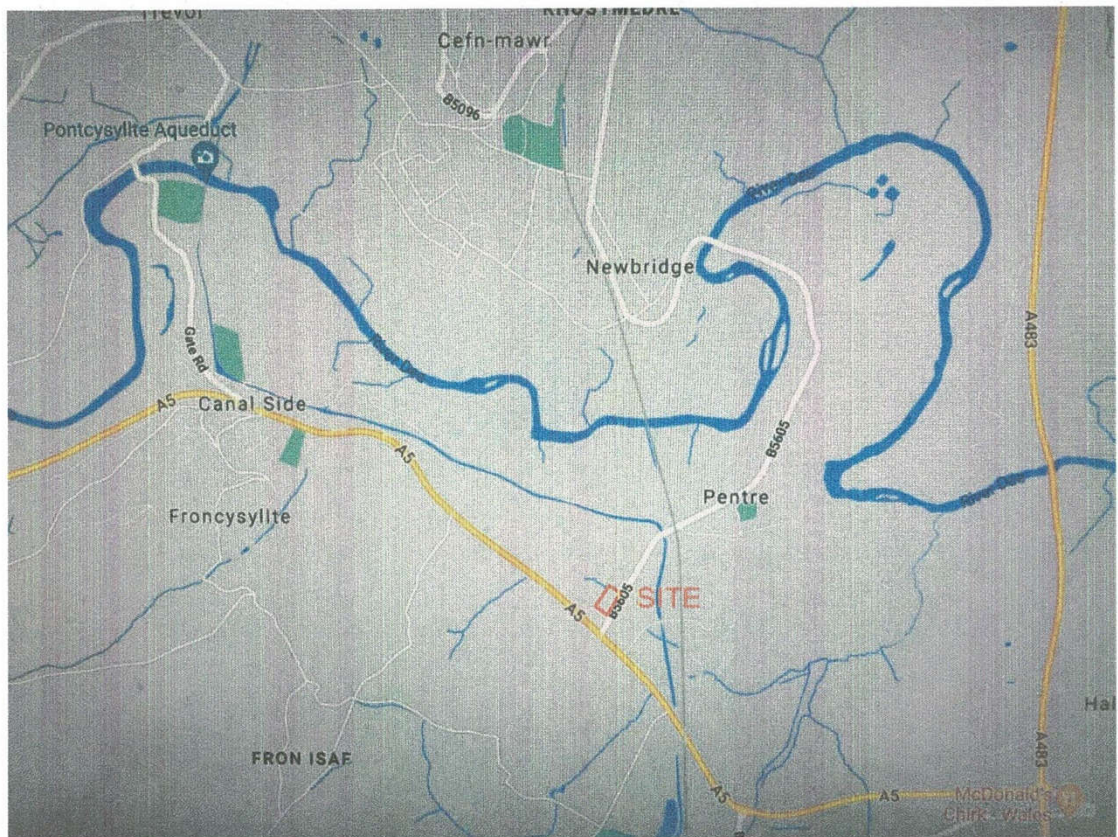
EXTERNAL LIGHTING

External lighting fittings designed to minimise impact on nocturnal wildlife will be used in accordance with recommendations outlined in the BCT and ILP Guidance Note 8 Bats and Artificial Lighting.

5. ACCESSIBILITY

There will be hard paved parking close to the building.

Entrances into the building will have a ramped approach with level landing and threshold suitable for anyone with a disability. An accessible toilet will be provided within the building.



Location of Site