

ASH Group Ltd
Redwither Road
Wrexham Industrial Estate
Wrexham

Planning Statement.

Demolition of existing workshop/storage building and portacabins and erection of vehicle workshop, stores and associated offices.

Background.

This planning application relates to removal of buildings which are no longer fit for purpose and their replacement with modern workshop, storage and associated office facilities.

The application, whilst being on a recycling facility site, is not specifically related to the waste operation as such. Currently this part of the site, located at the front, is where vehicles are repaired and serviced and also has an existing storage building and workshop along with offices associated with the adjacent weighbridge and administration.

These offices are mainly portacabin type buildings which are not up to modern day office standards. A vehicle workshop building at the front is to be retained for work on smaller vehicles and the proposed workshop building will be able to cater for the larger articulated vehicles in a safer and more efficient manner.

The Site.

The application site forms part of a recycling facility. The recycling operation takes place to the rear of the site along with a Bio mass building.

To the front of the site, adjacent to Redwither Road, there are 2 vehicular entrances. One entrance gives access to the office building fronting the road and to the weighbridge point which leads to the recycling area to the rear, whilst the second entrance leads to the application site and where the workshops, storage and weighbridge office facility are located.

This application has no waste implications and does not have any implications for any waste processes on site. It is purely vehicular workshop, associated storage and offices.

The site is irregularly shaped being wider at the entrance than the exit. The vehicles requiring repair/servicing will enter from Redwither Road and have direct access to one of the two entrances and access pits. Following repair work the vehicles will continue forward and exit to the rear of the building.

The workshop building will contain storage areas for parts/equipment etc along with staff toilets/ changing rooms and refreshment areas.

The building will be portal framed with a height commensurate with that required to deal with a tipper vehicle.

Attached to the workshop building, and adjacent to the vehicle weighbridge, will be an irregular shaped, 2 storey office building which will contain the weighbridge offices, small canteen and toilet facilities on the ground floor with a transport office on the first floor.

The office building will match the materials of the workshop, though will be smaller in height and scale.

Planning Implications.

The application site is a well established recycling facility with offices and associated workshops. As stated the office and workshop facilities are located to the front of the site whilst separated to the rear are the recycling facility and Biomass buildings.

The existing weighbridge offices are mainly portacabins and the current workshop/storage building is a out of date building which is coming to the end of its life.

The removal of these non conforming buildings with their replacement of modern, efficient and environmentally friendly buildings is seen as a benefit to the appearance of the area. Modern building techniques will produce an industrial building fit for purpose and in a style in keeping with the industrial nature of its surroundings.

In terms of economic development the proposed development will enable ASH Group to further update their operation and help to ensure they provide a modern, efficient, safe and ecologically sound operation at the site.

The proposal will take into account the information included in both the Contaminated Land Report, which concludes that there are no issues, and the Ecology Report which identifies that there are no issues with bats and that there are measures to be put in place to ensure that the watercourse adjacent to the site is not affected.

In planning policy terms the development of the site for industrial purposes is acceptable in principle and actively encouraged in the extant local plan. The proposal fully takes into account the elements within the policies to ensure that the buildings are suitable and in keeping with the character and appearance of the locality and their purpose is in line with provision relating to the Industrial Estate designation.

In light of this the proposal should be acceptable in planning terms and will be of both economic and visual benefit to the area.