

**The Plassey Leisure Park,
Eyton,
Wrexham , North Wales
LL13 OPS**

**Proposal for Internal Entrance Road
Realignment and Recycle Station**

DESIGN AND ACCESS STATEMENT

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Bratherton Park Design Consultants
Waverton House
Bell Meadow Business Park
Pulford
Chester CH4 9EP

Tel: 01244 853 000
Direct: john@bratherton.co.uk
General: parkdesign@bratherton.co.uk
Web: www.bratherton.co.uk

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1.0 Introduction

1.1 This Design and Access Statement (DAS) has been prepared to accompany a Planning Application for a realignment of the internal part of the main access road and the construction of a main bin collection area and recycle station. The proposal is located at The Plassey Leisure Park, Eyton, Wrexham, North Wales, LL13 OPS

1.2 Reference is made to the following documents:

- Drawing number 1099/7/ 11- Location Plan.
- Drawing number 1099/7/ 12– Existing Survey.
- Drawing number 1099/7/13– General Arrangement.
- Drawing number 1099/7/10 – Photographic Viewpoints.

2.0 Project Description

- 2.1 At present, all traffic accessing The Plassey Leisure Park and its associated businesses in the craft village enter through the single main access off the B5426. All traffic then progresses up the main drive which bends gradually to the right and enters a general parking and access area for all parts of the touring caravan park, the Golf Course, the main house and the various businesses, including all access for waste removal.
- 2.2 Consequently, the central space is extremely congested and busy. It is also potentially confusing for new arrivals to the park.
- 2.3 The current route for touring caravans, which is the core business of the park enters the general parking central area, with a sharp left turn to travel westwards between the leisure building and other converted agricultural buildings which is also a heavily pedestrianised area as people from the park access the other amenities and businesses.
- 2.4 The proposal is shown on drawing number 1099/7/13 and the main principle is to construct a new section of internal access road purely for the touring caravans and those accessing the few static caravans in a separate route from the general other traffic. The proposed waste collection vehicles will also access to the recycle station which is to be located immediately to the east of the new section of road.
- 2.5 The new section of road will also be provided with a stacking layby for new touring arrivals to park behind one another and to be checked in a more organised fashion than at present where there is no facility for new comers to park up to register.

- 2.6 The area of this proposal is a combination of existing paved surfaces and a green open space to the south of the internal swimming pool building which is rarely used and therefore deemed satisfactory for this form of use with the benefits which accrue from the improvements in the traffic movements and the bin collection process.
- 2.7 The bin wagons will enter the park through the main entrance and up the drive as with other traffic, but will peel off to the left onto the new section of access road where it will park up temporarily to empty the bins. There is insufficient space for the wagons to turnaround and therefore there will be a series of removable bollards which will allow the wagons to turn right off this new section of road after the bin collection, through the otherwise now pedestrian zone (currently used by all traffic to the touring and static area) and then access other bin locations which are existing around the businesses and the general refuse area by the sewage treatment plant.
- 2.8 There are several mature trees in a general copse to the west of the new access road and these have been surveyed and reported upon by RPS. The report is part of this planning application.
- 2.9 Similarly, the ecological implications of this area have also been investigated and reported upon with the main aspect being the presence of bats. These will not be disturbed as there are no trees to be felled but the lighting is to be designed carefully to ensure that all the lighting is downward illumination and therefore does not adversely affect the flight patterns of the bats.

- 2.10 The rationale behind the central bin recycle area is to eliminate the satellite bin areas scattered across the existing touring and static caravan park, and the resultant need generated by those for park vehicles to travel through the park collecting refuse. The customers will be encouraged to drop their rubbish into the new recycle station and undertake recycling in the categories which are currently operated by the existing waste disposal company.
- 2.11 The recycle area will only operate during day time and will be gated off at night with removable bollards on the exit for the vehicles accessing it which will only be cars.
- 2.12 There is a landscape scheme prepared by RPS for the dressing of the area to add further screening and framework to hide the bins from general access view and to place the bin area in a more acceptable setting. This will comprise many trees being planted in accordance with the scheme prepared by RPS.
- 2.13 It has been pointed out that historically there was a moat associated with the original buildings on the site of the current Plassey which might have archaeological interest or implications. Historic records showed that the moat passed partially through this proposal and therefore a full and detailed study with intrusive investigations was carried out by Archaeology Wales. Their report is part of this Application.

3.0 Design Considerations Leading to “Good Design” (TAN 12)

- 3.1 Good design is a paramount ingredient of the built environment and TAN 12 spells out quite specifically the need for good design to be employed in the design of buildings, structures and associated work.
- 3.2 It is felt that good design has been applied to this proposal initially in the context of the reason for the proposal to improve the traffic movements, segregation of traffic from pedestrian areas and the concentration of the waste collection with recycling.
- 3.3 The area will be enhanced by the addition of considerable tree planting to enhance the setting.
- 3.4 The choice of materials for the new section of road has been made on the basis of less urban feel. For instance, the new touring caravans stacking layby will be surfaced with a “Cellweb” type grid filled with stone to give a softer feel and the proposed bollards will be of the “Victoriana” style. Cobble strips will be introduced to define the road from the pedestrian zone rather than hard kerbs.
- 3.5 A 2.4m high close board fence is also proposed to screen off the new recycle station from the existing internal pool building until the proposed planting matures.
- 3.6 Neither the RPS Ecological/ Tree Reports nor the Archaeological Report by Archaeology Wales have indicated that any special measures have to be designed in to these proposals and construction of the scheme, when permitted, will employ the principles of “best practice”.

4.0 Access (TAN 12)

- 4.1 Access has been described in previous sections.
- 4.2 The main aim is to segregate traffic for improved safety and better definition of traffic directions and types.
- 4.3 All access will still be through the main park entrance and up the drive but the segregation will free up the currently congested area used by vehicles and pedestrians, producing a more relaxed feel for those persons accessing the various businesses and shops.

5.0 Character (TAN 12)

- 5.1 The proposed character is not dissimilar to the remainder of the park and therefore is in keeping. Further landscaping will be introduced to enhance the character.

6.0 Community Safety (TAN 12)

- 6.1 There will be a significant improvement in general safety resulting from the segregation of traffic in this form. This will free up the currently busy access between the buildings into a purely pedestrian zone apart from occasional vehicles including the waste collection vehicles.
- 6.2 The proposed recycle station area will be well lit to avoid vandalism and will be gated off when not in use at night time.
- 6.3 CCTV coverage will be introduced to survey the Bin Storage Area and also to record the inward and outward vehicle movements along the new and existing roads.

7.0 Environmental Sustainability

- 7.1 There is a fundamental improvement in the environmental sustainability stemming from the concentrated and organised recycling of waste in an area remote from where people are accessing their caravans.
- 7.2 The disposal of surface water will be by means of soakaway and there will not be any run off generated other than local within the scheme and this will be directed to ground.

8.0 Movement To, From and Within the Site

- 8.1 This has been described in earlier sections and these movements will be improved considerably by the segregation of the traffic leading to the touring and static caravan area separated from that accessing the various craft businesses and general day to day running of the park.

9.0 Visual Impact

- 9.1 The existing site is well screened by the significant tree belt to the west and south, and a strong vegetation screen to the south east.
- 9.2 During the pre-application discussion with the Local Planning Authority, it was agreed that it was important to ensure that this proposal will not adversely affect the visual amenity from outside the site. To address this, a series of photographs were taken and these are contained on drawing number 1099/7/10 with each of the photographic viewpoints numbered.
- 9.3 It is clear that there will be no additional clearance of any vegetation to produce this scheme and the existing strong vegetation screening and tree belts do totally screen the proposal area.
- 9.4 The existing field gate is shown on drawing number 1099/7/10 as a good reference point for the views from the B5426 which is the main receptor for views into the park.
- 9.5 Views from those accessing along the main drive are also totally screened until immediately in front of the proposed junction in the road and this is considered to be well screened and acceptable.
- 9.6 Clearly, the additional planting which is proposed around the waste recycle station will mature and further increase the degree of screening, including the immediate views at the junction and from the internal swimming pool building. Views from the existing main house will also be mitigated by this planting.