

Application for Approval of Reserved Matters Following Outline Approval

Ruabon Business Park Site, Adjacent to A483, Ruabon, Wrexham

22 May 2018



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1 Introduction

On behalf of Aldi Stores UK Limited and Liberty Properties Developments Limited please find enclosed an application for approval of reserved matters following outline approval, made under Article 21 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

The application has been submitted to Wrexham County Borough Council via the Planning Portal today (Ref: PP-06959668) and comprises the following:

- Planning Application Form
- The relevant application fee of £12,540 which has been made via cheque.
- Design Statement
- Statement of Community Involvement
- 1847NESW-100A Location Plan-A3
- 1847NESW-101A Existing Site Plan-A1
- 1847NESW-102B Proposed Site Plan-A1
- 1847NESW-103B-Proposed ALDI GA Plan-A1
- 1847NESW-104B-Proposed ALDI Elevations-A1
- 1847NESW-105B-Proposed ALDI Roof Plan-A1
- 1847NESW-106A-Proposed ALDI Roller Shutter Detail-A3
- 1847NESW-107A-Proposed ALDI Boundary Treatment-A1
- 1847NESW-109A-Proposed PFS Plan & Elevations-A0
- 1847NESW-111A-Proposed PFS Roof Plan & Boundary Treatment-A3
- 1847NESW-112A-Proposed Costa GA Plan-A3
- 1847NESW-113A-Proposed Costa Elevations-A3
- 1847NESW-114A-Proposed Costa Roof Plan-A3
- 1847NESW-115A-Proposed Costa Boundary Treatment-A3
- 1847NESW-116A-Proposed Sub-Station Details-A3
- V1847 L01B Landscape Plan-A0
- 1847 NESW Ruabon Site Plan V102B
- 1847 NESW Ruabon Elevations V104B
- 1847 NES Ruabon CGI 02

2 Context to site

The site which forms this reserved matters application is approximately 2.42ha. The northern boundary of the site is defined by the A539 and Park Road B5605, beyond which are residential properties.

Beyond the eastern, western and southern boundaries is open land, to which forms the residual outline planning application boundary (comprising circa 24.90 hectares).

The proposal to which the reserved matters application relates to, consists of the following development:

- Aldi Foodstore – Sales area 1254 sq m and 141 car parking spaces
- Petrol Filling Station (PFS) – Gross external area 430 sq m and 23 car parking spaces
- Costa Drive Thru – Gross external area 198 sq m and 42 car parking spaces

3 Planning history

The site is subject to a number of applications. A summary of the outline planning permission and proposed amendments is provided below.

Outline Planning Application : Reference no. P/2014/0021

An application for “*Outline Application for Mixed Use Development comprising Commercial (Class A1 Foodstore with Petrol Filling Station and Classes A3/B1/C1), Extra-Care (Class C2), Residential (Class C3) with associated vehicular access off the A539 and B5606 and other related improvements. All matters reserved except means of access*” was granted by Wrexham County Borough Council (Wrexham CBC) on 2nd October 2015 ref: P/2014/0021. The permission granted outline consent for a comprehensive development including a range of uses as detailed above.

Non Material Amendment : Reference no. P/2017/0969

Following the approval of the Outline planning permission, a Non-Material Amendment was submitted and approved. The NMA was submitted due to minor amendments to the masterplan as approved by the original consent, which resulted in minor alterations in the quantum of various floorspaces by use type from the approved masterplan.

The amended Masterplan (Dwg No. 2500-OP-20 revE), submitted for consideration under this application was considered to represent a non-material amendment to the Masterplan layout.

The NMA (P/2017/0969) was approved on 19th December 2017.

Section 73: Reference no. P/2018/053

A S73 application (P/2018/0053) was submitted to Wrexham CBC to vary wording for the following conditions attached to planning permission P/2014/0021, to allow for the delivery of the various phases of development approved:

- Condition 8
- Condition 25
- Condition 26
- Condition 30
- Condition 31

The S73 application was approved on 18th May 2018.

Discharge of Conditions: Reference no. P/2014/0021

Conditions 15 and 22 from Outline planning permission (P/2014/0021) have been discharged on 29th September 2017 (ref: P/2017/0694).

4 Proposed Development

Proposal

Reserved matters permission is required for an Aldi, PFS and Costa Drive Thru as part of the first phase of development to come forward. This section provides a summary of the details of the reserved matters application.

The reserved matters application includes information to comply with conditions 1 and 3 attached to planning permission P/2018/0053.

Condition 1 - Approval of the following details (hereinafter called "the Reserved Matters") in each phase shall be obtained from the local planning authority before any part of the development in that phase is commenced.

i) The reserved matters:

- a) The siting of all buildings, including the proposed layout and functions of the external spaces, including the layout of vehicle parking and turning facilities.*
- b) The scale of the buildings,*
- c) The design and external appearance of all buildings,*
- d) The landscaping of the site including a landscaping design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces, the design of street furniture and the finished levels in relation to existing levels.*

Condition 3 - The first reserved matters application shall include a plan showing the site and location of all subsequent phases of development ('the Phasing Plan'). All subsequent reserved matters applications shall be submitted in accordance with the approved phasing plan unless otherwise agreed in writing by the local planning authority.

The following sections respond directly to each of the reserved matters.

Siting and Layout

The development will comprise of 3 units including:

- Aldi Foodstore – Sales area 1254 sq m and 141 car parking spaces
- Petrol Filling Station – Gross external area 430 sq m and 23 car parking spaces
- Costa Drive Thru – Gross external area 198 sq m and 42 car parking spaces

Full details of the location, floorplans and interior layout of the buildings are provided on the following plans:

- 1847NESW-102B Proposed Site Plan-A1
- 1847NESW-103B-Proposed ALDI GA Plan-A1

- 1847NESW-109A-Proposed PFS Plan & Elevations-A0
- 1847NESW-112A-Proposed Costa GA Plan-A3

The scheme has been informed by the masterplan which sets out movement across the site. Site access is proposed off the 5th arm of the reconfigured roundabout, to the reserved matters site. Pedestrian, cycle and vehicular connectivity is then provided through towards the south of the site.

Comprehensive detail relating to the layout of the development is provided within drawing number 1847NESW-102A Proposed Site Plan.

Scale and Appearance

The proposal will provide a high quality development. The scheme will provide a simple and concise pallet of materials across the uses. The detailed design has been provided in cooperation with the planning department at Wrexham Council.

The commercial buildings will create a strong active frontage. At ground floor level the entrance to the commercial units and the active retail uses will activate the street. Details of the height, form, design and detailed external appearance of the proposed buildings are established in the proposed drawings that support this application.

Full details of relating to the elevation appearance are provided within the following plans:

- 1847NESW-104B-Proposed ALDI Elevations
- 1847NESW-106A-Proposed ALDI Roller Shutter Detail
- 1847NESW-109A-Proposed PFS Plan & Elevations
- 1847NESW-113A-Proposed Costa Elevations

Landscaping

The proposal acknowledges the emphasis on landscaping and this is articulated within the proposals. The existing tree belt is retained and the buildings are orientated to allow the tree belt to form the back drop.

An attractive landscape boulevard directing into and through the site is further accentuated with a structured landscape scheme to each respective plot within the proposal. This has been prepared comprehensively and collaboratively to deliver a high-quality end product, and to strengthen the existing green structure.

Details of the landscaping and boundary treatments are included within the following plans:

- 1847NESW-107A-Proposed ALDI Boundary Treatment

- 1847NESW-111A-Proposed PFS Roof Plan & Boundary Treatment
- 1847NESW-115A-Proposed Costa Boundary Treatment
- V1847 L01A Landscape Plan

5 Pre-application Discussions

Pre application discussions took place with Philip Forster (Planning Officer – Wrexham County Borough Council), on May 2nd 2018 at Wrexham CBC's offices.

During pre application discussions, it was confirmed that as part of the reserved matters application, details relating to an Aldi foodstore, Costa Coffee and PFS would be submitted. It was also confirmed that the reserved matters site would be split into sub-phases of development. This would enable conditions to be discharged for each separate element coming forward for development i.e. Aldi foodstore, Costa Coffee and PFS. Each condition relating to each phase can then be partially discharged, allowing each element to come forward independently.

In reference to the PFS, it was confirmed that there are no planning conditions within the outline consent specifically restricting the various elements of the PFS, including the kiosk element (including sales for A1 and A3 use) or further restricting the floor area of such a facility. The planning officer was also satisfied that condition 11 of outline planning permission would allow for the PFS to feature an A3 use, which would be subject of the cumulative floorspace restrictions featured in Condition 11 of the outline planning permission (P/2014/0021).

It was confirmed at the meeting that there were no issues with design of the units or the boundary treatment.

In relation to validation requirements, it was confirmed that there is no requirement for a Design and Access Statement, however a Design Statement providing a commentary of design evolution should be included within the planning application submission.

6 Planning Policy Context

A full assessment of the entire proposed development against planning policy was carried out as part of the decision making process for the outline planning permission, as set out in the 2013 Planning Statement prepared by Renew Planning in support of the application and the officer's report presented to the Planning Committee (dated 30/3/2015). At that time the application was considered to be acceptable, in accordance with the provisions of the Development Plan and other material considerations.

Since the outline planning permission was granted, there have been updates to national policy as follows:

- Planning Policy Wales (Edition 9, November 2016)
- Technical Advice Note 12 (2016)

PPW sets out the Welsh Government's land use planning policy in respect of 'Promoting sustainability through good design' and 'Planning for sustainable buildings', which includes the role of local planning authorities in delivering good sustainable design.

The purpose of TAN12 is to provide advice on how 'Promoting sustainability through good design' and 'Planning for sustainable building' may be facilitated through the planning system.

The proposed development conforms with policy guidance provided within the PPW (Edition 9) and TAN12 policy documents with the detailed design having been provided in cooperation with the planning department at Wrexham Council.

7 Conclusion

This application represents the reserved matters submission for the existing outline planning permission for the development of land adjacent to A483, Ruabon.

The detailed design conforms with the principles and objectives of the consented outline planning permission and the final proposal has been developed in line with pre-application advice provided by Wrexham County Borough Council.

A full assessment of the entire proposed development against planning policy was carried out as part of the decision making process for the outline planning permission. The reserved matters application has been assessed against national policies that have been updated since the outline planning permission was granted. It has been demonstrated that the proposal continues to be in accordance with relevant current planning policy.

The proposed development is fully in accordance with the outline planning permission and will allow for the comprehensive development of this key site, which will open up the site for future development to come forward.



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