



DESIGN & ACCESS STATEMENT
(version 2- 31.05.16)

In respect of

Staff Overflow Car Park for Daleside Vet Group

At

Land Adjacent to Sunnyside, Rhosrobin Road, Wrexham

Introduction

The following supporting statement accompanies the planning application for a proposed change of use to Land Adjacent to Sunnyside, Rhosrobin Road, Wrexham to serve as an Overflow Staff Car Park for Daleside Veterinary Group.

The purpose of this document is to explain the proposal and assess the factors that affect the proposal, in terms of physical, economic and planning factors.

This statement replaces the original version which was submitted with the planning application, having considered comments from neighbouring property owners.

The Business

Daleside Veterinary Group operates from 4 different sites, and offers services for pet and farm customers. The practice situated in Rhosrobin currently has approximately 7,250 clients. With 6,500 being small animal clients, 3,800 of these small animal clients are active clients who have visited the practice in the last 12 months.

The practice sees around 50 small animal clients per day, who are visiting for appointments, drop ins to collect medication, and emergencies. They also have around 18 farm clients visiting the practice per day, who are usually collecting medication or paying bills.

There are 41 members of staff working for Daleside Veterinary Group, 28 are full time and mainly share their hours working at the two main sites, one of these being the Rhosrobin premises. There would be 11 members of staff present on a daily basis at the Rhosrobin practice plus 5 farm vets working off site and returning in-between visits.

The opening hours are 8.30am – 7pm on Monday, Wednesday, Thursday and Friday. 8.30am – 8pm on Tuesdays and 8.30pm – 1pm on Saturdays.

Daleside Veterinary Group anticipate growth in their small animal sector due to the increasing population of Wrexham and proposed new housing developments in the area. They hope to relocate the farm department, and keep the admin and small animal team in the Rhosrobin premises. This would allow for expansion of the business and employment of an additional vet and nurse.

The Proposal

The business requires additional parking for staff in order to free up spaces next to the surgery for clients. They have previously used a site behind the chapel building, this land can no longer be used for car parking due to access concerns. Because of this the only available parking for the surgery are the 12 spaces around the chapel. These spaces are not sufficient for the volume of visitors and number of staff working at the practice.

The proposed new car parking would be for staff, and would be situated on the block of land adjacent to Sunnyside, Rhosrobin, Wrexham, a site plan of this land can be found in appendix 1. This block of land measures approximately 970m² and is currently overgrown undeveloped land probably former garden, please see topographical survey in appendix 6 for further information.

The land is suitable as it is situated close to a current highway and the practice, a location plan can be seen in appendix 2. The proposed car park could accommodate 10 extra parking spaces, 5 which front the main boundary, and another 5 situated to the middle of the site, leaving a central circulation with 90 degree turning space. There will be no changes to the current ground level of the site.

An ecology survey has been carried out, which can be found in appendix 3, it summarised that there is a moderate potential for reptiles to be present on the site, and any tree removal may affect nesting birds, other than this, no other impact on protected species, notable habitats or species is anticipated.

Access

The proposed car park will have a gated entrance and exit point for vehicles, access will be obtained from the Rhosrobin road from the existing access currently used by the neighbouring houses, the access will have visibility splays of 2.4 metres x 43 metres to the east and 2.4 metres x 35 metres to the west to the nearside edge of the highway, as requested in the highway comments.

The car park will usually only be used during the opening hours of the practice which should not affect the neighbouring houses during anti-social hours.

It has been mentioned in the pre application (see appendix 4) that adequate visibility can be achieved from the existing private driveway, the parking spaces will be positioned to ensure that parked cars will not obstruct visibility. As mentioned in the highway comments, the changes to the access will improve the current substandard visibility.

The private driveway will be 4.8 metres wide for at least the first 5 metres from the road, and surfaced with tarmac from the highway boundary to the access to the car park. The car park will be surfaced with a compacted stone surface. Please see appendix 5 for the plan which shows the proposed access and car parking spaces, as well as boundary treatment. There will be a low beech hedge not exceeding 1 metre situated behind the splay line to minimise the visual impact of the site from the road, this will curve around slightly to allow the visibility. A 1.8m solid wooden fence will be erected along the boundary with Sunnyside to limit the impact of the development on the property, there will be a gate within the fence to allow access to the occupiers of Sunnyside.

An Aco drain or similar will be provided across the approved access at the highway/private road junction to intercept any run off prior to first use of the development.

Key Planning Policy

Planning Policy Wales, Edition 8, Chapter 4 Planning for Sustainability

The objectives of good design have been considered from the outset, and the site selection involved the consideration of site location. This is the closest suitable site which is promoting a sustainable means of travel as it is not making clients and staff travel much further for access to the practice

Planning Policy Wales, Edition 8, Chapter 7 Economic Development

This policy states that 'local planning authorities should adopt a positive and constructive approach to applications for economic development and assess benefits including the numbers and types of jobs expected to be created or retained on site.' The additional parking will help to retain current staff levels and allow for more staff to be employed if the business expands.

Wrexham County Borough Council Unitary Development Plan

Schemes to improve local amenity will be encouraged and supported, with priority given to conspicuous sites within built up areas, on the urban fringe, and close to main communication

routes such as the A483. Such sites are often suitable for tree planting/landscaping, sitting out areas, play areas, **car parking**, redevelopment, or incorporation into adjacent land uses. Regard will be had to the possible nature conservation interest of neglected sites, and to the potential for habitat creation.

Wrexham County Borough Local Development Plan 2013-2028

Preferred Strategy Objective SO2:

Support a vibrant, diverse and competitive local economy that provides a range of job opportunities to enable new and existing businesses to grow in Wrexham County. The veterinary business requires extra car parking to grow and allow more members of staff to be employed.

Conclusion

The proposed car park would help Daleside Veterinary practice business grow and expand. It would mean that current overflow carpark problems would be solved as staff would no longer have to park on the road and on the nearby industrial estate.

There are very few environmental impacts of the development of the car park. The land is currently untidy scrub land, and creating a car park with landscaping would create a more attractive space, it is proposed that the current scrubland would be tidied up, and new shrubs would be planted.

Residents have reported concern about the security and privacy of the site, this has been remedied by the addition of perimeter fencing and a hedge to the highway boundary.

The proposal would also improve the current substandard access to the highway and substantially increase the visibility, this would benefit all of the neighbouring properties who share this access.

Photographs



