

DESIGN STATEMENT ADDENDUM

PARKING AND ACCESS

Proposed Innovation Centre & Training Academy,
for Village Bakery (Wrexham) Ltd, at
Wrexham Industrial Estate



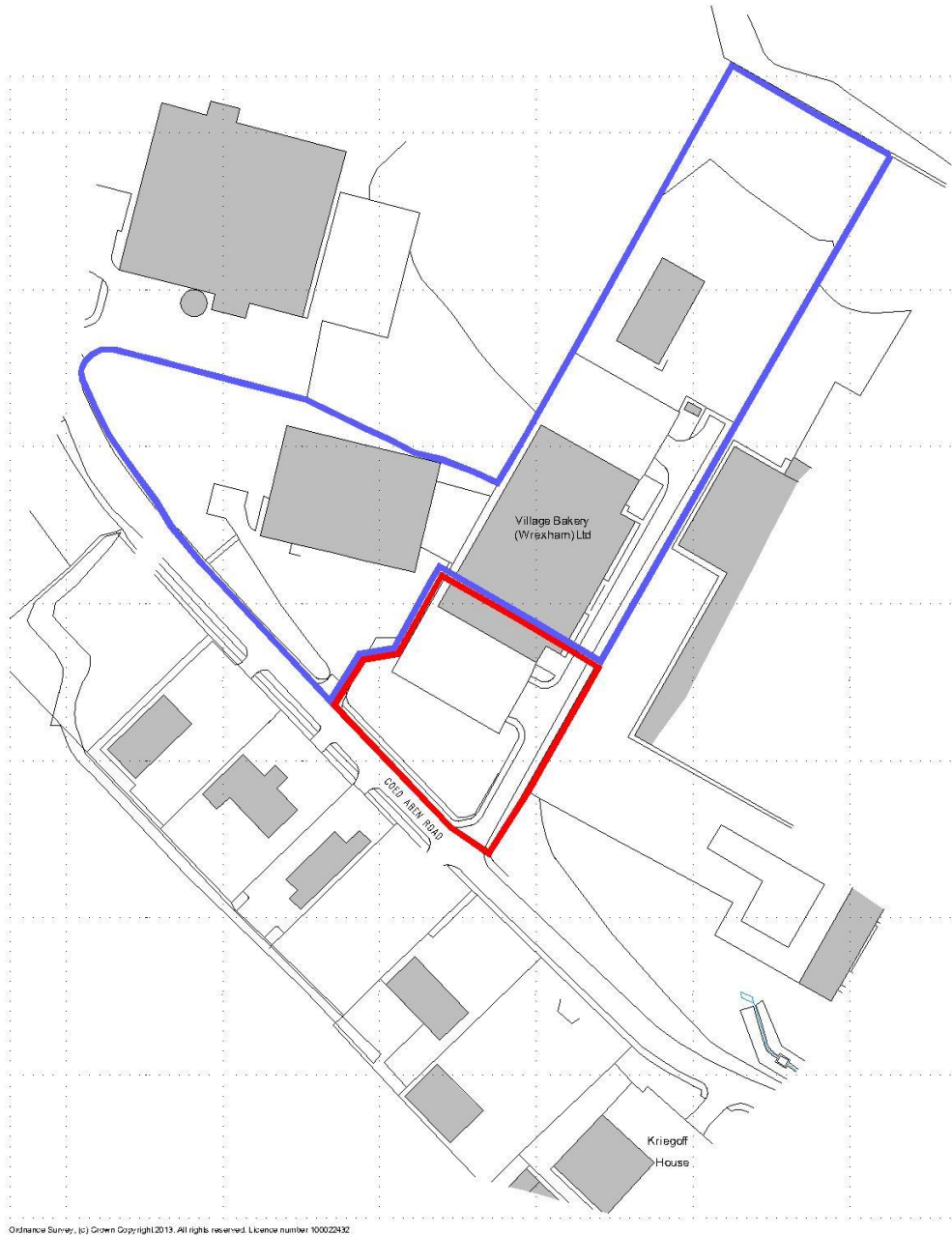
February 2014

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Site Location – Description & History

The site is located to the South West of Wrexham Industrial Estate off Coed Aben Road. The site is currently occupied and is in the region of 0.34 hectares.



Location plan – not to scale

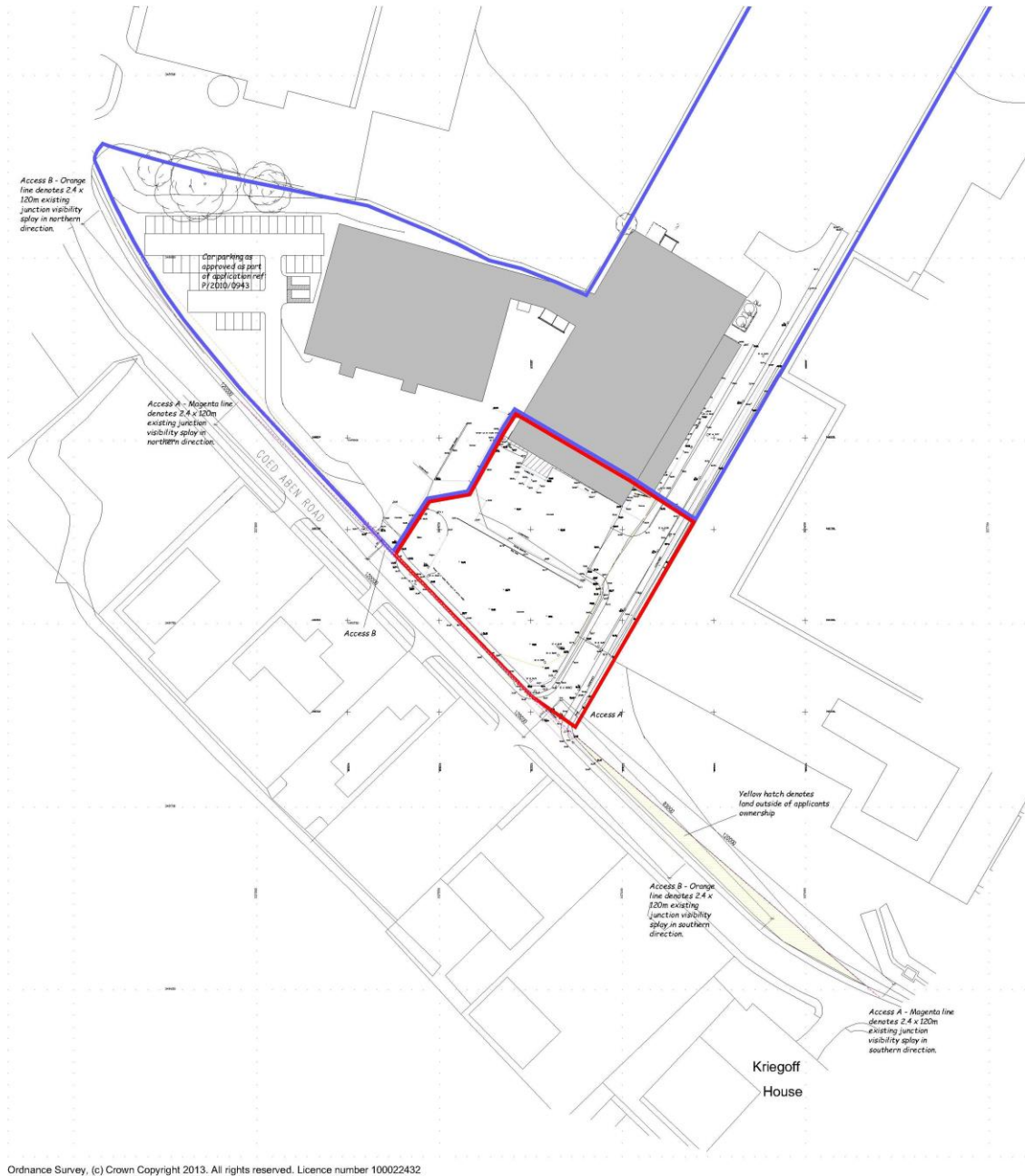
Proposals

The addendum is submitted on behalf of Village Bakery (Wrexham) Ltd following comments received from planning officer 11 February 2014 and subsequent meeting 20 February 2014. The addendum addresses the comments raised in connection with car parking and access.

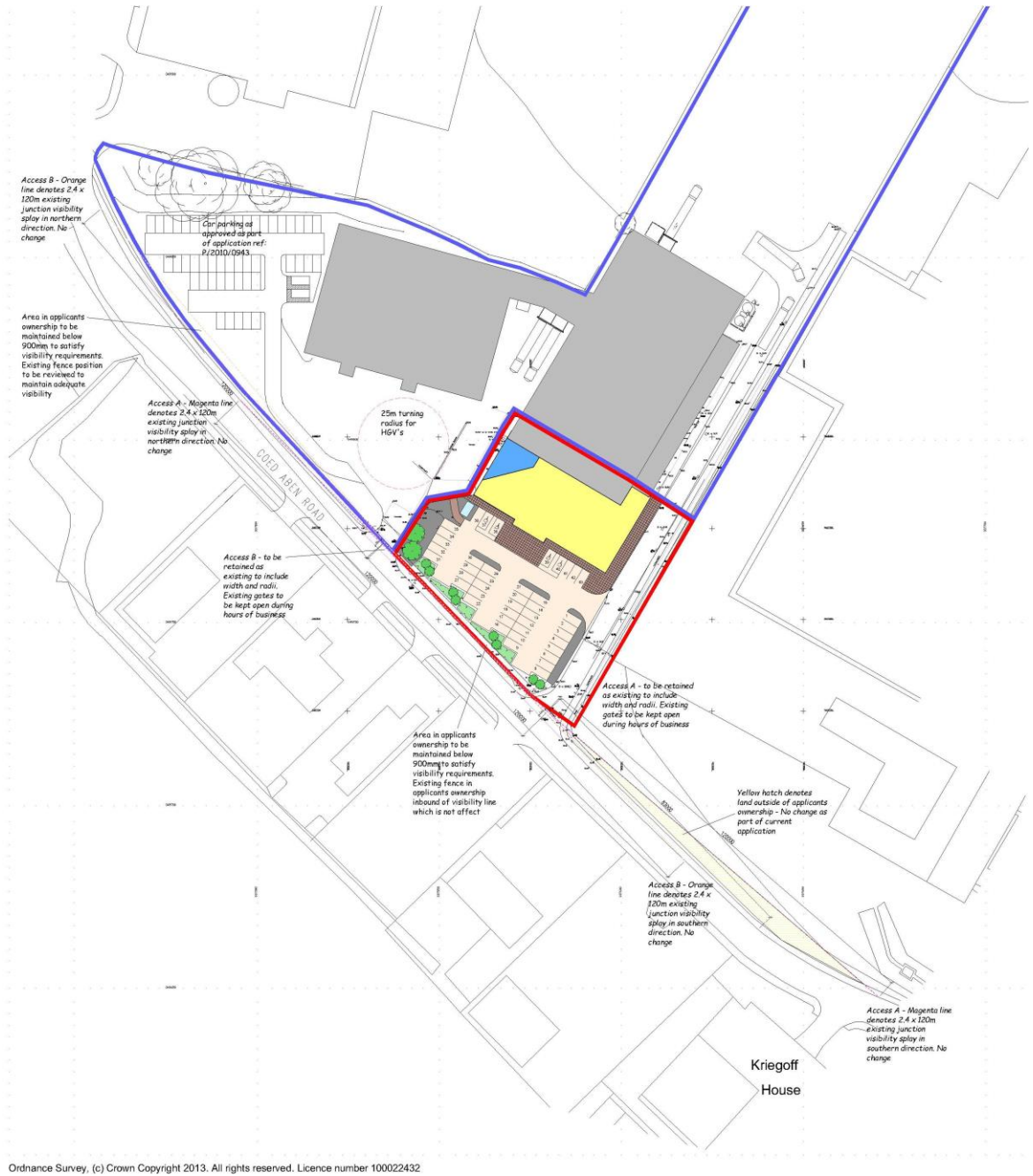
The proposals retain the existing buildings and includes for the erection of a new Innovation Centre and Training Academy. A three storey building is proposed to the front of the existing building which will accommodate:

1. An enlarged distribution area at ground floor (full height to underside second floor) with New Product Development & Training Academy. **No increase in production;**
2. Technical offices and meeting room at first floor level;
3. Lecture theatre, training/conference rooms and associated offices at second floor level;
4. Staff canteen, kitchen and media room at third floor level

Externally the front yard will be retained which will allow HGV's to load/unload within the site in accordance with Local Planning Guidance Note No16. The front yard will also be improved to provide additional 17No car parking spaces (43No in total) as part of this application which will provide sufficient numbers in conjunction with the additional car parking approved as part of planning application reference P/2010/094. Existing highway access and site fencing/gates will be retained and improved where noted on the appended plans (extracts not to scale as follows)



CAR PARKING & ACCESS ARRANGEMENTS AS EXISTING – not to scale (refer to drawing 1367 P-50)



CAR PARKING & ACCESS ARRANGEMENTS AS PROPOSED – not to scale (refer to drawing 1367 P-51)

The basis of the addendum is based on the planning officer comments with the applicants reply under the following headings.

Use

The proposal for a new training and innovation centre integral and will be tied into the Village Bakery existing business at Wrexham Industrial Estate and at Coedpoeth.

.....The innovation centre and offices is a vital addition to the Wrexham bakery site, being integral to the building it will provide Village Bakery with space to occupy with an existing staff and develop them further in better resourced surroundings. It will help attract the industries best people for the whole group and demonstrate to our local, domestic and international customers that we are one of the UK's best bakeries..... The development centre is to develop people into teams making the three business stronger and more competitive entity.....

Apprenticeships/training schemes

.....Village Bakery has employed their own bakery tutor for many years now training many apprentices up to NVQ3 and beyond. Training is something believed in strongly which now needs a permanent home to nurture and develop the students to equip the bakeries with the skills for future growth. Commitment to training does not just cover craft skills but Village Bakery is now working in partnership with several leading food science universities on graduate placements working to push the boundaries of development.....

The additional office accommodations will also house existing staff from Village Bakery Wrexham.

.....Currently Village Bakery have too many staff sharing too little office space at Wrexham site making it difficult to host customers, training and development of new ideas.....

Conclusion

The new building will be integral to the existing business and not a 'stand-alone' development which be used as additional accommodation for existing staff.

Transport

Village Bakery operates from two sites one on the Industrial Estate in Wrexham and other from Coedpoeth. Certain staff members operate between these two sites on a daily basis which potentially increases traffic numbers. Village Bakery is looking to reduce this and the impact this may have on the environment.

.....Village Bakery have made a commitment to their staff to help them where possible with inter site transport, it is very expensive for people to fund their own transport and environmentally it makes sense for Village Bakery to purchase a minibus for this use.....

Shift patterns

.....Until recently Wrexham site worked a 3 shift in 18hrs weekday, Village Bakery have just changed to 3 shift 24hr 7 days production to accommodate and refine production lead times, utilise bakery to its full potential and spread the demand of the site.....

Delivery times/frequency/size of vehicles

.....Village Bakery have reduced the number of their own 7.5ton lorry deliveries/ collections dramatically recently opting for third party network haulage utilising fully loaded articulated trucks. This has been done to reduce costs, vehicle movements, administration and it makes environmental sense.

Staff movements to and from work – cars versus public transport/cycling etc

.....Village Bakery has worked for several years on reducing staff car movements at all sites. They have introduced the cycle to work scheme which had a large take up, we have tremendous public transport services adjacent to the bakery and we will provide priority car park spaces on the new build to car share scheme participants.....

Conclusion

The new building will not impact on highway safety from the Village Bakery site, to the contrary the site will benefit from improved traffic management.