

P/2003/1484

**TOWN AND COUNTRY PLANNING ACT 1990
RESERVED MATTERS APPLICATION
RUABON BUSINESS PARK**

THE WYNNSTAY FARMING COMPANY LIMITED

PLANNING SUPPORTING STATEMENT

RPS

Planning, Transport and Environment
Fairwater House
1 High Street
Wroughton
Swindon
Wiltshire
SN4 9JX

**WREXHAM COUNTY
BOROUGH COUNCIL**

24 DEC 2003

PLANNING DEPARTMENT

Telephone: (01793) 814800 Facsimile: (01793) 814818

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SECTION 1: INTRODUCTION

- 1.0 Outline planning consent was granted for a Business Park, south of Ruabon, on 31st July 1995; the latest renewal being granted on 10th March 2003 for a period of 1 year. Condition 2 of this requires that all reserved matters for the site are submitted by 10th March 2004.
- 1.1 This Statement covers the planning history of the site, including its current allocation in the adopted Local Plan. It then goes on to set out the details to be submitted in discharge of conditions on the outline planning permission and finally the Statement sets out the details of the submission covering, amongst other things, Design, Landscaping, Transport and Ecology.
- 1.2 There are a number of documents to be read in conjunction with this Statement which comprise the whole submission, these include:-
- Overall Site Layout Plan No.5477_GA100 Rev F
 - Landscape Proposals Plan No.60122/003A
 - Transport Assessment (Dated December 2003)
 - Ecology Report (Dated September 2003).
 - Ecological Management Plan (Dated December 2003)
 - Drainage Strategy Plan No. W106/03

SECTION 2: HISTORY

- 2.1 The site is allocated within the Wrexham Maelor Borough Local Plan: Forward to 2001, which was adopted in February 1996, for employment use and specifically safeguarded for the establishment of a "high quality site for high technology manufacturing, research and development and prestige offices". (Policies J1 and J2.)
- 2.2 The Wrexham Unitary Development Plan is due to be adopted in April 2004 when it will supersede the existing Development Plan, the Wrexham Maelor Local Plan. This UDP includes all those developments, which the Council realistically expects to be completed by 2011. The site near Ruabon is referred to within the Deposit Draft edition, published in March 2000, as employment land with an existing planning permission.
- 2.3 The site benefits from planning permission, in outline, (Ref RUA 23477) granted on 31st July 1995, for Business Park development within Use Class B1.
- 2.4 Renewal applications were subsequently submitted in order to allow the relaxation of the condition imposed in relation to the submission of reserved matters to provide for an extension of the timescales for submission. The latest renewal, granted in March 2003 (Ref RUAP/2003/0058), secured an extension of the period for submission of reserved matters for a further year until 10th March 2004.

SECTION 3: RESERVED MATTERS & CONDITIONS

- 3.1 This application seeks permission for the approval of reserved matters associated with this is the discharge of a number of conditions attached to the outline consent (referred to in several of the permissions, including RUAP/2000/0148).
- 3.2 The reserved matters required to be submitted under Condition 1 of the consent are: -
- The siting of the buildings
 - The design of the buildings
 - The external appearance of the buildings
 - The means of access to the buildings, and
 - The landscaping of the site.
- 3.3 Under separate cover this submission also seeks approval for the discharge of conditions 7, 8 and 14. These require the following: -
- Full details of surface water disposal arrangements (condition 7)
 - Management scheme for the conservation of protected species within the site (condition 8)
 - The submission of a traffic impact assessment (condition 14, as required by condition 1)