

# **Proposed development at Riverside Business Park, Cefn-y-Bedd, Wrexham**

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## **Design and Access Statement – Rev C**

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### **Design**

#### **0. Brief**

0.1

We have been employed by Tom Morgan of the Riverside Business Park to provide designs for the following:

0.2

Our client is looking to construct a new facility to house 2 industrial units on the Riverside Business Park. He intends the units to have forklift truck access and office accommodation. It is intended that the units be used for storage of materials and packing of exports.

0.3

We then produced drawings for the above proposal in accordance with the client's needs and the Building Regulations.

#### **1. Assessment**

1.1

The site is a designated Industrial Estate with industrial units serving various company types, all of which are served by HGVs and require forklift truck access

1.2

Following a site visit, it was determined that, as there are already a number of industrial buildings within the retail park's boundary, there is only one suitable location for a storage facility to be housed. This is alongside an existing unit known as unit 4 with the building's rear facing the River Alyn and the front being serviced by the access road already being used by all neighbouring properties.

1.3

In accordance with TAN 12 Chapter 4, the site's characteristics and setting were assessed for suitability. The Riverside Business Park is already occupied by industrial units that have served the community for a number of years. The site was not initially filled by units but has grown with demand. A unit was

constructed within the last 5 years, and has proven a welcome addition to the site as local businesses vie for a property in such a popular address. Despite the current economic landscape being so bleak and thought to remain that way for a number of years, this site still maintains an attractive proposition for businesses requiring easy access to a large transport network (see Section 5)

#### 1.4

Foul waste from the existing industrial estate is drained into a septic tank sited in approximately the centre of the site. The tank is under regular maintenance with a cleaning programme that ensures the tank is emptied and cleaned every 6-8 weeks.

#### 1.5

Existing rainwater run-off is drained to soakaways that are all sited to drain into the soil and away from the riverbank. Site falls are created in the macadam and lead towards a gully in the centre of the site that links to a soakaway.

#### 1.6

The boundary between the River Alyn and the site is encased by a soil and rubble flood bund with an approximate height of 1m from the site's ground level.

#### 1.7

The site is surrounded by a vast range of trees and shrubbery of varying heights. A number of these trees are decades old but none have been disrupted by the site's growth

#### 1.8

Existing waste is disposed of in large metal containers and skips, all of which are emptied on a regular basis or upon demand if so necessary and safely disposed of away from site. Discussions with users of the site have shown there has been no illegal tipping of any kind in at least ten years of usage.

#### 1.9

The site boundary lies partially within Zone C2 as defined by the development advice map (dam) referred to under TAN 15 Development and Flood Risk

#### 1.10

The proposal that we are putting forward is to construct a unit of similar shape and size to the existing neighbouring properties, splitting the unit into two so to house 2No. companies. Each unit will have its own vehicle access via a vehicle ramp, office unit with disabled-sized toilet and fire escapes.

### 1.11

There is evidence of otter and water vole habitation along the river's embankment and this needs to be taken into consideration.

## **2. Character**

### 2.1

The neighbouring buildings are steel-frame industrial units, finished in metal box-profile cladding (both roof and walls). The new building will be clad in the same profile. The cladding will be finished in polyester powder coated Olive Green to match the neighbouring properties. There is to be a brick plinth at the base of the cladding surrounding the building's perimeter, which is to match the existing neighbouring buildings. All rainwater pipes and gulleys are to be uPVC finished in Moorland Green. All windows and doors are to be uPVC. Roller shutters to have metal profile finish to match neighbouring buildings.

## **3. Environmental Sustainability**

### 3.1

The intention of the proposal is to bring trade to the area, which will not only benefit the businesses moving into the unit, but will help other nearby companies. It will bring employment to the area and thus provide aid the local economy. The new building can only improve the site as the existing land is neglected, often used for unlicensed skip storage, which, when not filled properly, is unsightly and damages the environment.

### 3.2

In accordance with TAN 12 Chapter 4, it has been decided the site's streetscape will not be ruined by the addition of another unit. As there is currently a large void between the two existing units in the area where we intend to construct the new steel-framed , steel-clad warehouse, we believe the absence of such a building is more detrimental to the streetscape than the adage of a new one. The existing site's impact on the environment will be softened by the adage of a new unit. The space is currently used for bin storage which can be better sited elsewhere on the site. The location is shielded by trees reaching up to 10m+ in height and the choice of finish to the steel cladding will ensure the unit merges politely with the surrounding environment.

### 3.3

Existing trees will remain in-situ, separating the site from the River Alyn, so, in accordance with TAN 12 Chapter 4, the existing landscape of industrial and natural will remain as is, ensuring the new units impact on the environment will be minimal.

### 3.4

Otters and Water Vole have full legal protection under the Wildlife and Countryside Act 1981. As per GDP 1 of the Wrexham Unitary Development Plan, it is recommended that an Ecology Report be carried out prior to construction to ensure minimal disruption to the local habitation throughout the construction process. As the plot is to be sited on a busy industrial estate that has been in residence for over ten years, it is believed that once the unit is up and the businesses are trading that there will be minimal disruption to the local habitat, but a report by an authorised body carried out as a condition of the application would clarify this and provide advice and a list of requirements to rectify all issues.

### 3.5

In accordance with GDP1 of the Wrexham Unitary Development Plan, any clinical waste will be disposed of in the same manner as those used by the neighbouring businesses. These methods will comply with all environmental policies for the safe disposal of clinical waste and failure to comply will result in criminal charges.

### 3.6

As per GDP 1 of the, no wildlife will be disrupted during the construction of the units, nor by the installed businesses once the development is complete. As the plot is on an already busy industrial estate, it is believed there are no wildlife species within the vicinity that can be affected by further development.

### 3.7

In accordance with TAN 12 Chapter 4, the site's risk of flooding has to be assessed. Conversations with existing users of the site have shown that over the last ten years, there has been no historical evidence to show the River Alyn has spilled its banks and flooded the site.

### 3.8

In accordance with Section 6 of TAN 15 Development and Flood Risk, a flood consequence assessment (FCA) has to be carried out. A meeting between Blueprint and Ruairi Barry of the Wrexham Environment Agency (Development and Flood Risk Engineer) took place on the site 4<sup>th</sup> October, 2010. It was agreed the site's boundary flood bund requires maintenance and should be the same height throughout. Where the bund turns to follow the boundary of the neighbouring unit (3) it is recommended a new bund be applied to the embankment at this bend and be taken to the footbridge.

### 3.9

Mr. Barry stated there appeared to be little risk of flooding of the site due to a combination of the river's flow, the embankment's depth and the site's flood

bund. However, taking into account a worst-case scenario, he recommends making the unit as flood durable as possible by ensuring electrics are installed at high level and if possible, raise the floor level to 300mm above ground level. However, this is not mandatory and standard 150mm for this unit will be acceptable.

#### 3.10

Ruairi Barry has agreed to offer a response to the site assessment and the requirements stipulated by TAN 15.

#### 3.11

The existing septic tank will be assessed for suitability. If the tank capacity is deemed large enough, the new drainage from the proposed unit will be safely linked to the tank. If a larger tank is required, the existing will be removed and safely disposed of and replaced with a more suitable alternative. Proposed and existing drainage runs will be connected, causing minimal amount of disruption.

#### 3.12

Rainwater run-off will be linked to new and existing soakaways, all positioned a minimum 5m away from all buildings and to drain away from the river bank and the site access.

#### 3.13

The rear wall of the unit is located approximately 6m off the toe of the flood bund. There are a number of trees rooted into the River Alyn's embankment behind this bund. The development will not be disrupting this bund and therefore will not be disrupting the boundary trees.

#### 3.14

All waste from the new unit / business will be safely disposed of in the relocated existing bins. The unit's location against the site's rear boundary will act as a shield against any illegal fly-tipping should the issue ever arise.

### **4. Community Safety**

#### 4.1

The building will be fully alarmed, with each unit having its own independent system. All buildings on the site are fully secured at night and watched over by staff throughout the day and this will be the case with the new units. Reports of vandalism or other criminal activities are few and far between and it is thought this will remain the case after development.

#### 4.2

The site is enclosed in deciduous woodland, ensuring it cannot be viewed from the road during the summer months. The building's proposed finish or Moorland Green ensures the community are not affected by site activities during the winter months. As per GDP1 of the Wrexham Unitary Development Plan, the new buildings are sited far enough away from the nearest residential development to ensure little disruption by any potential noise.

### **5. Movement to, from and within the site**

#### 5.1

Vehicular movement within the site is generally unaffected by the development. Turning circles for the existing units remain unaffected. In accordance with GDP 1 of the Wrexham Unitary Development Plan, the provision of 8No. parking spaces opposite the new units have been provided for staff and visitors. Disabled drivers also have a designated parking space in front of the units' entrance. This siting of the parking bays creates a new thoroughfare to and from the existing end unit, linking it to the sites entrance / exit, thus ensuring there is no effect on the traffic to and from this business. The passageway is wide enough for two-way traffic and pedestrian access.

#### 5.2

The proposed development is accessible from Mold Road (A541) via the existing narrow access road that feeds the Riverside Business Park. The road is banked and this will not be changed as a part of the proposal as it has already been deemed suitable for the existing industrial units occupying the site. In accordance with TAN 12 Chapter 5, the site access has been assessed for disabled access. Historical evidence shows the site is accessible by both disabled and able-bodied pedestrians, though wheelchair users may require assistance if they are not travelling by car. Pedestrians making their way to and from the site via public transport can do so via the bus stop situated close to the site entrance on Mold Road

#### 5.3

The site is accessible to vehicles of all sizes, including emergency vehicles. In accordance with GDP1 of the Wrexham Unitary Development Plan, care and attention has to be taken when leaving the site to turn onto Mold Road, and signage to this effect will need to be determined on site. However, it has been proven by the site's history that there is sufficient viewing distance for all drivers to identify the possibility of any pedestrians or other traffic.

#### 5.4

As the site is in such close proximity to the A483, it is deemed an important and highly regarded location. Known as the Wrexham By-Pass, the A483 is a link

road that is used by traffic travelling to and from Chester, Oswestry, the A55 and M53.

5.5

Rail networks are close to the site and these are used by existing companies to transport products to and from the site. These lines are also used by customers and staff alike.

## **6. Conclusion**

6.1

By allowing this development to take place, there will be an improvement in both the local economy and environment. The majority of the site is already taken up with industrial units, but this one area has been neglected and left it exposed to abuse. The new building will rectify this issue.