

DESIGN AND ACCESS STATEMENT

Date:29.04.2010

**RE: TRANSPORT VEHICLE PARKING AT THE PLAS COCH PH PLAS
COCH ROAD, WREXHAM, CLWYD, LL11 2BW.****1.ACCESSIBILITY:**

The Plas Coch PH is a popular licensed premises with extensive car park and gardens forming part of a well established modern retail park with excellent access for delivery vehicles. The site to which the application relates forms part of the larger PH grounds and is relatively flat in nature with little variation in level and ramped access to the building and car park areas.

The area intended for use as a vehicle operating centre is located in an inconspicuous part of the Public House site adjacent to the delivery/service areas. The site is situated close to the town centre on the edge of a major retail park with excellent transport facilities.

2.ENVIRONMENTAL SUSTAINABILITY:

The proposal is to utilise a part of the car park currently designated as a delivery area to the premises for the overnight parking of two brewery dray lorries. The operation involves the dray crews based in the Wrexham area collecting the lorries in the early morning, driving to Marstons Distribution Centre in Wolverhampton, then returning to carrying out deliveries en-route and to the greater Wrexham areas before parking at the Plas Coch in late afternoon/early evening ready for the next day.

3.CHARACTER:

The main car park area fronts onto the principle entrance road into the retail centre however the area in which it is intended to park the dray lorries is located to the rear of the premises adjacent to the service yard and is remote or largely out of sight from public highways. The lorries would in the main only be parked overnight being off site during daytime working hours and would not in any case be detrimental to the character of the area due to their discreet location.

4.COMMUNITY SAFETY:

The area intended for overnight parking has the benefit of being alongside and overlooked by the first floor Managers accommodation providing security and lies adjacent to a well lit car park.

5.MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT:

The site is on the edge of a large retail park with excellent transport facilities and road infrastructure with good supervision. The delivery / service area remains unaltered and provides excellent facilities fit for the purpose of parking 2No dray vehicles.

Paul Koren.