

38 PEN-Y-BRYN, WREXHAM LL13 7HY
APPLICATION FOR REPLACEMENT REAR EXTENSION REF P/2020/0750

AMENITY STATEMENT

The former garage store at the rear of the property has been used for ancillary storage and preparation in association with the retail use of the site, along with an externally sited coldroom storage unit situated within the yard area. Refrigeration equipment has been sited externally at the rear of the building. The operation of the supermarket has required staff to leave the main building in order to access the storage/preparation areas via the yard area at the rear.

This arrangement is inconvenient for store staff particularly during adverse weather, and also creates noise and disturbance for nearby residents.

It is now proposed to demolish the external outbuildings. These will be replaced with a permanent brick-built structure with a flat roof, attached to and accessed directly from the main retail unit. It will be fully self-contained, of permanent construction and fully insulated.

In addition, an enclosed plant area containing replacement refrigeration and air conditioning equipment (details to be specified and subject to a separate planning application as necessary) will be constructed at the rear of the site. This will be located in the eastern corner of the site, further away from residential properties in Tenters Square and enclosed by a timber fence to provide acoustic screening. The remaining yard area will be made good and surfaced with permeable material beneath the canopy of the trees on the rear boundary.

There are substantial benefits to the proposal, which will result in:

- A reduction in built development on the site, which is prominent from surrounding dwellings.
- The elimination of external noise from staff utilising the yard area at the rear, which is in close proximity to residential properties.
- Weather protection for staff working at the premises.
- Proper access to maintenance of plant and equipment, which will be located in an acoustically screened enclosure.

Access to the new extension will be internal, via the main retail unit only, although a means of escape door will be provided to the rear yard area. Externally located plant and equipment will be accessible from the rear yard area for maintenance/repair/replacement by service engineers as necessary.

The parking area at the front will be marked and operated as set out in the Delivery Management Plan recently submitted to satisfy condition 5 of P/2020/0549 which was granted on 07/12/2020.

The purpose of the application is to improve this property in terms of the day-to-day operation of the store and its relationship with adjoining neighbours.