
PLANNING STATEMENT

Land south of Ridleywood Road and east of Bryn Lane, Wrexham Industrial estate

Reserved Matters submission (pursuant to permission reference P/2020/0167)

Net World Sports

June 2021

CONTENTS

- 1 Introduction 3
- 2 Site & Surroundings 5
- 3 Proposed Development 7
- 4 Planning Policy & Guidance..... 9
- 5 Planning Assessment..... 11
- 6 Summary Conclusions 14

APPENDICES

- A Planning Policy & Guidance text 16

1 Introduction

- 1.1 This Planning Statement has been prepared by CBRE Limited, on behalf of Net World Sports (hereafter referred to as 'NWS'), in relation to a proposed warehouse with ancillary office space (Use Class B8 with ancillary Use Class B1a) at Wrexham Industrial Estate.
- 1.2 This section describes the application submission, identifies the supporting material submitted alongside this Planning Statement, and sets out the structure of this Statement.

APPLICATION SUBMISSION

Reserved Matters

- 1.3 CBRE, on behalf of NWS, hereby submit details of Reserved Matters pursuant to the outline element of planning permission reference P/2020/0167, which was approved on the 10th August 2020.
- 1.4 This Reserved Matters submission seeks permission for details regarding the appearance, landscaping and scale of a proposed warehouse building with ancillary office space.
- 1.5 This submission therefore responds to the requirements of Condition 1 which relates to the outline element of permission reference P/2020/0167:

'Condition 1: Details of the scale and appearance of the buildings and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.'

Discharge of Conditions

- 1.6 In addition to Condition 1, the relevant conditions which we are seeking consent to discharge as part of this Reserved Matters submission are as follows:
 - **Condition 18:** No part of the development shall commence until a Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas has been submitted to and approved in writing by the local planning authority. The landscaping shall be managed and maintained in strict accordance with the approved details.
 - **Condition 19:** As part of the reserved matters application a long term Ecological Management Plan and Ecological Method Statement shall be submitted to and approved in writing by the local planning authority. This information shall demonstrate how existing features of ecological/wildlife interest will be protected, identify any areas of compensation and demonstrate management in the long term. The recommendations as approved shall be fully implemented in accordance with timescales to be agreed in writing before any part of the development commences on site.
 - **Condition 22:** No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in strict accordance with the Method Statement as approved. The Method Statement shall include the following:
 - (a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - (b) A Tree Protection Plan showing the location of the trees to be removed and those to be retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and the location of protective fencing and ground protection measures accurately plotted;
 - (c) A full specification, including any related sections, for any access, driveway, path, underground services or wall foundations within Root Protection Areas or Construction

1 Introduction

Exclusion Zone of trees to be retained, and methods for avoiding or minimising damage to retained trees;

(d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;

(e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the local planning authority; and

(f) Details of all proposed tree works, including felling and pruning.

SUPPORTING MATERIAL

1.7 This application comprises the following documents:

- Covering letter;
- Completed application form;
- Existing and proposed plans;
- Planning Statement (CBRE Limited);
- Design & Access Statement (C4 Projects);
- Soft Landscape Works Maintenance and Management Proposals – 10 years (Barry Chinn Associates) (*submitted to discharge condition 18*);
- Ecological Management Plan and Ecological Method Statement (TEP) (*submitted to discharge condition 19*); and
- Arboricultural Method Statement (TEP) (*submitted to discharge condition 22*).

STRUCTURE OF THE STATEMENT

1.8 This Planning Statement details the context to the site, outlines the development proposals and assesses the development against existing and emerging planning policy at a national and local level, whilst also evaluating the scheme against material considerations. The statement is structured as follows:

- **Section 2, Site & Surroundings:** Describes the site location and surrounding area and provides a commentary on the planning history of the site;
- **Section 3, Proposed Development:** Details the proposals, including a floorspace schedule;
- **Section 4, Planning Policy:** Establishes the planning policies at national and local level which the proposals are to be assessed against;
- **Section 5, Planning Assessment:** Assesses the proposals against the main planning considerations of relevance to the proposals, including development plan policy and other material considerations; and
- **Section 6, Conclusions:** Summarises the main findings of this assessment.

2 Site & Surroundings

SITE

- 2.1 The application site extends to approximately 19.76ha and is situated to the north-east of Wrexham Industrial Estate.
- 2.2 The northern site boundary is formed by Ridley Wood Road, beyond which lies fields, marked by tree and hedgerow boundaries and a proposed employment allocation in the emerging Wrexham Local Plan (ref. KSS3).
- 2.3 The site is accessed from the west by Bryn Lane, which forms the western site boundary. Beyond the road, further west, lies Wrexham Industrial Estate, including the Kelloggs premises.
- 2.4 The southern site boundary is formed by a tree belt, which separates the site from fields, beyond which lies warehouse premises associated with Wrexham Industrial Estate.
- 2.5 The eastern site boundary is formed by hedgerows and trees, which separate the site from fields beyond to the east and the B5130.

PLANNING HISTORY

- 2.6 The site benefits from outline planning permission (application reference P/2020/0167) for a B8 storage and distribution warehouse and associated ecological mitigation area, including means of access and layout in detail.
- 2.7 The application was originally approved, on appeal, on the 6th August 2013. As part of this outline application, details of access and layout were fixed. The most recent amendment to this permission was Non-Material Amendment reference P/2021/0446, which was approved on 17 June 2021.
- 2.8 The permission, as amended, remains extant. This Reserved Matters submission seeks permission for the details relating to the remaining Reserved Matters: Appearance, Scale and Landscaping.
- 2.9 Table 1 details the relevant applications which have been made in relation to the site since 2008.

Table 1: Application Site History

APPLICATION REFERENCE NO.	ADDRESS	DESCRIPTION OF DEVELOPMENT	DECISION
P/2021/0446	Land south of Ridleywood Lane and east of Bryn Lane, Wrexham Industrial Estate, Wrexham	Non-material amendment to planning permission P/2020/0167 to amend site layout, unit size, parking and servicing areas	Approved 17 June 2021

2 Site & Surroundings

P/2020/0167	Land south of Ridleywood Lane and east of Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT	Application for removal or variation of conditions imposed under planning appeal ref. no. APP/H6955/A/16/3164652 (planning ref. no. P/2016/0327): - Condition 2 to extend the time period for submission of reserved matters by a further three years; - Condition 3 to extend the time period for commencement of development by a further five years - Condition 4 to remove the drawings numbers referred to in the condition - Condition 5 to remove the single occupier restriction of the site - Condition 10 to remove the requirement for the provision of visibility splays - Condition 24 — to remove the BREEAM Assessment and certification requirement	Approved 10 th August 2020
P/2018/0977	Land south of Ridleywood Lane and east of Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT	Construction of 2 No. wildlife ponds	Approved 7 th January 2019
P/2016/0722	Land south of Ridleywood Lane and east of Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT	Submission of Reserved Matters (Appearance, Landscaping and Scale) in respect of Outline Planning Permission P/2011/0891 (Appeal Decision APP/H6955/A/12/2188910).	Approved subject to conditions 19 th September 2016 (Expired)
P/2016/0327	Land south of Ridleywood Lane and east of Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT	Variation to Condition Nos. 2 And 3 Of Planning Appeal Ref No. APP/H6955/A/12/2188910 to extend the time limits for submission of Reserved Matters application and for commencement of development by a further 3 and 5 years respectively	Approved on appeal APP/H6955/A/16/3164652 - 4 th April 2017
P/2011/0891	Land south of Ridleywood Lane and east of Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT	Outline application for B8 Storage and Distribution Warehouse development and associated ecological mitigation area including means of access off Bryn Lane and Layout	Approved on Appeal APP/H6955/A/12/2188910 on the 6 th August 2013
P/2008/0993	Land at Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT	Outline application for B2/B8 development and associated ecological mitigation area, including access and siting.	Split decision — appeal ref. APP/H6955/A/09/2113258 part approved and part refused permission on the 6 th May 2010.

3 Proposed Development

- 3.1 This Reserved Matters application seeks permission for the details of Appearance, Scale and Landscaping for the proposed B8 warehouse unit at the site.
- 3.2 The unit will be occupied by Net World Sports and will enable the expansion of the business, close to its current premises on Wrexham Industrial Estate.
- 3.3 This section provides a summary of the proposed development, including some elements which have already been approved in detail (Access and Layout) as part of permission reference P/2020/0167.
- 3.4 The submitted Design & Access Statement provides further detail regarding the proposed Appearance, Scale and Landscaping scheme for the development, including the design rationale which has informed the proposed development.

PROPOSED DEVELOPMENT

- 3.5 The description of development is as follows:
- 'Reserved Matters submission for development of a warehouse building (Use Class B8) with ancillary office space (Use Class B1a), associated landscaping, access roads, parking and servicing (approval sought for appearance, scale and landscaping).'*
- 3.6 Condition 4 of planning permission reference P/2020/0167 identifies the plans which the development should be carried out in accordance with, which were subsequently amended through Non-Material Amendment reference P/2021/0446 to the following:
- Site Plan as Proposed (dwg. ref. 19153-C4P-AV-ZZ-DR-A-0010 Rev. P8);
 - Proposed Site Access Plan (dwg. ref. 19153-C4P-AV-ZZ-DR-A-0013 Rev. P2);
 - Wider Site Plan as Proposed (dwg. ref. 19153-C4P-AV-ZZ-DR-A-0011 Rev. P8);
 - Revised Figure 12 (dwg. ref. 19153-C4P-AV-ZZ-DR-A-0012 Rev. P6);
 - 5000 (Land Ownership Plan);
 - 1251 (Aerial Photograph); and
 - 1250 (Existing Edge Red Plan).
- 3.7 As a Reserved Matters submission, this application seeks only to agree the details of Appearance, Landscaping and Scale for the proposed development, as set out in Condition 1 of permission reference P/2020/0167 and in accordance with the above named approved plans (as set out in Condition 4 of the permission).

DEVELOPMENT SCHEDULE

- 3.8 The total floorspace proposed is 38,111.79 sq m, including 2,415.4 sq m of office space and 185.76 sq m of Hub office space, split across two floors. The following table details the floorspace proposed as part of this Reserved Matters submission.

Table 2: Proposed warehouse development schedule

LEVEL	WAREHOUSE (USE CLASS B8) (GIA) (SQ M)	OFFICE (USE CLASS B1A) (GIA) (SQ M)	ANCILLARY (GIA) (SQ M)
Ground	35,478.13	1,300.58	32.5
First Floor	-	1,300.58	-
Total	35,478.13	2,601.16	32.5

3 Proposed Development

PARKING

- 3.9 The layout of the car and cycle parking was approved as part of application reference P/2020/0167, as amended through Non-Material Amendment reference P/2021/0446. There are two car parking areas, which are to the north and west of the warehouse unit, situated off the main internal access road.
- 3.10 The parking area includes:
- 74 HGV parking bays within the service yards;
 - 366 standard car parking bays;
 - 7 disabled parking bays, located closer to the main entrance to the building; and
 - Cycle parking provided within two cycle shelters located in the car park. The cycle shelters provide parking for 24 bicycles, using six hoops in each shelter.

SERVICING

- 3.11 There are two service yards which connect to the warehouse through a series of docks. The service yard to the south is the main service yard, with further yard space available to the north of the warehouse.

LANDSCAPING

- 3.12 The landscaping scheme proposed as part of this Reserved Matters submission relates to the area within the application red line boundary, around the proposed warehouse unit.
- 3.13 The aim of the landscape strategy is to create a high quality external environment for the site and also incorporate and promote green corridors.
- 3.14 As well as providing additional habitats, the proposed planting is intended to assist in screening the proposed warehouse unit and associated infrastructure, reducing the landscape and visual effects where possible.
- 3.15 The landscaping proposals include new tree planting, ornamental shrub planting, a pond, indigenous hedgerow, a range of plants to create an area of low groundcover planting, a thicket area and a woodland mix planting area.
- 3.16 A Landscape Maintenance and Management Plan for the soft landscape works has been produced in order to ensure that these benefits are maintained, in accordance with Condition 18 of permission reference P/2020/0167.

4 Planning Policy & Guidance

- 4.1 As the principle of development, alongside details of the proposed access and layout of the development, have already been established through the approval of outline application reference P/2020/0167, the policies detailed in this section relate to the matters of detail which were reserved for future determination: Appearance, Scale and Landscaping.
- 4.2 This section identifies the main national and local policies which the Reserved Matters of the proposed development should be assessed against.
- 4.3 The Planning and Compulsory Purchase Act (2004) establishes the legislative background for town planning. Section 38(6) of this Act establishes the plan-led approach and states that planning applications should be determined in accordance with the Development Plan, unless material considerations indicate otherwise. This is reiterated in Section 70(2) of the Town and Country Planning Act (1990).
- 4.4 The statutory development plan for Wrexham County Borough Council currently comprises the Wrexham Unitary Development Plan (UDP) (adopted 2005), which covers the plan period 1996 to 2011.
- 4.5 In addition to the statutory development plan for Wrexham, the following documents should also be considered as part of the planning balance:
- Local planning guidance notes;
 - Planning Policy Wales (edition 11, February 2021);
 - Technical Advice Notes (TANs); and
 - The emerging Local Development Plan.
- 4.6 The Council is currently preparing a new Local Development Plan, which will replace the currently adopted UDP. The Local Development Plan 2 (LDP2) covers the period 2013 to 2028. The plan is currently undergoing examination.
- 4.7 The list of relevant policies is provided below. Please refer to Appendix A for full policy wording.

STATUTORY DEVELOPMENT PLAN

Unitary Development Plan (UDP) (2005)

- Policy PS2
- Policy PS11
- Policy GDP1
- Policy EC4

OTHER MATERIAL CONSIDERATIONS

Local Planning Guidance Notes

- Access to and use of buildings (Local Planning Guidance Note No. 6)
- Landscape and Development (Local Planning Guidance Note No. 7)
- Trees and Development (Local Planning Guidance Note No. 17)
- Designing out Crime (Local Planning Guidance Note No. 24)
- Landscape and Industrial Development (Local Planning Guidance Note No. 26)
- Employment Development and Nature Conservation (Local Planning Guidance Note No. 29)
- Design (Local Planning Guidance Note No. 30)

4 Planning Policy & Guidance

Planning Policy Wales (11th Edition, February 2021)

Technical Advice Notes (TANs)

- TAN 5: Nature conservation and planning
- TAN 12: Design

Emerging Wrexham Local Development Plan (2013-2028) (Deposit Plan, March 2018)

- Policy SP13: Design Principles & Masterplanning Framework
- Policy SP15: Natural Environment
- Policy SP20: Green Infrastructure
- Policy DM1: Development Management Considerations
- Policy NE3: Trees, Woodlands and Hedgerows

5 Planning Assessment

- 5.1 This section considers the proposed development against the statutory development plan and other material considerations in relation to the Reserved Matters for which this application seeks permission (Appearance, Scale and Landscaping).

APPEARANCE

- 5.2 Planning Policy Wales (PPW) establishes that good design makes better places. This includes consideration of character, to ensure that new developments sustain or enhance local character, promote legible development and establish quality and variety, including innovative design.
- 5.3 The proposed design of the warehouse façade, in terms of material and colour choices, was considered in relation to the wider Wrexham Industrial Estate in order to ensure design cohesion.
- 5.4 The façade of the building is broken up by contrasting colours, including the dock levellers and outline of the office space.
- 5.5 Extensive glazing is proposed along the elevation fronting Bryn Lane, in order to add visual interest and engage with the site frontage. This includes the Net World Sports logo, which is incorporated into the façade, as well as the use of varied colours. This provides a modern and welcoming frontage to the building.
- 5.6 The appearance of the warehouse is considered to be in accordance with Policy GDP1 of the adopted UDP as it aligns with the character of the site's context and makes a positive contribution to the appearance of the wider Wrexham Industrial Estate.
- 5.7 The proposed development further complies with the requirements of PPW, the UDP (Policy GDP1) and emerging Local Development Plan (Policy DM1) in terms of enhancing personal and community safety and security through design. The appearance of the warehouse has been designed to enhance overlooking from the office accommodation through extensive glazing, ensure security through appropriate boundary treatments and separate the servicing area from more accessible areas through a series of barriers and gates.
- 5.8 In accordance with emerging Policy SP13 of the Wrexham Local Development Plan, the proposed design is of a high quality and is considered to enhance the surrounding built environment, creating a distinctive building.

SCALE

- 5.9 As detailed in the submitted Design & Access Statement, the proposed scale of the building has been proposed following consideration of:
- Visual impact on the site and surrounding environment;
 - Site constraints;
 - Building use and function;
 - Relationship to the adjacent built environment; and
 - Natural daylighting requirements for workspace.
- 5.10 The extant outline planning permission for the site (application reference P/2020/0167, recently amended through Non-Material Amendment reference P/2021/0446) establishes the extent of the proposed warehouse unit in terms of its footprint.
- 5.11 The proposed scale of the unit aligns with typical buildings of this footprint. As shown on the submitted elevation plans, the height to the haunch of the building is 15m.

5 Planning Assessment

- 5.12 The proposed office spaces have floor to floor heights of 3.8m. The inclusion of two storeys of office accommodation (ground and first floor) is also a consideration which has influenced the overall building height.
- 5.13 The scale of the proposal is therefore considered to be appropriate at the application site and suitable within the context of the wider Industrial Estate. Therefore, the scale of the proposed development accords with the requirements of adopted policy GDP1 and emerging policy DM1.

LANDSCAPING

- 5.14 Environmental sustainability is a key objective of good design, as identified in PPW. This includes enhancing biodiversity.
- 5.15 UDP Policy EC4 states that development proposals should provide for the conservation and management of hedgerows, trees and other landscape features and include new planting, in order to enhance the character of the landscape. This is reiterated in emerging Policy SP15 and Policy SP20, which seek to protect, conserve and enhance the natural environment and green infrastructure. In accordance with emerging Policy NE3, development will only be permitted where it does not cause unacceptable harm to trees, woodlands and hedgerows. If adverse impacts cannot be avoided, adequate mitigation will be required.
- 5.16 The aim of the proposed landscape strategy is to create a high quality external environment for the site and also incorporate and promote green corridors. As well as providing additional habitats, the proposed planting is intended to assist in screening the proposed warehouse unit and associated infrastructure, reducing the landscape and visual effects where possible.
- 5.17 The following principles have informed the landscaping strategy:
- Working with the natural topography of the site;
 - Retention, restoration and management of existing trees and additional planting;
 - Understanding of the site's current conditions, opportunities and constraints;
 - Planting proposals that can integrate with the existing landscape;
 - Creation of a suitable transition from the development footprint into the surrounding site context; and
 - Hard landscape design which facilitates accessibility for all.
- 5.18 Appropriate tree protection measures have been proposed, as demonstrated through the submitted Arboricultural Method Statement, which meets the requirements of Condition 22 of the outline permission (P/2020/0167).
- 5.19 Additional tree planting is also proposed as part of the landscaping scheme. In addition, ornamental shrub planting, a pond, indigenous hedgerow, a range of plants, a thicket area and a woodland mix planting area are proposed. The Ecological Management Plan and Ecological Method Statement, submitted to discharge Condition 19 of the outline permission, demonstrates the impact this will have upon the ecological value of the site and how this will be managed upon completion, during the operational period.
- 5.20 Furthermore, the submitted Soft Landscape Works Maintenance and Management Proposals document (provided to meet the requirements of Condition 18 of the outline permission) details how the landscaping will be retained and managed for a period of 10 years following implementation.

5 Planning Assessment

- 5.21 The landscaping scheme proposed therefore accords with both national and local planning policy in terms of responding to the need to protect and enhance natural resources, as well as adding visual interest and forming an integral part of the overall scheme design.

6 Summary Conclusions

- 6.1 The proposed development, as defined in this Planning Statement and accompanying planning application documents, represents a crucial stage in the expansion of the New World Sports business.
- 6.2 The proposed warehouse building with ancillary office floorspace has been designed to comply with the parameters established as part of outline planning permission reference P/2020/0167 (as amended).
- 6.3 The proposed development accords with the requirements of the outline planning permission in terms of the proposed use, layout and access arrangements.
- 6.4 This Reserved Matters submission seeks approval for details relating to the Appearance, Scale and Landscaping of the proposed development.
- 6.5 This Statement and the accompanying Design & Access Statement demonstrate how the proposed development accords with national and local planning policies, ensuring the development is an accessible and sensitively designed building which is of an appropriate scale and massing for its location.
- 6.6 The proposed development also accords with the requirements of several conditions of the outline planning permission as identified in Section 1 of this Statement.
- 6.7 In summary, the proposed development is anticipated to deliver the following key benefits:
- Creating additional jobs during the construction period;
 - Retention and creation of additional jobs once the building is operational;
 - Additional spend in the local area associated with jobs created;
 - Expansion of an existing business, allowing NWS to remain within Wrexham; and
 - Realising the next phase of Wrexham Industrial Estate, following outline approval received in 2013.
- 6.8 The proposed development therefore meets the requirements of Planning Policy Wales (para. 1.18), which establishes the presumption in favour of sustainable development and requires development proposals that accord with the development plan to be approved, unless material considerations indicate otherwise.
- 6.9 In light of the above, the Applicant respectfully requests the County Council to approve this Reserved Matters application.

APPENDICES

A Planning Policy & Guidance text

The following provides a summary of the main planning policies against which this application will be considered.

STATUTORY DEVELOPMENT PLAN

Wrexham Unitary Development Plan 1996-2011 (adopted 2005)

The Council put forward a range of Strategic Policies under Part 1 of the UDP. In relation to the broad location of development, **Policy PS2** states that development must not materially detrimentally affect countryside, landscape/townscape character, open space or the quality of the natural environment.

Regarding biodiversity, Strategic **Policy PS11** states that encouragement will be given to proposals which improve the biodiversity value of sites.

Under **Policy GDP1**, all new development should, amongst others:

- Ensure that built development in its scale, design and layout and use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- Take account of personal and community safety and security in the design and layout of development and public/private spaces.
- Make the best use of design techniques, siting and orientation to conserve energy and water resources.
- Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, and associated noise, odour or vibration arising from development.
- Safeguard sites and areas of nature conservation and wildlife interest and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.
- Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

Policy EC4 states that development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features and include new planting, in order to enhance the character of the landscape and townscape. Development which results in the loss of significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.

OTHER MATERIAL CONSIDERATIONS

Local Planning Guidance Notes

- **Note No. 6** – Access to and use of buildings: This note includes guidance on several accessibility considerations which should inform design proposals: car parking, surfacing, pathways, ramps, building entrances, steps, handrails, building layout, provision of toilets, wayfinding, internal circulation and doorways.
- **Note No. 7** – Landscape and Development: Establishes the level of information required to inform a Reserved Matters submission. Hard Landscape design must take account of the needs of disabled people, as well as security and safety for all users. In relation to soft landscaping, local native species are preferable for countryside boundaries and large scale planting. Details are provided regarding the implementation of approved landscape schemes and ongoing maintenance.
- **Note No. 17** – Trees and Development: This note provides information regarding the type of Arboricultural information needed to inform planning applications, requirements for replacement

A Planning Policy & Guidance text

planting, tree protection, and planting guidance. The Note provides guidance regarding Tree Protection Plans, Arboricultural Impact Assessments, Construction Exclusion Zones and Root Protection Areas. In terms of maintenance, where development includes tree planting, a maintenance schedule for a minimum period of 5 years will be required.

- **Note No. 24 – Designing out Crime:** This note provides a series of design principles relating to designing out crime, including defensible space, territoriality, building security standards and surveillance. Specific guidance is provided in relation to commercial and public buildings, including ensuring reception areas are well lit, open and welcoming; defensible planting is used where appropriate; shutters are installed in high risk situations; and delivery areas are sited at the rear of the development and gated to prohibit access by unauthorised people.
- **Note No. 26 – Landscape and Industrial Development:** A set of considerations are provided for industrial development, including in relation to signage; lighting; planting on sites; along boundaries, at site frontages and on blank elevations; and colour palettes.
- **Note No. 29 – Employment Development and Nature Conservation:** identifies that Wrexham Industrial Estate is home to several protected species. The Note sets out requirements for planning applications and licenses. Guidance is also provided on the location, size, design and management of areas set aside for nature conservation or landscaping purposes. Protected species found in Wrexham Industrial Estate include Great Crested Newt, Badger, Dingy and Grizzled Skipper butterflies, water vole, bats, otters and lapwing.
- **Note No. 30 – Design:** This note sets out the design approach which should be taken for new developments, including Site Appraisal, identification of opportunities and constraints and identification of a design solution. Specific guidance is provided in relation to landscape proposals, external elevations and building form; albeit this predominantly relates to residential developments.

Planning Policy Wales (11th Edition, February 2021)

Planning Policy Wales (PPW) establishes that good design makes better places. Good design is identified as being fundamental in the creation of sustainable places where people want to live, work and socialise. Design is noted as not just being about the architecture of a building but also the relationship between all elements of the natural and built environment and between people and places.

PPW identifies the following objectives of good design:

- **Access:** Ensuring access for all
- **Character:** Sustaining or enhancing local character; promoting legible development / a successful relationship between public and private space / quality, choice and variety / innovative design;
- **Community Safety:** Ensuring attractive, safe public spaces / security through natural surveillance;
- **Environmental Sustainability:** Achieving efficient use and protection of natural resources / enhancing biodiversity / designing for change; and
- **Movement:** Promoting sustainable means of travel.

PPW establishes the framework for making decisions relating to planning policy or development management. Firstly, the proposals are established against the Strategic and Spatial Choices issues and the national sustainable placemaking outcomes. Secondly, the contribution of the proposals to creating Active & Social places, Productive and Enterprising places and Distinctive & Natural Places is assessed. The outcome of this process is to create a development which aligns with the well-being goals and national sustainable placemaking outcomes.

A Planning Policy & Guidance text

Technical Advice Notes (TANs)

- **TAN 5: Nature conservation and planning (September 2009):** The Technical Advice Note provides a range of guidance associated with nature conservation, including for development affecting protected and priority habitats and species. This section includes the legislative framework relating to protected species and habitats and requirements for licensing.
- **TAN 12: Design (March 2016):** This Advice Note identifies the objectives of good design under the following headings: Access, Character, Community Safety, Environmental Sustainability and Movement. A series of design objectives are identified for each category. Guidance is provided in relation to the design process, including collaboration stages, appraising the context of a site and consideration of design objectives as well as detailed matters e.g. signage, safety, public art, public realm and landscaping.

Emerging Wrexham Local Development Plan (2013-2028) (Deposit Plan, March 2018)

Policy SP13: *Design Principles & Masterplanning Framework*

All development will be required to be of a high quality, sustainable design, which makes a positive contribution to the creation of locally distinctive places, by ensuring compliance with the masterplanning framework. Proposals must demonstrate how they have taken account of local characteristics of surrounding areas and how innovative design solutions will enhance the quality of the built and natural environment.

Policy SP15: *Natural Environment*

Development will only be supported where it protects, conserves and enhances the natural environment, including protected species and their habitats and natural landscape features such as trees, hedgerows and woodland and the green networks between them, which contribute to the quality and diversity of the natural environment and which play an important role in mitigating the impact of climate change.

Policy SP20: *Green Infrastructure*

Development will be required to maintain or enhance the extent, quality and connectivity of the borough's multi-functional green infrastructure network and, where appropriate, create new interconnected areas of green infrastructure between the proposed site and the existing network; fill gaps in the existing network to improve connectivity; protect the features most valuable for both nature and people; and in instances where loss of green infrastructure is unavoidable, provide mitigation and compensation for lost assets.

Policy DM1: *Development Management Considerations*

All development must accord with or enhance the character, local distinctiveness and appearance of the site, existing buildings and surrounding landscape/townscape in terms of its siting, layout, scale, height, design, density, use of materials and landscaping. New development must not have an unacceptable effect on the amenity of the occupiers of nearby properties / land by virtue of noise, disturbance and overlooking, and provide a satisfactory standard of amenity for the occupiers/users of the development itself. The development must safeguard the environment from the adverse effects of pollution of water, land, light or air arising from development. Schemes must take account of personal and community safety and security in its design and layout.

Schemes should contribute to low carbon communities through energy efficiency, be designed to minimise the use of non-renewable energy, water and the production of waste both during construction and when in use. Designs should consider the needs of a diverse population, including those with protected characteristics such as age or disability.

Policy NE3: *Trees, Woodlands and Hedgerows*

Development will only be permitted where it does not cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value or those that provide important ecosystem services, including mitigating the effects of climate change.

A Planning Policy & Guidance text

Avoiding adverse or detrimental impact on trees, woodland and hedgerows should be the primary objective of any proposal, however where adverse effects cannot justifiably be avoided and sustainable integration is not possible then adequate mitigation will be required. In such cases development should include proposals for the planting of new trees, woodlands and hedgerows within the site, ensuring connectivity between proposed and existing green infrastructure.