



B8 Warehouse Development

Land Off Bryn Lane, Wrexham

Design & Access Statement

19153-C4P-XX-XX-DAS-A-0001

Revision P5

for

Net World Sports

May 2021

CONTENTS

1.0 INTRODUCTION

- 1.1 Application Summary
- 1.2 Application Drawings

2.0 CONTEXT

- 2.1 Scheme Briefing & Proposal
- 2.2 Application Site & Existing Land Use
- 2.3 Immediate & Surrounding Context
- 2.4 Wider Context
- 2.5 Transport Links

3.0 PLANNING POLICY

4.0 SPATIAL & DEVELOPED DESIGN

- 4.1 Use & Amount
- 4.2 Layout
- 4.3 Height, Scale & Massing
- 4.4 Appearance
- 4.5 Landscaping

5.0 ACCESS & OPERATIONAL STATEMENT

- 5.1 Site Accessibility
- 5.2 Access Statement
- 5.3 Transport Statement
- 5.4 Waste Management
- 5.5 Security
- 5.6 Sustainability

6.0 SCHEME VISUALISATION

1.0 INTRODUCTION

1.1 Application Summary

This Design and Access Statement (DAS) has been prepared by C4 Projects Ltd to accompany an application for reserved matters planning permission being submitted by the applicant, Net World Sports. Planning permission is sought for the following development:

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).

Submission proposal is based on a thorough assessment of the site's immediate and wider context, undertaken through desk-based studies, research, site visits, observations and consultations.

The purpose of the DAS is to explain the design evolution of the proposed development in terms of amount, scale, layout and appearance along with integrated landscape proposal. The DAS focuses on the matters for which approval is sought: appearance, scale and landscaping.

This DAS is set out in the following sections:

Context - provides an analysis of the application site.

Design Statement - describes the scheme in terms of use, amount, layout, and appearance.

Access Statement - details of vehicle & pedestrian access, public transport, and inclusive access.

Key works include:

- The erection of 1no. Storage Unit with ground and first floor office space.
- Parking (including car and trailer parking bays along with cycle shelters)
- Landscaping
- Associated infrastructure, including internal access roads and service yards

1.2 Application Drawings

This Design Summary should be read in conjunction with the following scheme proposal drawings submitted with the application:

19153-C4P-AV-ZZ-DR-A-0100	Site Location Plan
19153-C4P-AV-ZZ-DR-A-0101	Site Plan as Existing Inc- Topography Survey
19153-C4P-AV-ZZ-DR-A-0501	Site Plan as Proposed
19153-C4P-AV-ZZ-DR-A-0502	Wider Site Plan as Proposed
19153-C4P-AV-ZZ-DR-A-0503	Proposed Site Access Plan
19153-C4P-AV-ZZ-DR-A-0504	Proposed Surface & Boundary Treatments
19153-C4P-AV-ZZ-DR-A-0505	Proposed Cycle Shelter
19153-C4P-AV-ZZ-DR-A-0506	Proposed Bin Store
19153-C4P-B1-ZZ-DR-A-2001	Proposed GA Plan - Ground & First Floor Plan
19153-C4P-B1-ZZ-DR-A-2101	GA Elevations as Proposed Sheet 1 of 2
19153-C4P-B1-ZZ-DR-A-2102	GA Elevations as Proposed Sheet 2 of 2
19153-C4P-B1-ZZ-DR-A-2201	Proposed Building GA Sections
19153-C4P-B1-RF-DR-A-3301	Roof Plan As Proposed

2.0 CONTEXT

2.1 Scheme Briefing & Proposal

C4 Projects set about understanding the site constraints in order to inform and influence early conceptual ideas while striving to deliver a viable development, ensuring the client brief is delivered.

The application relates to the proposed development of the field site for the construction of 1no. warehouse building. Internal floor area totals to approximately 38,112 Sqm, suitable for B8 Use class with ancillary B1a office space. Dedicated car parking allocations and footpaths are linked to an upgraded site access road to afford appropriate and inclusive access.

Scheme proposals include localised soft landscape treatment and planting that complement the existing surroundings and boundary treatments.

2.2 Existing Site

This is a 19.76 Ha (approx.) development plot located in the North-East region on the Wrexham Industrial Estate (LL13 9UT); adjacent to Kellogg's Industrial Unit. Access to the site is achieved via Bryn Lane. The site is roughly rectangular in shape, is undeveloped and used for grazing purposes with site surfaces typically comprising unmade grassland.



*Figure 1: Aerial View of the Application Site and Surrounding Area
(Image courtesy of Google Maps)*

2.3 Immediate & Surrounding Context

The application site boundaries have the following aspect, arrangement and treatments (see Views A to G)

North:

View from Ridley Wood Road

Currently Agriculture land



Figure 2: View from Ridley Wood Road looking North of Site – Courtesy of Google Maps



Figure 3: View from Ridley Wood Road looking towards the Site – Courtesy of Google Maps

East:

View from B5130

Currently Agriculture land



Figure 4: View from B5130(Bryn Lane) looking East of Site – Courtesy of Google Maps

West:

Existing Industrial Unit Buildings and associated Lorry & Car parking zones
Industrial estate.



Figure 5: View from Ridley Wood Road/Bryn Lane Junction looking West of Site – Courtesy of Google Maps



Figure 6: View from Bryn Lane Junction looking West of Site – Courtesy of Google Maps



Figure 7: View from Bryn Lane Junction looking West of Site – Courtesy of Google Maps

3.0 PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004) 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).

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.

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.

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.

Local Policy

Unitary Development Plan

The following UDP policies are relevant to this Reserved Matters submission for details of Appearance, Scale and Landscaping:

- Policy PS2 states that development must not materially detrimentally affect countryside, landscape/townscape character, open space or the quality of the natural environment.
- 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:
 - o 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.
 - o Take account of personal and community safety and security in the design and layout of development and public/private spaces.
 - o Make the best use of design techniques, siting and orientation to conserve energy and water resources.
 - o 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.
 - o 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.
-

Local Planning Guidance Notes

The Council has also issued a range of design related guidance notes which have been considered as part of this proposal:

- 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)
-

Emerging Local Development Plan

In terms of the emerging Local Development Plan, the following policies are relevant:

- 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

National Policy

Planning Policy Wales (PPW)

This document 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 development which aligns with the well-being goals and national sustainable placemaking outcomes.

Technical Advice Notes (TANs)

The following TANs are relevant to this Reserved Matters submission:

- 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.

4.0 SPATIAL & DEVELOPED DESIGN

4.1 Use & Amount

The client proposes to develop the 19.75 hectare site with the construction of warehouse unit building for a Distribution Facility along with associated external works. The warehouse building also proposes to accommodate two storeys of office space which will be used as the groups Head Office for their logistical operations.

A total floor space of circa 38,111 Sqm / 410,233 Sq.ft (GIA) is scheduled in the table below.

Use	Area (GIA)	
	Sqm	Sq.ft
Warehouse GF	35,478	381,883
Office GF	1207	13,000
Office FF	1207	13,000
Hub Office GF	93	1,000
Hub Office FF	93	1,000
WC Block	33	350
Total	38,111	410,233

Table 1 – Development Area Schedule

4.2 Layout

The existing site context (Figure 5) and proposed masterplan layout (Figure 6) are illustrated below, with an overall site area of approximately 48.82Acres (19.75 Ha).

The layout of the proposed development was approved in detail as part of outline planning permission reference P/2020/0167, as amended through Non-Material Amendment Application P/2021/0446.

Within the site demise a configuration of hard and soft landscape surface treatments have been arranged to provide linking footpaths, access roads and associated parking to the Warehouse & Office functions. Scheme proposals also include soft landscape treatment to the development periphery.



Figure 8: Existing Site Context Plan

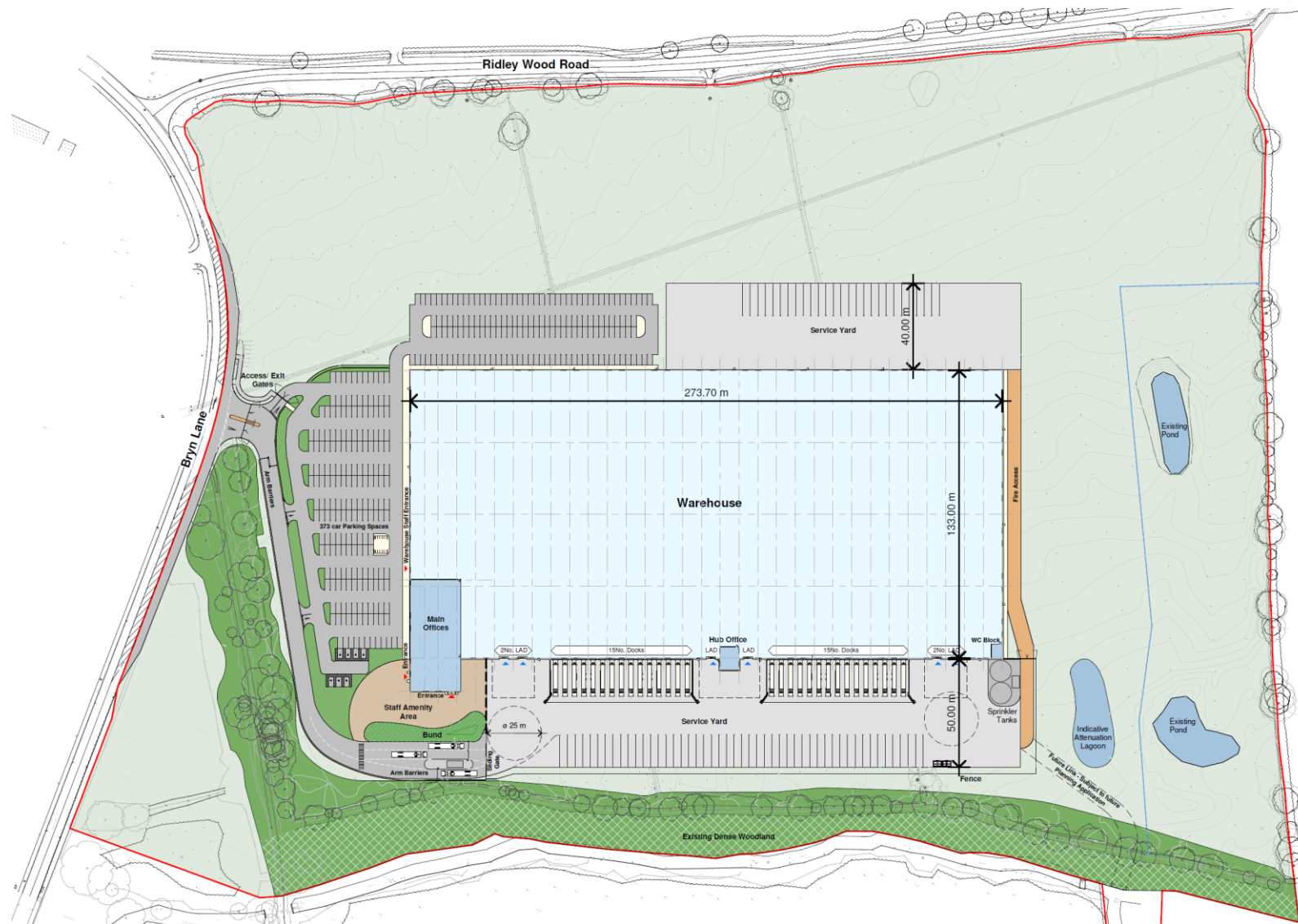


Figure 9: Approved Development Masterplan

A new service access arrangement from Bryn Lane controls both Car and HGV movements to and from the car park and service yard areas. A Car Parking area with 373 spaces (366 standard bays and 7 accessible bays) is segregated with access points from the new site circulation road to provide safe vehicular movements.

The new unit building orientation and positioning is in accordance with the Outline Planning Approval, as varied most recently through Non-Material Amendment application (ref. P/2021/0446). Appropriate landscape treatments are provided to the building / hardstanding perimeter for maintenance access.

Cycle Shelters are provided within the car park area. Bin and Recycling Storage are located within the Service Yard areas and are suitably screened with timber fence to all sides.

4.3 Height, Scale & Massing

The overall height, scale and massing of the proposed building has been considered based on the Outline Planning Approval and the following parameters;

- Visual impact onto the site setting and natural environment
- Interaction with the existing site context, ecology and arboriculture
- Cognisance of any site constraints (visual and physical)
- Building use and function – warehouse storage heights 15m clear, office spaces with typical 3.8m floor to floor heights
- Relationship to adjacent built environment
- Natural daylighting and well-being to internal work-space environments

It is considered the proposed building volumes are in keeping with the scale and massing of the existing site context and surrounding buildings.

A detailed review of the existing site was a key undertaking during early design stages so that initial concepts took full cognisance of prevalent conditions and constraints. This also formed an essential part of the development design progression and was critical to fulfilling the applicants brief. As well as being commercially viable, it was essential that the proposals fully considered the site, its setting and have a sympathetic treatment to adjacent land and its visual receptors.

The following design considerations were an integral part of the application design proposals:

- Existing Landscape: wherever possible the scheme would retain, protect and maintain the existing trees, flora, fauna and Newt protection area.
- New Building Form: use of appropriate materials of construction to suit the industrial setting and compliment the surrounding built environment
- Adjacent properties: the new building has been positioned to provide best separation and operational function
- Access to site: utilisation of existing access road networks

- Planning history: consideration of the approved outline application, under which access and layout were approved in detail

4.4 Appearance

The design philosophy for the external appearance of the buildings was to explore the applicant's brief for a blend of modern high-end office/industrial buildings and formulate a design theme that would be appropriate in context to the existing built environments and site character.

Basis for building envelope material selections:

- Use of modern and industrial grade materials that reflects the character of surrounding buildings
- Flat and profiled cladding systems and glazed fenestrations that provide a modern industrial context to the design aesthetic
- Feature Rainscreen canopy projection at glazed fenestrations to provide an appropriate contemporary frontage
- Robust materials with low maintenance to give long-term durability and good weathering performance
- Heights and proportions that relate to the industrial size of the proposed facility development footprint

Dominant base materials consist of 'Profiled Metal Cladding' systems to the walls and roof with feature surround and canopy elements to the office accommodation.

Vertical profiled wall cladding has trapezoidal profile with horizontal elements in a matching profile but contrasting colour. Roof is hidden from Ground Level view by utilising hipped ends to the roof and a shallow parapet detail to break up the cladding and create visual interest.

Metal framed curtain walling with integral glazed entrance doors to the offices, in conjunction with a feature canopy surround in metal cassette rainscreen cladding provides a contemporary slant to the design, reflective of a high quality and modern commercial / industrial development building.

Elevation treatments with proposed materials to the building facades are illustrated below (Figures 7.1 to 7.4).

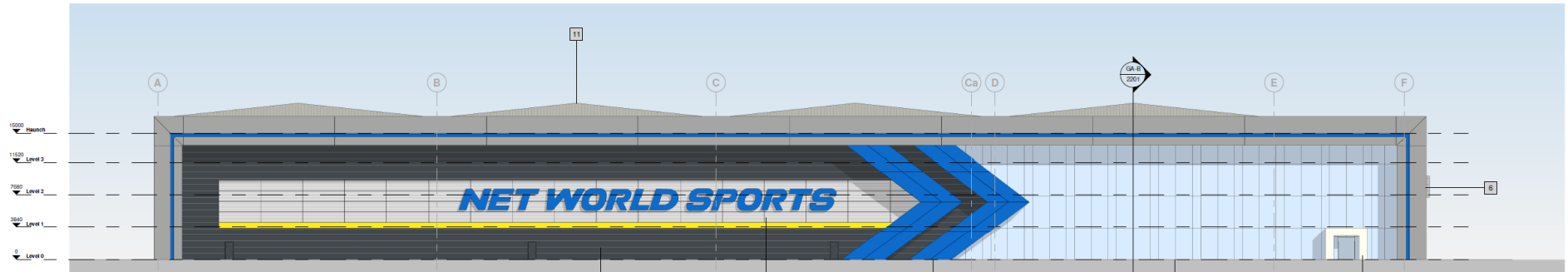


Figure 10.1 – Feature Elevation – Proposed Material Treatment



Figure 10.2 – Service Yard Elevation – Proposed Material Treatment

Building Fabric Materials Schedule

- 1 Wall Type 1 - Built-up metal cladding (twin skinned, insulated)
Vertical Trapezoidal profile - Merlin Grey (RAL 180 40 05 / BS 18B25)
- 2 Wall Type 2 - Built-up metal cladding (twin skinned, insulated)
Horizontal Trapezoidal profile - Goosewing Grey (RAL 7038)
- 3 Wall Type 3 - Built-up metal cladding (twin skinned, insulated)
Horizontal Trapezoidal profile - Anthracite (RAL 7016)
- 4 Wall Type 4 - Aluminium Curtain Wall stick frame system
PPC Anthracite (RAL 7016) framing, double glazed infills (solar control)
- 5 Wall Type 5 - Precast concrete (Insulated Infills) to Loading Docks Specialist panels
Natural colour / finish
- 6 Wall Type 6 - Pressed Aluminium Sheeting to Feature Surround
Flat faced panels (uninsulated), open joints, PPC finish
White/Silver Aluminium (RAL 9006) with Inner band in Network Blue (RAL TBC)
- 7 Wall Type 7 - Pressed Aluminium Sheeting to Feature Arrow
Flat faced panels (uninsulated), open joints, PPC finish
Network Blue (RAL TBC)

- 8 Wall Type 8 - Pressed Aluminium Sheeting to Feature Dock Surround
Flat faced panels (uninsulated), open joints, PPC finish
Yellow (RAL TBC)
- 9 Wall Type 9 - Translucent Polycarb to Feature Entrance Door with backlit lighting
Flat faced panels (uninsulated), open joints, PPC finish
Yellow (RAL TBC)
- 10 Wall Type 10 - Translucent Structural Sandwich Panel
Visible Light Transmission - 30%
- 11 Roof Type 1 - Built-up metal cladding (twin skinned, insulated)
Trapezoidal profile - Goosewing Grey (RAL 7038)
with integrated polycarbonate rooflights (10%)
- 12 Roof Type 2 - Kingspan Topdek Roofing System above offices
Goosewing Grey (RAL 7038)
- 13 Roof Type 3 - Built-up metal cladding (twin skinned, uninsulated)
Trapezoidal profile - Goosewing Grey (RAL 7038)
- 14 Roof Type 4 - Built-up metal cladding (twin skinned, uninsulated)
Trapezoidal profile - Merlin Grey (RAL 180 40 05 / BS 18B25)

- A Operational Door - Level Access
Sectional insulated shutter, plastisol coated finish, Traffic Yellow (RAL 1023)
- B Operational Door - Dock Levellers
Sectional insulated shutter, plastisol coated finish, Traffic Yellow (RAL 1023)
- C Personnel Access / Escape doorset - Warehouse
Galvanised steel, PPC finish matched to cladding, thermally insulated core

Figure 10.3 – Proposed Material Treatment

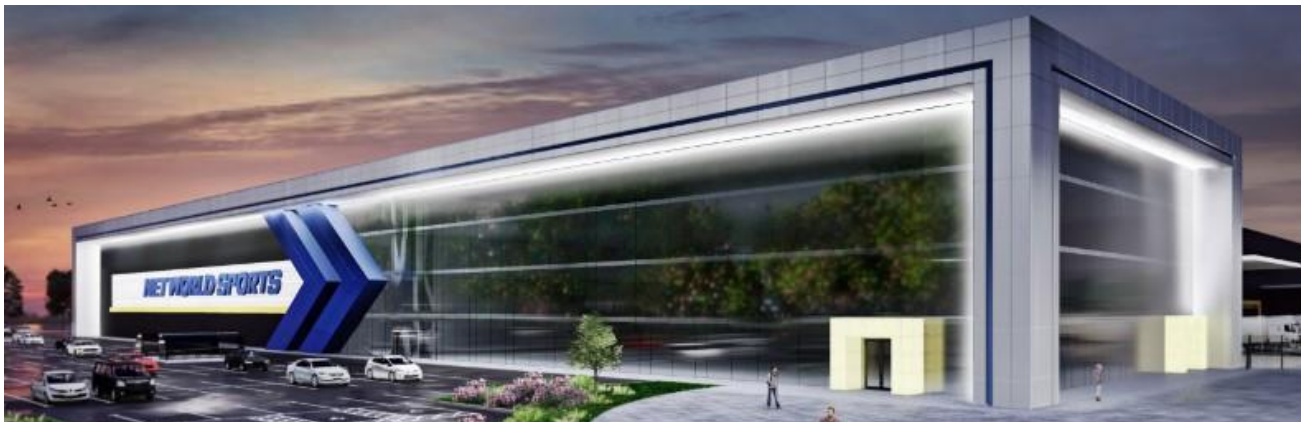


Figure 10.4 – Entrance Feature

4.5 Landscape

Principals & Strategy

The landscape design is an integral part of the scheme to assimilate a high quality external environment for the masterplan development. The scheme also intends to incorporate and promote green corridors.

Soft landscape design is proposed to enhance existing features, which will naturally reinforce a screening strategy to the site boundaries, soften the development and improve the site's own security and privacy. Proposals intend to minimise adverse landscape and visual effects with a planting strategy that promotes ecological diversity and habitat creation.

The arrangement of the proposed green network and landscaping has been informed by the following criteria:

- Working with the natural topography and landform
- Retention, restoration and management of existing trees and planting where possible
- Understanding prevalent site constraints, conditions and opportunities
- Planting proposals that can successfully integrate into the existing landscape
- To create a suitable transition from the development footprints into the surrounding site context
- Hard landscape design that facilitates accessibility for all

The vision for the site is to create an approach which is welcoming and responds positively to the local landscape context. The scheme aims to contribute to the site character, ecology, planting and green network of the area with landscaping that creates additional habitats, screens, provide seasonal colour and interest and creates simple spaces which are low maintenance.



Figure 11: Proposed Site Landscape & Surfaces Treatment

Soft Landscape Treatment

Refer to the 'Landscape Concept Plan' drawing ref: 2147-2-01 as prepared by 'Barry Chinn Associates' for full details. Refer to Proposed Surface & Boundary Treatments drawing ref. 19153-C4P-AV-ZZ-DR-A-0504) for full details of the hard landscaping proposals.

5.0 ACCESS & OPERATIONAL STATEMENT

5.1 Site Accessibility

The proposed development site is positioned well for staff and visitors with it being on the outskirts of Wrexham Industrial Estate.

The site proposes a total of 373 no. car parking spaces with cycle shelter provisions for Staff & Visitors. For heavy goods access 74 Trailer bay spaces have been allocated to the service yards.

5.2 Access Statement

Philosophy:

The submitted scheme reflects the applicant's full commitment to an inclusive society in which nobody is disadvantaged and where physical barriers and exclusions are designed out. The philosophy of the design is to ensure that the needs of people with impairments are considered as an integral part of the development process. By developing an inclusive environment, the scheme shall have positive effect on society and be of benefit to the working communities.

Site Approach / Building Access:

Car parking areas and associated road infrastructure has been designed to create a dedicated vehicle access to the development. , in accordance with the approved outline scheme in which access arrangements were approved in detail.

Safe access has also been incorporated to afford designated foot & cycle pathways for Pedestrians & Cyclists.

Secure (Sheffield type) stands are provided under the cycle shelters.

Accessible parking bays have been located adjacent to the main building (office) entrances. Level access from these bays and requisite clearance spaces has been included. Adjacent perimeter footpaths have also been designed to maintain a level access approach to the main entrance doors and then into reception lobby.

Access routes and footpaths are ramped as required to achieve level access approach. Gradients are to be less than 1:20 from accessible parking bays.

A canopy shelter over the building entrance doors has also been incorporated into the building design for the comfort of visitors and employees.

Entrance doors are proposed to be hinged glazed doorsets integral with the curtain walling system, and provide a minimum 1000mm clear opening width. The doors shall be fitted with a closer providing an opening force of no greater than 30N at the leading edge.

A level threshold shall be provided at all building access points, with no upstands exceeding 15mm in height.

Manifestations shall be provided to entrance screens in accordance with paragraph 2.24 of Approved Document M.

Internal floor matting shall be chosen to allow smooth transition whilst reducing risk of slipping and keeping entrances clean.

Surface line markings and symbols are to be applied to road surfacing along principal access routes and to controlled road access/egress points.

Tactile 'Blister' paving is to be installed at each side of uncontrolled road crossing points. Paving to be in buff or dark grey contrasting colours to Building Control acceptance.

Hazard Warning 'Corduroy' paving to be installed to accessible stepped provision (if applicable), in accordance with requirements listed in Part M of the Building Regulations.

800mm (min.) deep zone of tactile paving to be installed to full width and set 400mm away from bottom and top steps.

Guidance: The scheme has been designed based on the following publications:

- Building Regulations Approved Document M (2016 amendments)
- BS 8300:2009 Design of Buildings and their approaches to meet the needs of disabled people (referred to for guidance)
- Equality Act 2010

5.3 Transport Statement

The scheme is in accordance with the parameters set out in the T.S submitted with the outline application.

5.4 Waste Management

Space allocation for Waste & Refuse storage and recycling is provided within the site demise to facilitate a waste management strategy. Proposed locations are shown on the Proposed Surface & Boundary Treatments drawing. It is intended for waste collections to be made by private contract arrangement as organised by the building occupier.

5.5 Security

The security of the site and requirements of the end user operations have been addressed as part of the proposed scheme.

Although a 'Secured by Design' application has not been commissioned or submitted, the following principles have been carefully considered in the scheme design layouts:

- Paladin / Palisade styled security fencing proposed to South Service Yard
- Lockable swing gates and rising arm barrier arrangements at all site access / egress points (refer to boundary treatments layout)
- Open car parking layout immediately to the main access frontages for good natural surveillance
- Provision of safe and delineated access routes for both vehicles and pedestrians in an open format
- Avoidance of places of concealment to building perimeters and car parking areas
- Footpath routes that traverse around building elevations to the rear only for escape / maintenance access purposes
- Building access entrances with suitable robust quality and vandal resistance rating
- Buildings with robust materials of construction in metal faced cladding systems and toughened safety glazing
- Buildings with active glazed fenestrations to site access & operational sides that provides good natural surveillance
- A maintained low level landscape treatment that allows visibility into all parking areas of the development

5.6 Sustainability

The sustainability approach for the development has regard to the requirements of planning policy in terms of energy and global warming considerations. This is effectively now covered by compliance with the Building Regulations Approved Document Part L2A and provision of associated thermal modelling (BRUKL reports) and Energy Performance Certificates (where applicable).

The preferred solution for compliance is to provide a fabric first approach through thermal elements and other parts of the building fabric. The use of improved thermal fabrics is considered the best approach to yield a direct reduction in energy consumption.

Envisaged U-Values

Below are notional values intended to achieve the requisite building control compliance. These are however indicative only at this stage and will be confirmed when the energy calculations are produced at a later stage.

Walls:	0.25 W/m2K
Roofs:	0.20 W/m2K
Windows:	1.40 W/m2K
Doors:	1.20 W/m2K
Floors:	0.15 W/m2K

Building materials have been selected based on their high quality, robust nature and low maintenance requirements.

The Building Services will also be designed in accordance with the required energy efficiency standards to satisfy the site-wide (masterplan) for compliance with an approved energy strategy.

To reduce water consumption, the sanitaryware systems and their associated fittings and controls will be specified to achieve the water saving requirements. Water use will be metered to ensure occupier information can be made available.

The site itself is well positioned for use of public transport with it being within walking distance of a bus stop.
Good visibility and the provision of sheltered cycle spaces promotes access by bicycle.

CONCLUSION

In Conclusion, the proposed development does not create any residual impacts that are considered severe and is therefore considered to be in accordance with the government guidance, and should be acceptable in planning terms, as deemed at Outline stage.

6.0 SCHEME VISUALISATION

(INDICATIVE PURPOSES ONLY – NOT FOR APPROVAL)



NET WORLD SPORTS »





