

PLANNING, DESIGN AND ACCESS STATEMENT: PROPOSED GAS GOVERNOR STATION

GRESFORD RECREATION GROUND | GRESFORD | WREXHAM



PREPARED BY



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DRAWING SCHEDULE

Drawing Number	Drawing Title	Scale	Sheet Size
SRE1127/03/01	Site Location Plan	1:20000	A4P
SRE1127/03/02	Planning Application Boundary	1:500	A3L
SRE1127/03/03	General Arrangement	1:1000 1:500	A3L
SRE1127/03/04	Gas Kiosk Details	1:50	A3L
SRE1127/03/05	Palisade Security Fencing	NTS	A3L
SRE1127/03/06	Temporary Access Details	1:1000	A3L

APPENDIX SCHEDULE

Appendix No.	Title



1. INTRODUCTION

1.1 PURPOSE OF THIS STATEMENT

- 1.1.1 This planning statement has been prepared by Sirius Planning on behalf of Wales and West Utilities Limited (WWU), who are applying for planning permission for the installation of a small gas governor station, housing two gas governor regulator kiosk units, on a small area of land within Gresford Recreation Ground, off the High Street, Gresford, Wrexham, LL12 8PS.

1.2 SUMMARY OF THE SITE AND PROPOSAL

- 1.2.1 The proposal involves the installation of two Intermediate Pressure to Low Pressure Gas Governor (Pressure Regulators) units. The Governor Station is designed in accordance with IGE/TD13 (Institute of Gas Engineers recommendations on transmission and distribution practice for pressure regulating installations for transmission and distribution systems) and T/SP/E/28 (Specification for the design of pressure regulating installations with inlet pressures not exceeding 100bar).
- 1.2.2 All the relevant legislation, codes of practice and design standards have been adhered to in the design philosophy. In layman's terms the Institute of Gas Engineers is the professional body monitoring the design and construction of gas transmission systems. IGE/TD13 and T/SP/E/28 are the latest recommendations to ensure the correct selection of type, strength and design of materials and equipment to safely reduce the gas in the incoming Intermediate Pressure (7 bar) to Medium Pressure (2bar) and Low Pressure (below 0.75 bar) for safe distribution to industrial, commercial and domestic users via WWU's gas distribution network.
- 1.2.3 Wales and West Utilities Limited are now seeking permission to erect a small gas governor station, housing two gas governor kiosk units, on a small area of land within Gresford Recreation Ground. The sole purpose of this proposed Gas Governor is to reduce the gas pressure from transmission levels to distribution levels. This will ensure the continued supply of gas to the residents of Gresford and other surrounding business customers.
- 1.2.4 Drawing SRE1127/03/01 illustrates the site location, Drawing SRE1127/03/02 the planning application boundary for this development, and Drawing SRE1127/03/03 shows the proposed site layout.

1.3 THE APPLICANT

- 1.3.1 Wales and West Utilities Limited is a licensed gas transporter with the relevant statutory duties and powers set out in the Gas Act 1986 as amended. WWU is the successor in title to Transco plc and has responsibility for the principle local gas distribution network in Wales and the South West of England.

1.4 PLANNING AND DESIGN AND ACCESS STATEMENT STRUCTURE

- 1.4.1 This Planning and Design and Access Statement has been organised into the following chapters:
- The Site and Surroundings;
 - The Proposed Development;
 - Planning Policy and Material Considerations;
 - Design and Access Statement; and
 - Summary and Conclusions.



2. THE SITE AND SURROUNDINGS

2.1 INTRODUCTION

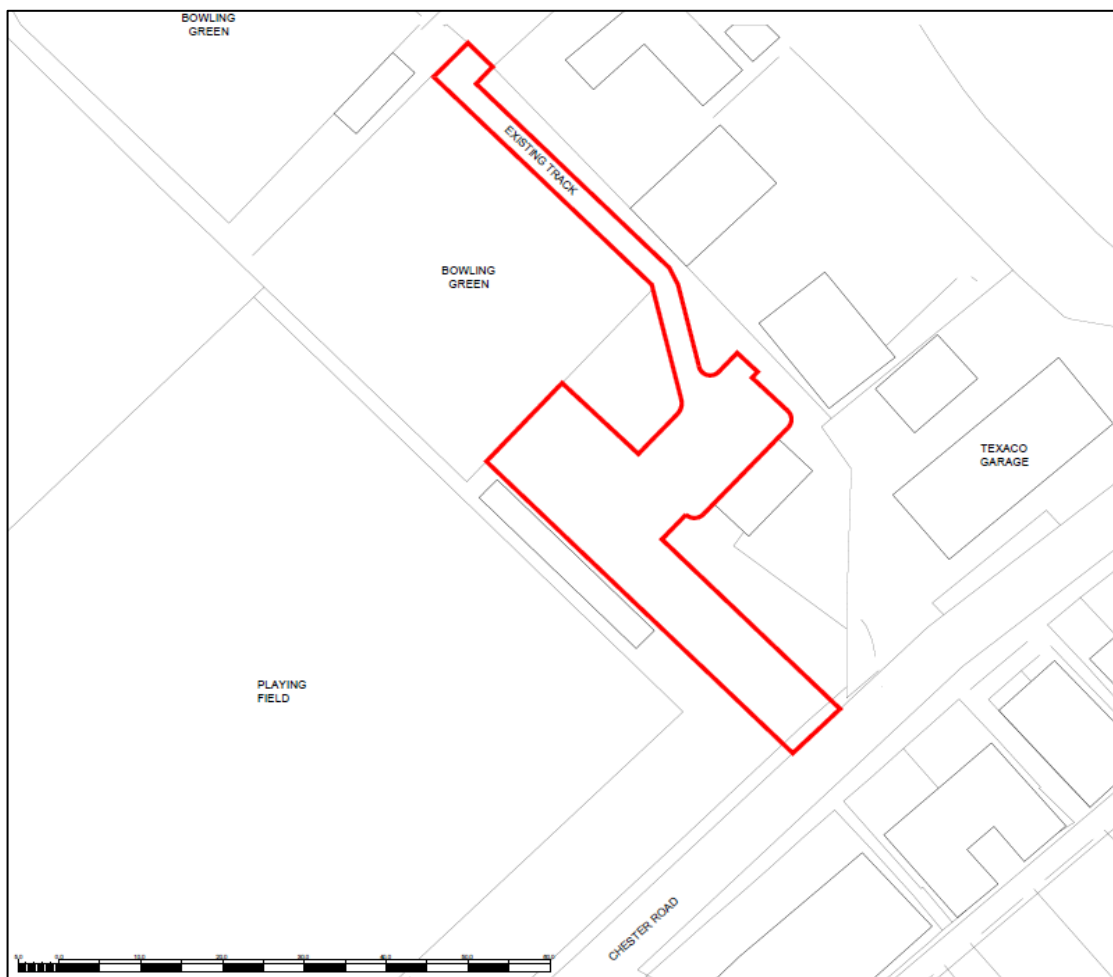
2.1.1 This chapter provides a description of the application site in terms of location, history, and surrounding land uses.

2.2 LOCATION

2.2.1 The location site of the proposed development is situated within an area of Gresford Recreation Ground. The ground forms part of a number of indoor and outdoor facilities for community use, which are owned and managed by the Gresford and District War Memorial Community Centre otherwise known as Gresford Trust.

2.2.2 The development area site including the temporary compound and access measures approximately 906m² (0.09ha). The site is located on the south western outskirts of Gresford, centred on approximately National Grid Reference 334829, 354598. The location of the site is shown on drawing SRE1127/03/01 and Figure 2.1 below.

Figure 2.1 Site Location



2.3 SITE AND SURROUNDINGS

2.3.1 The application site is situated on a flat, concrete area previously used as a basketball court located within the eastern corner of an existing recreational ground. Whilst the application site measures approximately 906m², the compound will only measure 90m².

Figure 2.2 – Photograph of the proposed development site location



- 2.3.2 Located within the recreational ground area are sports playing fields, bowling pitch, tennis courts and a community centre. Beyond the recreational ground to the north are residential properties and Gresford Royal British Legion Hall. To the east is a Texaco petrol station. Along the southern boundary of the recreational ground is Chester Road (B5445), beyond which is the residential area of Gresford. Bounding the western edge of the site is Clappers Lane (B5373).
- 2.3.3 The site is currently accessed via the Royal British Legion car park which is directly accessed off Lakeside Close. This existing access will continue to be utilised.

2.4 IDENTIFIED RECEPTORS AND DESIGNATIONS

- 2.4.1 The adopted Development Plan for Wrexham Council comprises of Wrexham Unitary Development Plan which was adopted in February 2005. Under the adopted proposals map the site is designated as outside of settlement boundaries.
- 2.4.2 The nearest residential receptors to the application site are located 40m to the south east of the site, adjacent to Chester Road (B5445).
- 2.4.3 The nearest statutory ecological designation is the Vicarage Moss SSSI and Midland Meres & Mosses Phase 2 Ramsar Site located approximately 1 km to the south east of the site.
- 2.4.4 Numerous Listed Buildings are located within 2km of the site with the nearest one being the Grade II listed Base of Cross located approximately 300m to the south west of the site.
- 2.4.5 The site is located within Flood Zone A.



3. THE PROPOSED DEVELOPMENT

3.1 INTRODUCTION

- 3.1.1 This section provides a description of the development, operational layout, equipment and structures proposed within the site.
- 3.1.2 Wales and West Utilities Limited (WWU) are now seeking planning permission for the installation of a gas governor station on a small area of land, within Gresford Recreation Ground.

3.2 EXISTING USE

- 3.2.1 The wider site is currently used as a recreational ground, with football pitches, bowls pitch, tennis courts and a community centre. These will remain in use and will not be affected by the proposed development. The application site is currently a dis-used basketball court. The proposed development will utilise the hardstanding ground already there as part of the proposal.

3.3 PROPOSED DEVELOPMENT

- 3.3.1 The proposal involves the installation of Intermediate to Intermediate and Intermediate to Low Pressure Gas Governor (Pressure Regulator) kiosk units. More specifically the application will incorporate the following works:
- Creation of a new district governor compound which contains two kiosk units, with steel palisade fencing (2.4m high) to boundary;
 - The compound area will measure approximately 15m x 6m, surrounded 2.4m steel palisade fence, surfaced with gravel. Compound area 90m².
 - The kiosks (2No.) will each measure 5.0m x 4.0m x 2.537m, made from as standard industry specification Glass Reinforced Plastic (GRP). Each kiosk will comprise two sets of double doors located front (north west) and back (south east), explosion relief roof and ventilation. The kiosk will be finished in satin (Gelcoat) dark green (RAL 6026), to match the football stand, with a white internal finish. Total floor space 40m².
- 3.3.2 The Governor is designed in accordance with IGE/TD13 (Institute of Gas Engineers recommendations on transmission and distribution practice for pressure regulating installations for transmission and distribution systems) and T/SP/E/28 (Specification for the design of pressure regulating installations with inlet pressures not exceeding 100bar).
- 3.3.3 All the relevant legislation, codes of practice and design standards have been adhered to in the design philosophy. In layman's terms the Institute of Gas Engineers is the professional body monitoring the design and construction of gas transmission systems. IGE/TD13 and T/SP/E/28 are the latest recommendations to ensure the correct selection of type, strength and design of materials and equipment to safely reduce the gas in the incoming Intermediate Pressure (7 bar) to Medium Pressure (2bar) and Low Pressure (below 0.75 bar) for safe distribution to industrial, commercial and domestic users via WWU's gas distribution networks.



4. PLANNING POLICY AND MATERIAL CONSIDERATION CONTEXT

4.1 INTRODUCTION

- 4.1.1 This section sets out the planning policies and material considerations, which are relevant both to the site and the type of development proposed, giving consideration to national and local planning policy. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 4.1.2 Given the primacy of the development plan in the decisions-making process, this planning statement identifies and summarises those planning policies of relevance to the determination of the planning application.
- 4.1.3 In addition to local planning policy, this section of the planning statement also summarises the material considerations at a national and local level.

4.2 LOCAL CONTEXT

- 4.2.1 The Wrexham Unitary Development Plan (the Plan) was formally adopted in February 2005 and provides the overarching planning framework for the Wrexham area. The majority of decisions on planning applications in this Planning Authorities area will be based on the contents of the Plan. In future this will be replaced by the Wrexham Local Development Plan, which has been submitted to the Planning Inspectorate and is waiting adoption.
- 4.2.2 The current adopted Unitary Development Plan Proposals Map identifies the site as outside defined development limits and is therefore considered to lie within the 'countryside'.
- 4.2.3 The following table appraises the policies of the Unitary Development Plan against the proposed development.

Table 4.2: Policy Appraisal – Wrexham Unitary Development Plan

Policy	Commentary
<u>Policy PS3</u> <i>"Development should use previously developed brownfield land comprising vacant, derelict or underused land in preference to the use of greenfield land, wherever possible, particularly so where greenfield land is of ecological, landscape or amenity value, or comprises agricultural land of grades 1, 2 or 3a quality."</i>	The proposal is for a gas governor station on a small area of unused land within Gresford Recreation Ground. The application site is a non-utilised basketball court within a recreational ground. The proposal will include the use of the existing hardstanding ground to place the two gas governor kiosk units. The proposal is therefore considered to be in accordance with this policy given it is consistent with reflecting the redevelopment of previously developed land.
<u>Policy GDP1</u> <i>"All new development should:-</i> <i>a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.</i> <i>b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.</i> <i>g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost."</i>	The proposed development is for a gas governor station in Gresford. The scale and layout of the proposed development is designed to be in keeping with the nearby surroundings. Colour helps the proposed development blend into its surroundings. Personal and community safety is thought of throughout the design. The gas kiosks will be locked and there will also be palisade fencing around the perimeter of the compound.

	The proposed development is for the housing of low and high pressure gas infrastructure which will secure public services for the future. The proposal is therefore considered to be in accordance with this policy given it is consistent with integrating with the proposed sites surroundings and has taken into account the local landscape and how colour treatment can minimise the impact from the proposed development.
<u>Policy CLF1</u> <i>“Development which adversely affects indoor or outdoor central multi-activity community and leisure facilities, particularly within settlement limits, will not be permitted.”</i>	The proposal is located within an outdoor community sports and leisure area. The proposed development is to utilise the hardstanding ground which was previously used as a basketball court but is no longer in use for any outdoor activity. The proposed development will not affect any of the current community activities surrounding it. Therefore, the proposal is in accordance with the policy.
<u>Policy CLF 4</u> <i>“The redevelopment of sports grounds, playing fields, children's play areas and informal open spaces and allotment gardens for uses other than sport and recreation will not be permitted unless:-</i> <i>a) redevelopment of only a small part of the site would allow the retention and enhancement of that existing facility; or</i> <i>b) the long term requirement for the facility has ceased and it would not lead to, or increase an existing shortfall of that facility in the immediate locality; or</i> <i>c) the loss can be replaced with an equivalent or greater provision in the immediate locality. Alternative sites should be within settlement limits or, in exceptional circumstances, adjacent to settlement limits provided that associated buildings, lighting, and parking facilities are not intrusive in the landscape and user accessibility is not reduced.”</i>	The proposal is for a gas governor station, housing two gas governor kiosk units, on a small area of land within Gresford Recreation Ground. The proposed development will redevelop an area of the recreational ground that is no longer used for recreational activities. The application site is an existing non-utilised basketball court, the use of the court has ceased. The income rent received by the Trust will allow continued investment and enhancement of the wider sports and recreation facility The loss of this space will not have a detrimental impact on the recreational ground or any of the recreational activities that occur in the wider area. Therefore, the proposed development is considered to be in accordance with this policy.

4.3 NATIONAL CONTEXT

- 4.3.1 The Welsh government published the revised Planning Policy Wales Edition 10 (PPW) in December 2018 which forms the overarching national level source of planning policy for Wales. It seeks to support the requirement for sustainable development via the planning system whereby the “*presumption in favour of sustainable development*” forms the overarching role.
- 4.3.2 Chapter 3 (Strategic and Spatial Choices) outlines that effective strategic placemaking requires early collective consideration. Paragraph 3.57 states “*Adequate and efficient infrastructure, including services such as education and health facilities along with transport, water supply, sewers, sustainable waste management, electricity and gas (the utilities) and telecommunications, is crucial for economic, social and environmental sustainability.*”
- 4.3.3 The proposed development will continue to provide and improve efficient infrastructure such as gas

(utilities) services, which are crucial to the sustainability of Wales.

4.4 CONCLUSION

- 4.4.1 The proposed development is considered to be in accordance with the adopted Unitary Development Plan and Planning Policy Wales, both of which support the proposed development.



5. DESIGN AND ACCESS STATEMENT

5.1 INTRODUCTION

- 5.1.1 This Design and Access Chapter Statement has been produced in accordance with the DCLG Circular 01/2006 *Guidance on Changes to the Development Control System*, and with reference to the Commission for Architecture and the Built Environment (CABE) publication *Design and Access Statements: How to write, read and use them* (2006).
- 5.1.2 The purpose of a Design and Access Statement is to allow the applicant to demonstrate that development proposals are based on a thoughtful design process and a sustainable approach to access. The Design and Access Statement should also demonstrate how the development proposals have evolved during the design process.
- 5.1.3 This chapter sets out the design and access principles for the proposed development in accordance with the CABE guidance.

5.2 DESIGN

Use

- This application proposes works in order to accommodate a district gas governor in the eastern corner of Gresford Recreational Ground. The proposed district gas governor station will replace the existing, redundant basketball court, and serve to regulate the pressure of gas within the below ground gas pipes. More specifically the application will incorporate the following Creation of a new district governor compound which contains two kiosk units, with steel palisade fencing (2.4m high) to boundary.
 - The gas kiosk compound area will measure approximately 15m x 6m, surrounded 2.4m steel palisade fence, surfaced with gravel. Compound area 90m².
 - The kiosks (2No.) will each measure 5.0m x 4.0m x 2.537m, made from as standard industry specification Glass Reinforced Plastic (GRP). Each kiosk will comprise two sets of double doors located front (north west) and back (south east), explosion relief roof and ventilation. The kiosk will be finished in satin (Gelcoat) dark green (RAL 6026), to match the football stand, with a white internal finish. Total floor space 40m².
- 5.2.1 The sole purpose of this proposed gas governor station is to reduce the gas pressure from transmission levels to distribution levels. This will ensure the continued supply of gas to the residents of Gresford and other surrounding business customers.

Layout and Scale

- 5.2.2 The site has been designed in response to the use of the wider site, located in the eastern corner of the site where it will not impact on the activities that take place on the recreational ground. The proposed layout is shown on Drawing SRE1127/03/03.
- 5.2.3 The proposed gas governor station will measure c. 15m by 6m, each kiosk unit will measure c. 5.0m by 4.0m by 2.8m high, drawing SRE1127/03/04 provides elevations and design details of the gas governor kiosk units.
- 5.2.4 The perimeter of the compound will be secured with a 2.4m high steel palisade security fencing. This is to provide a higher level of security and vandal resistance; this is essential given the sensitive apparatus and operational equipment sited within the station.
- 5.2.5 Both gas kiosk units are of a height and scale that will allow the proposed development to sit comfortably within the existing site.

Landscaping and Appearance

- 5.2.6 The proposed gas governors have been designed in accordance with IGE/TD13 (Institute of Gas Engineers recommendations on transmission and distribution practice- pressure regulating installations for transmission and distribution systems) and T/SP/E/28 (Specification for the design of pressure regulating installations with inlet pressures not exceeding 100bar). All the relevant legislation, codes of practice and design standards have been adhered to in the design philosophy.
- 5.2.7 The kiosk units will comprise two sets of double doors located front (north west) and back (south east), explosion relief roof and ventilation. The kiosks will be finished in satin (Gelcoat) green, coloured (RAL 6026) to match the football stand, with a white internal finish. The palisade fencing will feature hot dipped galvanised 'w' profile pales and will be finished in the same colour green as the kiosks and football stand, details are shown on Drawing SRE1127/03/05.

Figure 5.1 – Photograph of the rear of the football stand, gas kiosk units to be coloured similar to match



- 5.2.8 The land take is been kept to a minimum and the installation will be surrounded by a palisade steel fence to ensure the security of the apparatus. The proposed development is of a minor scale and will be surfaced with gravel stones.

5.3 ACCESS

- 5.3.1 During the construction phase (circa 10 weeks) a temporary access will be created off Chester Road in a location as shown on Drawing SRE1127/03/06. This will involve the removal of circa 8 metres of hedgerow to enable an access way to be created. The proposed access location affords the relevant visibility distances and WWU contractors will implement the appropriate signage and infrastructure as required for a 'temporary works' access. On completion of the works the hedgerow will be reinstated using similar native species. A set down compound area will be created adjacent to the gas governor location.

- 5.3.2 Long term maintenance access to the governor compound for maintenance purposes will be via the Royal British Legion car park which is directly accessed off Lakeside Close. From the car park, access will continue on the existing trackway along the eastern edge of the bowls pitch, across a small length of grasscrete or equivalent product, to the gas governor compound.
- 5.3.3 Details of the access arrangements are shown on Drawing SRE1127/03/03 and SRE1127/03/06.



6. SUMMARY AND CONCLUSIONS

6.1 INTRODUCTION

- 6.1.1 The proposal is for the installation of a gas governor station, housing two gas governor kiosk units, on a small area of land within Gresford Recreation Ground, off High Street, Gresford, Wrexham, LL12 8PS.

6.2 CONCLUSION

- 6.2.1 The sole purpose of this proposed Gas Governor is to reduce the gas pressure from transmission levels to distribution levels. This will ensure the continued supply of gas to the residents of Gresford and surrounding business customers.
- 6.2.2 The proposed development is in accordance with the Development Plan Policies, Planning Policy Wales and material considerations all of which support infrastructure and utilities. The proposed development aims to promote sustainability by utilising previously developed land, significantly improve local amenity whilst maintaining energy security.
- 6.2.3 This proposal is to erect two aesthetically designed kiosk units. Externally the kiosk will be constructed from Glass Reinforced Plastic (GRP) and will be finished in a green satin gelcoat, coloured the same as the football stand, which is considered to compliment the character of other existing structures and will be compatible with the appearance of the surrounding area. The facility will be secured with a steel palisade fence.
- 6.2.4 A temporary access will be established off Chester Road during the construction phase with long term maintenance access via the Royal British Legion car park and down the side of the bowling pitch.

