

Principle of development: The site is located within Minera Five Crosses Industrial Estate as identified on Policy Map INSET 3. The application site is not designated.

The proposal is for the erection of a chicken processing facility (Use Class B2). The proposal is part of an expansion scheme for the business which already has an existing facility on site. The information put forward as part of this application is generally limited in terms of justification for the principle of development.

However the proposal is considered would be broadly compatible with existing uses within the Industrial Estate and the site is not allocated for any use in particular therefore is considered to be acceptable in principle.

Design and Layout: A Proposed Block Plan has not been submitted to accompany the application.

Nevertheless, based on the submitted Proposed Elevations Plan, it appears that the proposed building would span the entire site which has been outlined on the submitted Site Location Plan (apart from the part of the road north of the site for which a layby is proposed).

The building is large, measuring approximately 9.6m high, which would be approximately 3m higher than the industrial units in closest proximity to the site.

However, there are other larger units on the Five Crosses Industrial Estate, and based on this wider context, as well as the fact that this is an Industrial Estate, the proposal is not considered to be overly large in scale in terms of its height.

The building would span the entire site for which it is proposed to develop, therefore relying on the existing access road 'Lower Access Road' to gain vehicular access to the building. For the reasons set out further along in this report, the access relied upon is not considered to be sufficient.

If the scale of the building, by virtue of its width and depth was reduced, it may be possible to achieve a more sufficient access to the site, however given the building would be constructed over the entire site, this is not possible and is considered would comprise overdevelopment when viewed in relation to the required site access.

Residential Amenity: Public Protection raises no objection subject to a condition to limit noise from air handling equipment.

Highway Safety:

Access

The Five Crosses Industrial Estate access road is an un-adopted road under part private and part Council ownership.

Access to the application site has not been shown on the submitted Site Location Plan or Block Plan.

Based on the submitted Proposed Ground Floor Plan, it would appear that access to the building would be via the road annotated 'Lower Access Road'.

The submitted Site Location Plan shows the only other land within the applicants ownership is Unit 32, located south of the site.

A neighbouring property has submitted information to the Council to state that 'Lower Access Road' is not within the applicants' ownership, but in the neighbours' ownership. Furthermore, the un-adopted road leading into the site, is not outlined in blue, therefore indicating that this is also not within the applicants land ownership.

The Council is not aware that notice has been served on the land owners of 'Lower Access Road' or indeed the un-adopted road leading into the site from the classified highway. Apart from the Council , Certificate B which forms part of the planning application forms, does not list any further names or parties for which notice has been served.

On this basis, it has not been demonstrated that there is sufficient provision of vehicular access to the site from the un-adopted roads within the Five Crosses Industrial Estate, conflicting with UDP Policy GDP1 (d).

Layout

Parking provision at the site is being increased by 8 spaces, which is viewed favourably by the Highway Authority.

A new access is proposed to be created onto the adjacent highway running north of the site.

Staff from other units within the estate currently park along the road along the northern boundary of the site. If cars continue to park along the road, it would have an impact on visibility and manoeuvrability for those vehicles leaving the proposed new access.

As part of the proposal, an off road parking bay is proposed to the north of the site, which would allow cars to park off this section of road, thus allowing adequate visibility in a south westerly direction, for vehicles exiting the application site.

The Highway Authority comment that the parking bay needs to be re-designed with 45 degree angled kerbs at either end, to allow actual access into and out of the bay. This information has not been submitted.

Furthermore, the submitted plan shows a HGV parked in the layby – the layby should not be providing parking for HGV's, it should be solely for the parking of cars within the Industrial Estate and the Highway Authority recommend a condition to secure this.

The proposed layby is within the ownership of the Council. Certificate B has been signed and notice has been served, however the notice has been served on the incorrect section of the Council.

The Council's Assets Department has been consulted, no response has been received to date.

Traffic Movements

Limited information has been submitted to indicate whether HGVs visit the site, if so where they park, how they manoeuvre to their parking spaces, the size of HGV's, the number of HGV's visiting the site and delivery times.

On this basis, insufficient information has been submitted to demonstrate whether there are any HGV's associated with the proposed development and if so, whether there would be any resultant vehicular conflict with existing neighbouring uses and whether the application site as well as the Industrial Estate can accommodate any increase in HGV's. The development would conflict with UDP Policy GDP1 (d).

Conclusion

The scale of the proposed building is considered would represent overdevelopment of the site on the basis that it has not been demonstrated that there is sufficient provision of vehicular access to the site from the un-adopted roads within the Five Crosses Industrial Estate, conflicting with UDP Policy GDP1 (d).

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Ecology: NRW recommend advice to the developer in terms of permitting regulations.

Flood: SAB Approval may be required.

Contaminated Land: No objection subject to conditions.

Coal Authority: No objection subject to conditions.

Welsh Water: No objection subject to a condition requiring drainage scheme.

Neighbour Reps: 9 no. representations received objecting to the proposal.

Concerns raised relation to odour, noise, highway safety, suitability and ownership of access to the site, drainage, existing parking problems on the estate, air pollution,

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