

#Pin Coldstore Extension

ROW01-CFL-ZZ-XX-RP-A-0720 Design and Access Statement

Status
Planning

Revision
P01

Suitability Code
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Status Description
Suitable for Information

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rev	change	notes	date
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CoxFreeman Limited
4th Floor
39 Stoney Street
The Lace Market
Nottingham
NG1 1LX

t 01159 50 50 75
w www.coxfreeman.co.uk
e info@coxfreeman.co.uk

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10_70_15 Planning Consent

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Design and Access Statement

Proposed Cold Store Extension Including 1No. Additional Dock and First Floor Office Space & Engineering Workshop Area, New Site Exit Access Junction onto Ash Road South for HGVs, Additional 37No. Car Parking Spaces to the West Elevation and External Infill Extension to the North Elevation

Rowan Foods Ltd
Ash Road South
Wrexham Industrial Estate
LL13 9UG

February 2020

Introduction

This document contains information to support a Full Planning application for an extension to an existing food processing facility for Rowan Foods, at their site on Ash Road South, Wrexham Industrial Estate.

This application pertains to the following works –

Proposed cold store extension including 1No. additional dock, first floor offices & first floor engineering workshop, new site exit access junction to Ash Road South for HGV exit only and an additional 37No. car parking spaces to the west elevation.

The proposed works are required to increase the overall storage facilities of chilled, frozen and ambient goods which can be held within the food production facility and to allow for further future expansion of production space within the factory.

The requirement for increase production and storage facilities is a result of the ongoing success of Rowan Foods in expanding their product range and increase in order numbers.

1. Accessibility

1.1

The site is bound to the North, East & West by neighbouring industrial buildings with a small stream running along the north boundary of the site. The South of the site runs parallel to Ash Road South which is in turn bound to the South by Erlas Black Woods and an area of undeveloped green land.

1.2

The site has excellent infrastructural links, surrounded by numerous A roads which connect directly to both the M56 & the M6. The site is served by Ash Road South to the South of the site.

The nearest railway station is Wrexham Central, located 4.5 miles from the site. The site itself occupies an overall site area of approximately 11.19 acres.

1.3

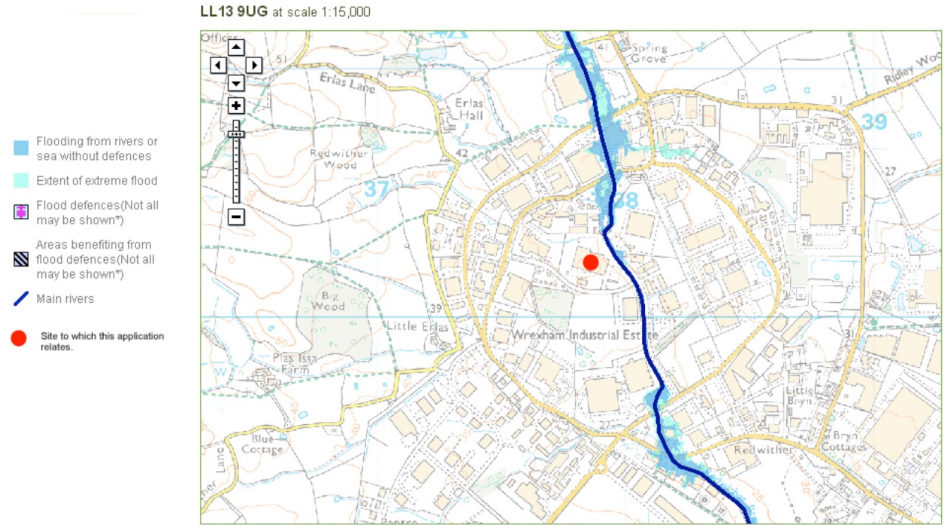
Cox Freeman's Proposed Site Plan drawing no. ROW01-CFL-00-00-AP-A-0501, indicates the extent of the new application



(Figure 1 – Aerial photograph of the Rowan Foods facility (Outlined in Red). Image courtesy of Google Earth, © Google)

2. Environmental Sustainability

- 2.1
Great Crested Newts are known to be in the general area of the site, although the development will be carried out on areas of rough ground and short mown grass. Reasonable avoidance measures will be adopted should any Great Crested Newts be discovered during the construction works. Refer to separate submission from Marches Ecology.
- 2.2
A Landscape Management Plan is also enclosed as part of this application. Refer to separate report from Marches Ecology.
- 2.3
This application is made on a site where areas of contamination are not known to be present
- 2.4
The site is not considered to be at risk of flooding, nor is it likely to increase the flood risk elsewhere. It is currently located outside of a flood zone.
- 2.5
Any additional surface water created by the extension is to be discharged into the existing surface water drainage system. Refer to Structural engineers drawings included with this application for details of the new drainage system.



(Figure 2 – Flood Zone Map, red denotes the location of the development site © Environment Agency)

3. Character

3.1
The new Cold Store and production extension to the west and north of the building will create 1860m2 of additional ground floorspace.
The cold store extension is 18.898m to the ridge at it's highest point to match existing with a constant soffit level to all faces of the extension with low level wall panels to match existing in profile and colour.
The extension will also include 300m2 of additional first floor office space as an extension to the existing offices on the south elevation.
The extension will also include 486m2 of additional first floor engineering workshop space.

The size of the new extension is a direct result of the increase in storage and production space to meet projected increase in orders.

3.2
High level external walls of the proposed cold store extension will consist of a trapezoidal profiled metal faced sheet laid vertically, colour goosewing grey to match existing. The low level walls are to consist of a smooth faced insulated wall panel with a grey white appearance.

3.3
All external personnel doors are to be metal faced, colour Red to match the appearance of the existing.

3.4
The roof of the proposed cold store extension is to consist of trapezoidal composite roof cladding panels, to match the appearance and colour of the existing building.

3.5
All eaves, verge, soffit and drip flashings are to be profiled metal in a Red finish to match that of existing. All rainwater goods are to be Red finish to match that of existing.

3.6
All exposed external steelwork is to have a Red finish to match all flashings and rainwater goods and existing building.

3.7
The proposed new egress access from Ash Road South will be concrete to match existing service yards.

4. Community Safety

4.1
The site operating times ensure that the site is effectively monitored by staff and drivers 24 hours a day, seven days a week.

4.2
The site is fully enclosed within perimeter fencing with 24hr controlled access via the gatehouse.

4.3
The hours of opening for the site are as follows.

Monday to Friday	24 Hours
Weekends	24 Hours
Bank Holidays	24 Hours

5. Movement to, from and within the development.

5.1
Site access and egress is currently at the east end of the site onto Ash Road South past the existing gatehouse. This access point serves all car and lorry traffic.

This application proposed a new lorry exist point onto Ash Road South at the west end of the site.
This will initially be used by all lorries using the despatch yard on the south face of the building and ease congestion through the gatehouse entrance.

It is hoped that the rear service yard will also be connected to the new site egress point via a perimeter road on the western boundary and a stub connection has been allowed for a future connection.
This road connection will be submitted for a separate planning application due to the ecologically sensitive nature of the site at the northern and western perimeters of the site.

5.2
The proposal does increase the staff and will create a requirement for additional car parking for the increase in staff numbers. therefore there is a proposed 37No. Additional car parking spaces shown to the west elevation of the proposed cold store extension.
The are currently 256 car parking spaces available on site along with cycle and motorcycle parking. There is an additional 30No. Off site car parking spaces for overspill as and when required.
There are usually around 20No. Cycles being used on site at any one time with a similar number of motorcycles.
Rowan Foods operate a car sharing scheme and many staff are dropped off at the entrance area.
The main pressure for the car parking on site will be at production staff change over periods with the worst case being between 1pm and 2pm when 93 production staff arrive on site before the previous shift leaves. A total of 401 people will be on site for that short period.

Rowan have 30No. Parking spaces on a nearby site to take up any overflow requirements.
There is existing 256No. car parking spaces and an additional 37No. proposed car parking spaces a new total 293No. on site plus the 30No. overspill car parking spaces off site will give a grand total of 323No. car parking spaces available, typical cycle and motorcycle usage of 40 bays along with car sharing and site drop offs it is believed that existing and proposed parking provisions will be adequate for the current and proposed usage.

The shift pattern is 4 days on and 4 days off. 2No. Shifts per day.

	Current Staff Numbers	Proposed Staff Numbers	Difference
Mon - Fri	797	897	100
Sat & Sun	320	420	100

5.3
The new exit onto Ash Road South will be controlled via CCTV and intercom from the existing gatehouse building at the existing entrance.

No new pedestrian access will be allowed at the new lorry exit location and pedestrian access will still be via the main entrance as existing.

5.4
Site access is controlled at the gatehouse location at the South of the site. All deliveries and visitors are monitored and instructed at this point.
The proposed new egress access will have a sliding gate which will be controlled via the existing gate house.